

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION REGULAR MEETING

Monday, January 12, 2015 – 7:00 PM

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the Community Development Department or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

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

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Community Development Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the Planning Secretary at the meeting for individuals with hearing impairments.

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

1. **CALL TO ORDER**

2. **ROLL CALL**

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

3. **PLEDGE OF ALLEGIANCE**

4. ORAL COMMUNICATIONS

At this time any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. If you wish to speak on an item listed on the agenda, please sign in on the Oral Communications Sign In sheet located on the podium. **Remarks are to be limited to not more than five minutes.**

5. PLANNING COMMISSION REORGANIZATION

This report provides relevant information for the Planning Commission's annual reorganization, by the election of Chair and Vice Chair.

Recommendation: Nominate and elect the following officers:

1. Chair
2. Vice Chair

6. APPROVAL OF MINUTES

- A. October 13, 2014 Draft Minutes
- B. November 10, 2014 Draft Minutes

7. CONSENT CALENDAR

None.

8. PUBLIC HEARINGS

- A. **Proposed 2035 General Plan** - This action ratifies the Planning Commission recommendation of approval of the Draft Environmental Impact Report (DEIR) and Draft 2035 General Plan after taking testimony and holding Public Hearings on October 13, 2014 and November 10, 2014.

Staff recommends:

1. Open the Public Hearing; and,
2. Take Testimony; and,
3. Provide direction to Staff as to the boundaries of and the land use designation that should be imposed on the properties in Opportunity Site 6, South of Katella.

9. STAFF REPORTS

- A. **Planned Sign Program (PSP) 14-01 – Chevron - 5100 Katella Ave., Los Alamitos** - Review an application for a Planned Sign Program 14-01 consisting of a monument sign, canopy fascia with two (2) sets of channel letters and hallmark logo, six (6) illuminated pump spanners, six (6) pump

changeable advertisement signs, and twelve (12) pump base stickers in the General Commercial zone (C-G) located at 5100 Katella Ave.

Recommendation:

1. Staff recommends the Planning Commission adopt Resolution No. PC 14-33, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 14-01, AS MODIFIED WITH CONDITIONS, CONSISTING OF ONE (1) MONUMENT SIGN, A NEW CANOPY FASCIA WITH TWO (2) SETS OF CHANNEL LETTERS AND HALLMARK LOGO, SIX (6) ILLUMINATED PUMP SPANNERS, SIX (6) PUMP-MOUNTED CHANGEABLE ADVERTISEMENT SIGNS, TWELVE (12) PUMP BASE STICKERS, AND FUTURE ATTACHED WALL SIGNAGE LOCATED AT 5100 KATELLA AVE., IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 222-181-03, (APPLICANT: COMPASS SERVICES - KEVIN LORING)."

10. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

None.

11. COMMISSIONER REPORTS

- A. Discussion regarding a change in the date and time that the Planning Commission is conducted. (*Sofelkanik*)

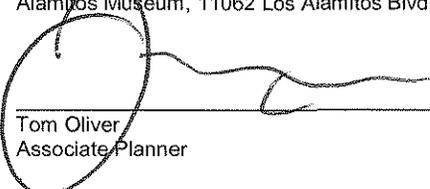
12. ADJOURNMENT

The next meeting of the Planning Commission will be held at 7:00 P.M. on **Monday, February 9, 2015**, in the City Council Chamber.

APPEAL PROCEDURES

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

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



Tom Oliver
Associate Planner

Date 1/5/15

City of Los Alamitos

Planning Commission

Agenda Report

January 12, 2015

Item No: 5

To: Chair and Members of the Planning Commission

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

Subject: Annual Planning Commission Reorganization

Summary: This report provides relevant information for the Planning Commission's annual reorganization, by the election of the Chair and Vice Chair.

Recommendation: It is recommended that the Los Alamitos Planning Commission nominate and elect:

1. Chair
2. Vice Chair

Background

The City's Municipal Code requires that the Planning Commission select a Chair and a Vice Chair at their regular meeting in January. The City's Municipal Code reads as follows.

"2.44.080 Officers—Election and vacancy.

A. The officers of the Planning Commission shall consist of a Chairman, a Vice Chairman and a Secretary. The Chairman and Vice Chairman shall be elected annually at the first regular meeting in the month of January, and shall hold office for a term of one year or until a successor is duly elected and qualified. Election shall be by a majority vote cast by those commissioners present and voting at the meeting at which the election is held. Officers shall assume office immediately upon election."

Discussion

After convening the item, procedure calls for the Chair to temporarily relinquish the Chair to the Secretary in order that election for the Office of Chair may be conducted. The newly-elected Chair would then conduct the election for the Office of Vice Chair. A second is not required for nominations and nominations will be considered in the order received if more than one Commissioner is nominated.

As a reminder, the Commissioner's terms are as follows:

<u>Members</u>	<u>Appointment</u>	<u>Exp. Date</u>
Victor R. Sofelkanik	Aug. 2000	Dec-17
Will Daniel	Feb. 2005	Dec-17
John Riley	July 2009	Jul-15
Mary Ann Cuiilty	Dec. 2013	Dec-15
Art DeBolt	Jan. 2013	Dec-15
Gary Loe	Jan. 2010	Dec-15
Wendy Grose	Jan. 2010	Dec-15

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

October 13, 2014

1. CALL TO ORDER

The Planning Commission met in Regular Session at 7:01 p.m., Monday, October 13, 2014, in the Council Chamber, 3191 Katella Avenue; Chair Loe presiding.

2. ROLL CALL

Present: Commissioners: Art DeBolt
Mary Anne Cuiilty
Will Daniel
Wendy Grose
Gary Loe
Victor Sofelkanik

Staff: Community Development Director Steven
Mendoza
Associate Planner Tom Oliver
Assistant City Attorney Lisa Kranitz
Department Secretary Pamela Brackman

Absent: Commissioner: John Riley

3. PLEDGE OF ALLEGIANCE

Chair Loe led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Loe opened the meeting for Oral Communications and asked if there was anyone wishing to speak on an item not listed on the agenda. There being no persons wishing to speak, Chair Loe closed Oral Communications.

5. APPROVAL OF MINUTES

None

6. CONSENT CALENDAR

None.

7. PUBLIC HEARINGS

A. Continued Consideration of Conditional Use Permit (CUP) 14-07 and Site Plan Review (SPR) 14-02 for Outdoor Commercial Recreation Facility at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zone

Chair Loe began with directing Staff to give its report.

Associate Planner Oliver acknowledged the Commission members and stated that this is a continuation of last month's discussion of Conditional Use Permit (CUP) 14-07 and Site Plan Review (SPR) 14-02 for a Swim School at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zone. Mr. Oliver further stated that the applicant, Ginny Ferguson, and her representative, Mel Malkoff, were present. The proposed business, WaterSafe Swim School, is a spinoff of the original business in Seal Beach, CA, and Ms. Ferguson wishes to expand the business into the City of Los Alamitos. Outdoor recreation facilities are allowed in the Industrial Zone with a Conditional Use Permit.

Mr. Oliver reported that the project plans include the installation of two in-ground swimming pools behind an existing building, which requires a Site Plan Review (SPR). A Mitigated Negative Declaration is also presented with imposed mitigation measures, and there are no impacts that should occur from the project which would impact the public safety, health and welfare. At the September 8, 2014, Planning Commission meeting, staff was directed to draft a resolution of approval for the school as an outdoor recreation facility. Mr. Oliver further stated that surrounding businesses and residents have indicated their support for the project. The following conditions have been imposed and added to the resolution to ensure the safety of the project: 1) The applicant will ensure that materials are not stored higher than the wall height and will take appropriate safety measures to keep people away from such areas; 2) If surrounding industrial uses become troublesome for the Swim School, the applicant shall be required to correct the situation; and 3) The applicant will remove the pools should operations cease.

Mr. Oliver stated that staff is presenting Resolution 14-30 for approval of the Conditional Use Permits, Site Plan Review and the Mitigated Negative Declaration with conditions, unless contrary information is received at tonight's meeting.

Chair Loe asked if there were questions for Staff. There being no questions, Chair Loe opened the public hearing and invited the applicant to come forward.

Applicant Ginny Ferguson, founder and owner of the WaterSafe Swim School, expressed her approval of the staff report as presented to the Commission. Ms. Ferguson stated that either she or her school director, Nathan Najarian, would answer any questions related to the operation of the Swim School, and that her consultants were also available to provide further information. Ms. Ferguson stated that after review of the staff report and recommendations, there are three minor suggested edits which would be discussed by her CUP consultant, Mel Malkoff, Mel Malkoff & Associates.

Mr. Malkoff introduced himself to the Commission and stated there are three minor edits for Conditions 35, 42 and 50, which have been presented to staff. After discussion with the Building Department and Planning staff, agreements

were reached on the recommended changes. Mr. Malkoff requested approval of the project, and stated he was available to answer any questions.

Chair Loe asked if there was anyone else who would like to speak on this item. There being no further speakers, Chair Loe closed the public hearing and opened the discussion for Commission comments.

Chair Loe requested that the architect speak to the design and look of the project.

Mr. Don Lee introduced himself as the architect for the project and outlined modifications to be made to the existing building and property. These include the addition of restrooms, the extension of the pool canopy, and raising the concrete block walls built to surround the swimming pools by a foot or so. Mr. Lee stated that the project is in excess of the amount of square footage of open landscape that is required.

Chair Loe asked if any Commissioners had questions for the applicant or staff. There were no further questions.

Motion/Second/:Commissioner Grose/Commissioner DeBolt

Carried 4/0: A Motion was made to approve Resolution No. 14-30 Approving Conditional Use Permit 14-07 and Site Plan Review 14-02 with suggested edits as presented, and a correction to the title of the Resolution to correct the wording to read "Approving a Mitigated Negative Declaration." The motion passed.

Commissioner DeBolt requested discussion of this item, and expressed concern regarding the three conditions as referenced by Mr. Oliver. The first concern was related to the adjacent business, South Coast Building Supply, and their storage of bricks against the common fence. Staff had previously stated that this is an unsafe condition since the bricks could potentially topple and fall onto the Swim School property. Commissioner DeBolt further stated that the adjacent property owner should correct this dangerous condition and it should not be the responsibility of the applicant to take appropriate safety measures.

His second concern is the requirement that the applicant find alternative mitigation should surrounding industrial uses become a problem for the operation of the project by creating health, safety, general welfare, or nuisance concerns. This precludes the applicant from contacting the City should there be problems created by surrounding businesses.

Commissioner DeBolt's third concern is the requirement that the applicant restore the property to its prior condition should she close the swim school and leave. He stated that this provision already exists in the lease agreement between the landlord and tenant, and should not be a concern to the City.

In conclusion, Commissioner DeBolt stated that he will cast a vote in favor of approval of the Resolution, but requested consideration of removal of the three conditions as outlined.

Commissioner Daniel questioned why Staff had originally recommended denial of the CUP. Steven Mendoza, Community Development Director, responded that the recommendation for denial was based upon Staff's opinion that it was not compatible with the Industrial Zone. Commissioner Daniel continued to express the he felt that the use was not compatible with the area. Commissioner DeBolt stated that the project is an approved use with the CUP, but not an approved use without the CUP.

Commission DeBolt stated that because minutes were not available, Commissioners are unable to vote. Commissioner Cully clarified that only those not present are unable to vote.

In response to a request for clarification regarding approval of the project, Assistant City Attorney Lisa Kranitz stated that the project will not be formally approved until the Resolution is approved. Chair Loe asked if other Commissioners shared Commissioner DeBolt issues to be brought up regarding the conditions.

Ms. Kranitz further stated that the City Attorney drafted the conditions. She stated that 1) Code Enforcement will review the height on the adjoining property; 2) The applicant has addressed the issue of potential problems by the surrounding industrial uses, i.e. dust; and 3) Should the swim school close at a future date, the City should oversee the filling in of the swimming pools to ensure proper compaction of the soil.

Commissioner DeBolt requested clarification regarding the use of the fence on the adjoining property. Ms. Kranitz responded that it is recommended that safety measures be taken to keep people away from the area from which materials could fall; however, it is the responsibility of the adjoining property owner to correct this if it is in code violation. The adjoining property owner has indicated they are willing to alleviate the problem.

Following discussion, the motion passed.

B. Continued Consideration of Zoning Ordinance Amendments Relating to Allowable Uses in the Planned Light Industrial Zone (Citywide) (City initiated).

Chair Loe asked if there was anyone present who wished to speak on Item B. There being no one who wished to address the Commission on Item B, Chair Loe stated that the Commission would address Item C at this time. No action was taken on Item B.

C. Consideration of the 2035 General Plan

Community Development Director Steven Mendoza stated that the General Plan Update is now in its third year of progress, and a great deal of work has been completed to understand the existing conditions, the opportunities for the Los Alamitos community, and the next steps in the process. The goal for the General Plan Update is to refresh the previous General Plan Goals and Policies which were last reviewed in 1990. The update addresses current and future challenges, and focuses on ten opportunities.

Mr. Mendoza introduced Colin Drukker, General Plan Consultant with PlaceWorks who is present to discuss the General Plan, public outreach and the public outreach policy-related recommendations for the General Plan. Mr. Mendoza also introduced Nicole Vermillion and Bill Halligan who authored the Environmental Impact Report (EIR).

Mr. Drukker stated that the General Plan is a comprehensive plan outlining the City's growth and development, and the City's plan to maintain its level of service. The General Plan document provides the foundation upon which land use, development and capital improvement decisions should be based, but does not address zoning guidelines or short term actions. Mr. Drukker explained that the General Plan consists of seven elements: 1) Land Use; 2) Economic Development; 3) Housing; 4) Open Space, Recreation, and Conservation; 5) Mobility and Circulation; 6) Public Facilities and Safety; and 7) Growth Management. He further stated that the community of Rossmoor was incorporated into the long term vision, however, it should be noted that this is not the equivalent of annexation. In 2011, the City began a comprehensive update of the General Plan to better reflect current conditions, refine goals and policies, and position the City for success over the next 20 years through the year 2035.

Mr. Drukker stated that the General Plan guides land use and development for the entire Los Alamitos planning area, which also includes the Joint Forces Training Base (JFTB) and the community of Rossmoor. There are no plans to change the JFTB, however, its impact on the City should be considered.

There was significant public outreach during which a considerable amount of information was disseminated, focus group studies were conducted, and five open house/town hall meetings were held. Mr. Drukker stated that Mr. Mendoza has done an excellent job of encouraging the engagement of Commissions to meet for discussions. Discussions were held to define the City's opportunities and constraints, retail analysis, and the overall priorities for the General Plan. Estimating the future build out of the General Plan allows the City of Los Alamitos, the community of Rossmoor, and others to plan for necessary levels of community services and infrastructure capacities.

After meeting with joint commissions, a list of thirteen (13) priorities was identified. The list consists of the following:

- 1) Maintain high levels of safety and service;
- 2) Introduce pedestrian bridges;
- 3) Maximize retail opportunities along Katella Avenue;
- 4) Relocate City Hall;
- 5) Create an attractive and pedestrian-friendly downtown;
- 6) Offer incentives to preserve and attract business;
- 7) Improve the look and identity of the City;
- 8) Provide consistent and effective code enforcement;
- 9) Maintain a good relationship with the Los Alamitos Unified School District;
- 10) Create more open space, parks, trails, community gardens, and recreation areas;
- 11) Evaluate annexation carefully;
- 12) Establish centralized parking options; and
- 13) Enhance cultural uses and historical preservation.

Mr. Drukker stated that the General Plan encompasses all of Los Alamitos and Rossmoor, and input was received from a variety of sources. Ten sites that had significant potential for a new land use designation were reviewed and considered, including proposed changes, opportunities, constraints, and impacts on existing uses. Changes were recommended on all sites with the exception for Site 3, Vacant/Center Plaza; and Site 8, Flood Control. Mr. Drukker briefly outlined the following sites, the proposed changes of each, opportunities, constraints and impact on existing uses.

Site 1: Cerritos Avenue & Channel
Current: Planned Industrial
Proposed: Multi Family Residential 20-30 DU/Ac

Site 2: Limited Industrial (New Designation)
Current: Planned Industrial
Proposed: Limited Industrial & Community & Institutional

Site 3: Vacant/Center Plaza
Current: Retail Business
Proposed: Retail Business

Site 4: Old Town East
Current: Limited Multi Family
Proposed: Limited Multi Family, expanded to permit Live/Work units

Site 5: Medical Center Area
Current: Professional Office
Planned Industrial

Proposed: Professional Office
Medical Overlay
Retail Business

Site 6: Town Center
Current: Retail Business & Professional Office (City) ---
1B / Suburban Residential (Rossmoor)
Proposed: MU / Mixed Use (City);
1B / Suburban Residential (Rossmoor)

Site 7: Civic Center/Supermedia
Current: Professional Office & Community & Institutional
Proposed: Retail Business

Site 8: Flood Control Reuse
Current: Open Area
Proposed: Open Area

Site 9: Former Base Housing
Current: Multi Family Residential 20-30 DU/Acre
Proposed: Community & Institutional

Site 10: Arrowhead Products
Current: Planned Industrial
Proposed: Retail Business

Mr. Drukker stated that the provisions of the California Environmental Quality Act (CEQA) require an evaluation and assessment of potential project impacts. A Draft Environmental Impact Report (DEIR) has been prepared to identify potential significant effects of the project on the environment, to indicate the manner in which those potential effects can be avoided or reduced, and to identify the significant effects that are unavoidable. The EIR is a public document designed to provide the public and local and State governmental agency decision-makers with an analysis of potential environmental consequences to support informed decision-making.

The draft analysis document was prepared after appropriate noticing and discussions, and was made available to various agencies for their review and input. Mr. Drukker further stated that responses to comments and any changes needed have all been made. A number of technical studies were conducted, and all issues were addressed. Mr. Drukker briefly outlined the findings. He stated that mitigation measures have been incorporated wherever feasible to eliminate or reduce the level of significance, however, even with mitigation, certain impacts remain significant and unavoidable. In most of these instances, there are no changes, alterations, or mitigation measures that would further reduce the impacts. In the case of traffic impacts, the mitigation measures are infeasible due to the fact that the needed right-of-way would require the acquisition of property from existing businesses, which would impede their

operations. Mr. Drukker stated that overall, the City's circulation system still performs well.

A relatively small amount of comment letters were received, most of which were supportive of the General Plan. All comments were responded to.

In conclusion, Mr. Drukker stated that after the Planning Commission recommends the adoption of the General Plan, those recommendations will be forwarded to the City Council. The City Council will take final action to certify the EIR and to approve the General Plan.

Mr. Mendoza thanked Mr. Drukker for his work on the General Plan.

Chair Loe opened the public hearing, and requested that comments be limited to five minutes or less.

Ms. Johnnie Strohmeyer read a letter from her and her husband, Dr. Harry Strohmeyer, to be included in the record. Ms. Strohmeyer stated that she and her husband object to the rezoning of their office building at 4022 Katella Avenue from professional office to retail business. She further stated that this will create undue financial hardship, parking is insufficient, the cumulative impact of more retail will degrade the esthetics of the City, and there will be an increase in traffic congestion. Ms. Strohmeyer further outlined in detail the reasons for her objections. The letter was presented to staff.

Mr. Dedola stated that he and his brother own the building at 3822 Katella Avenue, which houses their logistics business. One of the attractions of owning the building is the location across from the medical center and the potential of selling the property because of its location. He agreed that parking is limited and there is little potential for a retail business. Mr. Dedola further stated that changing the property to retail business will limit the number of potential buyers for the property, and further agreed with the comments made by the previous speaker.

David Tran, Esq. stated that he was speaking on behalf of himself and his clients at 3692 Katella Avenue and 3700 Katella Avenue, and further stated that he reiterates the issues raised by the two previous speakers. Mr. Tran stated that there is a discrepancy between the addresses Resolution No. 14-32 and the agenda report for this item, and questioned why the agenda report does not mention a change from professional office to retail office. In his opinion, this creates a noticing issue, since he and his clients were unable to review the change before addressing it. In conclusion, Mr. Tran stated that business owners are located near the hospital by intent, and his clients will be financially impacted by the proposed plan.

Susan Hori, Esq., representing Arrowhead Products, stated that she was present to reiterate the comments made in correspondence submitted by Arrowhead. She further stated that Arrowhead Products has been located in the City for a

number of years, and requests that its land use designation be retained as Industrial. Arrowhead Products feels it is a feasible alternative which helps the City achieve its economic development goals in terms of attaining and retaining skilled jobs and protecting the economic viability of existing businesses.

William Bertram, property owner of 3700 Katella Avenue, stated that he purchased this property because of its location across the street from the hospital and its Professional Office zone use. Changing the property to retail could prohibit the sale of his property since parking is limited, and visibility of the property would not make retail a good option. In conclusion, Mr. Bertram stated that he was in agreement with the letter previously read by Ms. Strohmeier.

Michelle John, part owner of the La Mar Group, 3720 Katella Avenue, stated that her property houses a small, professional office unit, which was purchased because of its location across the street from the hospital. Ms. John stated that parking is limited and would not be suitable for retail businesses. She further stated that she is not in favor of changing the proposed designation to Retail Business.

John Eclevia, Los Alamitos Unified School District (LAUSD), spoke regarding Site 2A, expanded commercial recreation in an Industrial Zone; and Site 2B, the Post Office and LAUSD yard, and the proposed changes from Industrial to Community & Institutional. Mr. Eclevia expressed concern regarding how these proposed changes will impact the school district operations.

Laura King, 3772 Katella Avenue, stated that she purchased her property because of its location across the street from the hospital. Ms. King asked for clarification regarding the proposed changes from Professional Office to Retail Business, and how this would impact current property owners. Mr. Mendoza responded that this question could be directed to the City Attorney after all public testimony is received.

David Tran, spoke again on behalf of property owners on the south side of Katella Avenue. Mr. Tran stated that the lot size does not leave much room for parking, and is barely sufficient for employees. Converting to retail would cause additional parking problems.

Joe Freire, 10712 Reagan Street expressed concern that converting properties to retail will result in an increase of people who are unknown to current property owners, and could cause safety concerns.

Mr. Mendoza stated that letters received the day of the meeting have been distributed to Commissioners, and further summarized phone calls received.

Chair Loe closed the public hearing on this item and declared a five minute recess.

Chair Loe called the meeting to order after the recess and requested further discussion on the General Plan process.

Mr. Mendoza stated that the General Plan is a policy level document that supports future zoning decisions. He further stated that it is important to ensure there is an environmental document, a General Plan, and public testimony to assist the Planning Commission in rendering those decisions. Mr. Mendoza further stated that this public hearing was advertised in the newspaper, and notices were mailed to 1500 property owners. Every attempt was made to contact those property owners impacted or affected by the proposed changes and decisions.

Assistant City Attorney Lisa Kranitz stated that the General Plan is called the "constitution for development" and establishes a comprehensive framework through which the City manages its growth and development. Zoning is required to be consistent with the General Plan. Ms. Kranitz stated this does not mean that the uses that are in those Zones where there is a change will immediately need to cease. The Code provides that uses that are lawfully existing at the time the General Plan and Zoning are changed, are called legal nonconforming uses, and they are allowed to stay between 30 to 50 years, depending upon the type of building. The City is required to give notice before the 30 to 50 years time period begins, therefore, there is no immediate change. Ms. Kranitz stressed that there would be no immediate changes.

Chair Loe requested clarification regarding change of use of a building. Ms. Kranitz responded that the Code is ambiguous, and suggested that clarifying language should be made to the Code.

Commissioner DeBolt asked when the amortization period begins. Mr. Mendoza responded that the amortization period begins when a letter is received. Ms. Kranitz stated that the 30 to 50 years begins when the building is built, but the Commission can make determinations when deciding on the amortization. Discussion ensued regarding non-conforming uses of property.

Commissioner Sofelkanik stated that there has been past discussion regarding the development of additional retail property in the City, and Katella Avenue has been viewed as a means of accomplishing this. He further stated that he questions the lot sizes on Katella, and their ability to support the requisite parking for retail establishments. Mr. Mendoza responded that staff has studied the impact of parking, but not the physical measurement of properties and whether or not retail is feasible. He further responded that a retail shopping center would require parcels to be assembled into one common ownership. Commissioner Sofelkanik further stated that he questions the language in the Code in which a statutory time limit is set, and suggested this should be changed.

Commissioner Grose stated that in reviewing the General Plan, Commissioners asked staff to provide ideas for additional retail that would be feasible for the area. She stated that many good issues were raised by the business owners,

especially their parking concerns, and further stated that the Commission wishes to enhance property values and protect economic value. She suggested that the Commission should re-address the Medical Center Area, and whether the use should remain as it is versus being changed to retail. Commissioner Grose concurred.

In response to Chair Loe's question of the next step, Mr. Mendoza responded that staff should be directed accordingly regarding Site 5. The property from Reagan east to the Strohmeier property was identified as the property to be removed from the General Plan changes. It was the consensus of the Commission to direct staff to remove the property identified by Mr. Mendoza from the General Plan changes.

Commissioner DeBolt identified property on the southeast corner of Katella and Los Alamitos Boulevard, "the four corners" and stated that it was his understanding that retail use in this area could continue, and mixed use is an option. He questioned if an overlay would be feasible. Mr. Drukker responded that mixed use allows horizontal or vertical use, and the proposed General Plan allows a variety of mixed uses, but does not require it. He further stated that retail is preferred on the ground floor, but not required.

Chair Loe requested discussion on Site 1: Cerritos Avenue & Channel. Mr. Mendoza briefly described the existing parcels located in Site 1. Following a brief discussion, it was the consensus of the Commission that there were no questions or concerns related to the property located on Site 1.

Site 2A: Limited Industrial. Mr. Mendoza briefly described the proposed changes, and stated that the Los Alamitos Unified School District (LAUSD) is opposed to recreational uses in this area. John Eclevia, representing LAUSD, requested clarification and further information related to the recreational uses and its impact upon the school district's industrial operations, i.e. school buses, semi-trucks, mowing tractors, and service vehicles pulling trailers. Mr. Mendoza responded that there are currently recreational uses in this area which do not impact the school district. Mr. Eclevia concurred, but expressed concern over the proposed expansion of recreational uses. Mr. Mendoza stated that the Commission has determined that the need for recreational opportunities exists in the community. Mr. Eclevia reiterated that allowing additional recreational uses could affect future operations at the school district yard. Commissioner DeBolt suggested the need for co-existence of recreational and industrial businesses, and further stated that recreational uses already exist on Site 2A, and appear to be working.

Joe Freire, Executive Director, Champions Quest, stated that he is a volunteer with the organization, and there are issues with the idea of a limited recreational area. He stated that traffic is a concern, and children at this facility are not allowed outside of the facility as a safety precaution. Parents are required to come inside to drop off and/or pick up their children. He further stated that it is important for children in the community to have different recreational options, and expressed concern over restricting recreational uses to this area only. In

conclusion, Mr. Freire encouraged the issuance of Conditional Use Permits for recreational uses at other locations.

Mr. Mendoza stated that the Planning Commission and the joint Commissions together thought that this was the area to study and to focus on for recreational uses. They also did not want the recreational uses to absorb up the industrial areas, since the City relies on industrial uses to provide a revenue stream for the City.

Commissioner Grose stated that having an area identified for recreational uses makes it easier to make decisions related to the location of recreational businesses, and she is in support of the Limited Industrial land use designation for this area.

It was the consensus of the Planning Commission to continue with the Limited Industrial designation.

Site 2B: Limited Industrial

Mr. Drukker stated that this will apply a Community & Institutional designation to the post office and school district yard, which reflects the existing uses and preserves their role for public uses should they be reused in the future.

Mr. Eclevia questioned if the LAUSD would be allowed to continue to operate their buses and continue the maintenance required in the facility. Mr. Mendoza responded that this is permitted with a Conditional Use Permit (CUP), however, LAUSD has already adopted a resolution which makes it exempt from local zoning laws.

It was the consensus of the Planning Commission to accept Site 2B as proposed.

Site 3: Vacant/Center Plaza

Mr. Mendoza stated there are no changes on Site 3.

It was the consensus of the Planning Commission to accept Site 3 as proposed.

Site 4: Old Town East

Mr. Mendoza reported that the proposal is to expand the R2 category on that area only to allow Live/Work units.

It was the consensus of the Planning Commission to accept Site 4 as proposed.

Site 5: Medical Center Area

This site was previously discussed.

Site 6: Town Center

This site was previously discussed.

Site 7: Civic Center/Supermedia

It was the consensus of the Planning Commission to accept Site 7 as proposed.

Site 8: Flood Control Reuse

It was the consensus of the Planning Commission to accept Site 8 as proposed.

Site 9: Former Base Housing

It was the consensus of the Planning Commission to accept Site 9 as proposed.

Site 10: Arrowhead Products

Commissioner DeBolt stated that he liked the idea of retail designation for this property. The location and size of the property could provide for a host of uses, and should Arrowhead Products leave the location, it could be converted to a large retail use.

Commissioner Sofelkanik stated that Arrowhead Products is a successful business having been in this location for over five decades, and which provides a large number of employment opportunities. He expressed concern that if Arrowhead is required to make significant changes, this could cause them to move from the site. Commissioner Sofelkanik further stated that an overlay would allow an increased number of uses, and allow options at a future date to allow other uses.

Commissioner Grose stated that she is pleased that correspondence has been received from Arrowhead Products. Part of the reason that the proposed change to Retail Business was discussed was due to the fact that there had been no previous communication from Arrowhead. Commissioner Grose further stated that a change to retail will increase the traffic through neighborhoods which will be a negative in the community. She stated that she favored no change, and preferred that the property should remain Planned Industrial.

Chair Loe concurred with Commissioner Sofelkanik's suggestion of an overlay, which would enable Arrowhead Products to decide on future options of the use of the property.

Commissioner DeBolt suggested additional study is needed, and further stated that a plan needs to be in place to deal with the future use of the property.

Commissioner Grose questioned Arrowhead Products representative, Susan Hori, Esq., regarding the impact of the Retail Business designation if there was

no amortization schedule and Arrowhead could remain in their current location for as long as they wanted. Ms. Hori responded that Arrowhead would need to give additional consideration to that scenario, and suggested that the notion of an overlay might be considered by Arrowhead. She stated that Arrowhead's main concern is maintaining the facility as it is, and further stated that an overlay would not prohibit the modification or expansion of operations, and would give the company choices. Ms. Hori expressed her appreciation of considerations provided by the City.

Following a brief discussion, Mr. Mendoza stated that staff will use the Commission's comments, as well as those of Arrowhead Products, to bring this item back to the Commission at the next scheduled meeting.

Item 7C was continued to the next Planning Commission meeting to be held on November 10, 2014, at 7:00 p.m.

B. Continued Consideration of Zoning Ordinance Amendments Relating to Allowable Uses in the Planned Light Industrial Zone (Citywide) (City initiated)

Chair Loe stated that this item would be discussed at the next Planning Commission meeting, and no action was taken on this item.

Item 7B was continued to the next Planning Commission meeting to be held on November 10, 2014, at 7:00 p.m.

8. STAFF REPORTS

None

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Mendoza

None

10. COMMISSIONER REPORTS

Commissioner Sofelkanik reported on his attendance at the American Planning Association (APA) held on September 15, 2014.

Commissioner Cuijly reported on her attendance at the American Planning Association (APA) held on September 15, 2014.

11. ADJOURNMENT

The Planning Commission was adjourned at 10:20 p.m.

Gary Loe, Chairman

ATTEST:

Steven Mendoza, Secretary

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

November 10, 2014

1. CALL TO ORDER

The Planning Commission met in Regular Session at 7:02 p.m., Monday, November 10, 2014, in the Council Chamber, 3191 Katella Avenue; Vice Chair Sofelkanik presiding.

2. ROLL CALL

Present: Commissioners: Art DeBolt
Mary Anne Cuiilty
Will Daniel
Wendy Grose
Victor Sofelkanik

Staff: Community Development Director Steven
Mendoza
Associate Planner Tom Oliver
Assistant City Attorney Lisa Kranitz
Department Secretary Pamela Brackman

Absent: Commissioners: Gary Loe
John Riley (arrived at 7:04 p.m.)

3. PLEDGE OF ALLEGIANCE

Vice Chair Sofelkanik led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Vice Chair Sofelkanik opened the meeting for Oral Communications.

Craig Durfey, founder of Distracted Driving Awareness & Complete Streets spoke regarding a recent cycling event, and encouraged the City to look into different grants available to assist in the development of a master plan for bicycle and pedestrian transportation and safety.

John Underwood, Vice Chair, LATV, encouraged the Commission to consider the utilization of the local cable television operation, LATV, in the upcoming General Plan Update. He stated that LATV had been a part of dialog and workshops in the past, and should be a part of future discussions. Mr. Underwood further stated that LATV was identified and placed in a position of relevance in the current General Plan, and continues to serve the community.

5. APPROVAL OF MINUTES

Motion/Second/Abstain: Grose/DeBolt/Cuiilty, Daniel

Carried 4/0 with two abstentions: The minutes of the Planning Commission Regular Meeting of September 8, 2014, were approved as presented.

6. **CONSENT CALENDAR**

None.

7. **PUBLIC HEARINGS**

A. Community Development Block Grant (CDBG)

Community Development Director Steven Mendoza reported that the City of Los Alamitos annually applies to the County for Community Development Block Grant (CDBG) funds. As part of the process, the City Council is tasked with deciding on what to apply for each year. Prior to applying for the funds, the Planning Commission seeks input at a public meeting to collect information regarding the needs of the community.

Mr. Mendoza reported that in past years the City has utilized CDBG funds to improve Public Facilities within the City's low income census tracts, and during the current Fiscal Year funds are being used for alley rehabilitation projects. Mr. Mendoza stated that this is the opportunity to receive public testimony from residents regarding community needs and on the planned use of funds.

Vice Chair Sofelkanik opened the public hearing. There were no members of the public who wished to speak on this item.

Commissioner DeBolt confirmed that the targeted areas were those listed in the staff report, and funds would be utilized to improve Public Facilities.

Vice Chair Sofelkanik questioned the status of a park project along the river bed. Mr. Mendoza responded that this project utilizes Rivers and Mountains Conservancy funds, and is nearing completion. Staff is exploring the possibility of utilizing funding from the project to pave the bike path, with negotiations continuing regarding the maintenance of the paths.

Vice Chair Sofelkanik closed the public hearing.

B. Continued Consideration of Zoning Ordinance Amendments Relating to Allowable Uses in the Planned Light Industrial Zone (Citywide) (City initiated)

Community Development Director Steven Mendoza reported that the Planning Commission has been in the process of reviewing the Los Alamitos Municipal Code (LAMC) pertaining to land uses in the Industrial Zone. The Commission presented a recommendation to the City Council which would allow retail to be more readily permitted in the Industrial Zone. A first reading approving that recommendation was held, and the second reading is scheduled for the next City Council meeting. Mr. Mendoza stated that the Commission wished to continue the review related to fitness uses and other

uses, and further stated that the General Plan may cover the Commission's vision of the item. Staff is requesting further direction regarding this item.

Vice Chair Sofelkanik opened the public hearing. There were no members of the public who wished to speak on this item.

Commissioner DeBolt suggested that discussion of the item should continue since non-industrial uses in the Industrial Area have recently been confirmed. He suggested that there could be a distinction within the Industrial Area defining a business park zone and heavy industrial. He further stated that there is a need for recreational areas within the City.

Discussion ensued regarding the various uses within the industrial area of the City. Commissioner Daniel stated the City should exercise caution in allowing recreational uses in the industrial area. Mr. Mendoza stated that the General Plan is geared to keeping recreational areas near each other.

Commissioner DeBolt suggested there is a demand for "specialized" recreational uses. Commissioner Daniel concurred on the demand for these classes.

Vice Chair Sofelkanik stated that discussion of this item should continue, and recommended that staff explore a dual Industrial Area and bring their comments and recommendations back to the Planning Commission.

Mr. Mendoza suggested that the General Plan should first be approved, and then conversation to modifications of the General Plan could continue at the beginning of the year. He stated that the General Plan may be changed up to four (4) times per year.

Vice Chair Sofelkanik stated that the draft of the proposed General Plan lists target sites which will be changing, and the amount of available industrial areas in the City will be diminished.

Commissioner DeBolt confirmed that notices announcing the Public Hearing were published, and suggested that owners of the businesses should be notified and invited to provide their input. Mr. Mendoza confirmed that Commissioner DeBolt was requesting targeted outreach, and suggested that e-mails could be sent.

There being no further discussion, Vice Chair Sofelkanik closed the public hearing.

C. Continued Consideration of the Proposed 2035 General Plan

Vice Chair Sofelkanik began with directing Staff to give its report.

Community Development Director Steven Mendoza reported that at the Planning Commission meeting of October 13, 2014, the Commission began a discussion of the draft 2035 General Plan. Ten (10) sites were determined to merit consideration for a new land use designation, and following discussion, direction was given on the first nine (9) sites. Mr. Mendoza further reported that staff was directed to bring back Site Ten (10), Arrowhead Products, and to provide input from the owners. The requested input was received the morning of the November 10, 2014, Planning Commission meeting. The owners stated that they would like their use to continue with no restrictions on their future use, and they do understand the need for a retail overlay.

Vice Chair Sofelkanik opened the public hearing.

John Eclevia, representing the Los Alamitos Unified School District (LAUSD), presented a letter regarding the proposed General Plan to Mr. Mendoza, and stated that copies would be provided to the Planning Commissioners, City Council Members and the City Manager. Mr. Eclevia stated the LAUSD requests that the City of Los Alamitos exclude all district property from the zoning changes resulting from the City's proposed General Plan. He further stated that at its October 13, 2014, meeting the Planning Commission elected not to exclude the district's property from zoning changes. Zone changes may prevent the district from using its property to meet the community's educational needs, and may force the district to relocate some of its operations. Mr. Eclevia stated that changes to zoning laws could adversely affect the district's ability to sell or lease its properties in the future. In conclusion, the district requests exclusion of all district properties from the proposed zone changes.

Vice Chair Sofelkanik stated that, for the record, Mr. Mendoza was given a copy of the letter. Mr. Mendoza stated copies would be made and distributed.

Susan Hori, Esq., representing Arrowhead Products, stated that she wished to reiterate the comments made in the e-mail from Mr. Benenson, owner of Arrowhead Products, with respect to Arrowheads' desire to retain the industrial land use designation on the property. Ms. Hori further stated that Arrowhead's desire to continue its industrial use to ensure it does not become a non-conforming use was discussed with Assistant City Attorney Lisa Kranitz.

Commissioner DeBolt asked Ms. Hori if a zone change would still be an issue should Arrowhead Products decide to vacate and/or sell the property. Ms. Hori responded that it would be a concern since the primary buildings are on the front of the property, and a retail land use designation would limit the opportunity for expansion on the back portion of the property. Commissioner DeBolt then questioned if this would be a concern if the issue was dealt with. Ms. Hori responded that it would still be a concern since there would be a desire to preserve the ability for expansion, and the overlay process, which allows the option of either retail or industrial, would be an option. The issue

has been discussed with brokers as to whether the property could be used for retail development, and due to lack of street frontage and the difficulty of having to wind through industrial property to get to the back 14 acres; the best use for the site would be the continuation of industrial land uses.

There being no additional speakers for this item, Vice Chair Sofelkanik closed the public hearing.

Vice Chair Sofelkanik requested a brief explanation of the overlay as it pertains to Arrowhead Products. Assistant City Attorney Lisa Kranitz responded that an overlay must be applied for, and since the Environmental Impact Report (EIR) has been completed, it would not need to go back for a full environmental review. Change circumstances and site specific would need to be reviewed, but a complete environmental analysis would not be needed.

Vice Chair Sofelkanik questioned if discussions can take place to complete an overlay with the LAUSD properties. Mr. Mendoza responded that Mr. Eclevia has stated that he requests that the LAUSD property remain industrial, and further he does not want an overlay. Mr. Eclevia stated that the district did not initially want recreation uses near their property, although that is not mentioned in the correspondence presented at this evening's meeting. Mr. Eclevia confirmed that LAUSD no longer opposes the use of recreational uses near their site.

Vice Chair Sofelkanik stated that a speaker made comments earlier under Oral Communications related to LATV. Mr. Mendoza confirmed that the comments will be taken into testimony, however, there was some confusion since his comments were about the Commission and LATV, and his intent regarding involvement was unclear. Vice Chair Sofelkanik responded that the speaker's comments did request that LATV be included in the General Plan discussions. Ms. Kranitz stated that the record will reflect Mr. Underwood's comments (see Oral Communications for comments made by John Underwood, Vice Chair, LATV). Mr. Mendoza stated that no comments had been made previously by LATV, and the three Commissions chosen as advisories were due to their elements in the General Plan.

Commissioner DeBolt questioned that if there is an overlay on the property and the property is sold, what choices will a prospective buyer have? Assistant City Attorney Kranitz responded it could be either industrial or retail. Commissioner DeBolt further questioned that if the zoning is changed to retail and Arrowhead becomes non-conforming, could they continue to operate. Ms. Kranitz confirmed they could continue to operate; however, they could not expand their use and could not use the back property for industrial. Commissioner DeBolt then asked if there could be a zone change that would allow Arrowhead to expand their use on that parcel only? Ms. Kranitz stated that changes cannot be made to a non-conforming use. Commissioner DeBolt expressed concern regarding the use of the property should it be sold

in the future. He stated there is a need to change the zoning in order to preclude an industrial use in the future, should Arrowhead Products sell the property. Commissioner DeBolt further stated that the amortization requirements should also be addressed.

Commissioner Grose stated that Arrowhead Products has been in the City for over 50 years and has not indicated they will be leaving. Commissioner Grose expressed her concern that the Commission could be sending the wrong message to land owners by changing the property to retail. She stated that retail zoning will increase traffic and impact neighborhoods, and further stated she favors retaining the Arrowhead Products property as industrial but did not oppose an overlay on the property.

Commissioner Daniel stated that changing the zoning would limit what Arrowhead Products can do on their property, both now and in the future. An overlay would allow Arrowhead to sell their property as either industrial or retail.

Vice Chair Sofelkanik commented that changing the property to retail will increase traffic, and any jobs that would be created would be low paying jobs. Vice Chair Sofelkanik stated that the earlier proposal to bifurcate the industrial zone into light and heavy industrial could dictate the uses of the property. An overlay would benefit Arrowhead Products but could remove control from the City as to what could go onto the property. He further stated that a better decision could be made after staff explores the potential of light industrial and heavy industrial zones, and the item should be continued.

Assistant City Attorney Kranitz clarified that the Commission is presently looking at changing the General Plan, but could direct staff to come back at a later date to include definitions to create two kinds of zones that are consistent with the planned industrial General Plan designation. She further stated that if the property was zoned as a legal non-conforming use for Arrowhead Products, it would remain a legal non-conforming use for another industrial owner. Commissioner DeBolt asked for clarification on the type of industrial business that could locate on the property. Ms. Kranitz responded that if it is not an expansion of the type of industrial use or an intensification, it could be anyone and not just aerospace. Commissioner DeBolt stated that his concern is that any industrial business could locate on the property, and questioned if that could be resolved by having different types of zones that would not allow the type of business that would be offensive to neighbors to locate on the property. Commissioner DeBolt suggested looking at surrounding cities to determine what they do regarding industrial uses.

Community Development Director Mendoza stated that the Planning Commission is deciding if the area should remain industrial for the General Plan consideration. When the Planning Commission reviews the Zoning Code, two types of industrial may be recommended, but at the General Plan level, the Commission is deciding only industrial. Vice Chair Sofelkanik

stated that it seems that the light/heavy industrial designation should be in place before deciding upon the General Plan.

Commissioner Riley stated that upon completion of the General Plan, the Commission can then have discussions regarding uses in the areas. He suggested that retaining the Planned Industrial for Arrowhead Products with the overlay is a good idea, and then determining the use of the Planned Industrial at a later date.

Commissioner DeBolt questioned if the Commission must approve the overlay with the General Plan. Mr. Mendoza responded that if that is the Commission's direction, staff will bring back resolutions that approve a designation that the Commission gives direction on. Commissioner DeBolt confirmed that a modification to that zone can be made in the future.

Motion/Second: Grose/Cuilty

Carried: 6/0: A Motion was made that the Arrowhead Products property be approved as Industrial with a retail overlay.

Community Development Director Mendoza stated that at the meeting of October 13, 2014, the Planning Commission accepted the proposed change from Planned Industrial to Limited Industrial & Community & Institutional for Site 2B to the Post Office and Los Alamitos Unified School District (LAUSD) yard. Mr. Mendoza asked if the Commission wishes to address the comments as presented in the letter submitted by Mr. Eclevia at tonight's meeting. Mr. Mendoza further stated that both the Post Office and the school district serve the public, and staff is of the opinion that the Community & Institutional facilities General Plan definition fits the school district use more than the industrial use. He stated that the school district has exempted itself from City zoning laws.

Mr. Eclevia stated that the district is asking for exclusion of its property thus allowing it to use the property to best meet the educational needs of the community without the various approvals of the City now and in the future.

Commissioner Grose questioned how the change would affect the district. Mr. Mendoza responded that the City would have no way of knowing how the land use change would affect their site plans since plans are not submitted to the City for review. The site does not currently abide by the City's zoning standards for the Industrial Zone. Assistant City Attorney Kranitz stated that school districts may exempt themselves from City's zoning for instructional facilities, but the industrial yard should be in compliance with the City's zoning codes.

Commissioner Daniel stated that the school district should comply with the City's zoning laws at their non-educational facilities.

Commissioner CUILTY stated that she would like to change the designation of Site 2B, however, if it is not changed the school district should be in compliance with the City's zoning laws.

Mr. Mendoza stated that the school district is presently circulating an environmental document to modernize the site behind the post office. Mr. Eclevia outlined the proposed modernization project which entails one concrete structure, new restrooms, the removal of two trailers, and the installation of water and new sewers. As part of the modernization two new buildings will be included; one will be a warehouse facility with a secure storage area, and the second building will be utilized for bus and ground maintenance. There will be a bus wash area which will recycle the water used to wash buses, and a compressed natural gas station which allow the buses to be fueled overnight. Mr. Eclevia stated that building plans come through the Division of the State Architect (DSA) who has jurisdiction over new construction and modernization of all of their schools and school properties. Ms. Kranitz confirmed that building construction does go through the DSA, however, non-instructional facilities are not exempt from local zoning. Mr. Mendoza stated that a copy of the environmental document has not yet been filed with the City.

In response to an inquiry, Mr. Eclevia responded that Orange County Fire Authority has reviewed the plans.

Discussion ensued regarding the status of the post office, and it was determined that the post office has no plans to either close or move its facility at this time.

Motion/Second: Grose/DeBolt

Carried: 6/0: A Motion was made to continue Site 2B as Planned Industrial.

Further discussion ensued, and it was confirmed that the school district's environmental document will be submitted to the City, and staff will determine which applications need to be filed.

8. STAFF REPORTS

None

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Mendoza discussed the agenda for the December 2014 meeting.

Community Development Director Mendoza reminded the Commissioners of the Commission Christmas party to be held the following day.

10. COMMISSIONER REPORTS

None.

11. ADJOURNMENT

The Planning Commission was adjourned at 9:27 p.m.

Gary Loe, Chairman

ATTEST:

Steven Mendoza, Secretary

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

January 12, 2015
Item No: 8

To: Chair and Members of the Planning Commission

From: Steven A. Mendoza, Community Development/Public Works Director
Lisa Kranitz, Assistant City Attorney

Subject: General Plan – Opportunity Site 6, South of Katella

Summary: At the December 2014 Planning Commission meeting Commissioner DeBolt raised an issue regarding the land use designation for Opportunity Site 6, South of Katella Avenue. Questions were also raised regarding the adequacy of the noticing. In order to provide the Planning Commission the opportunity to further discuss this matter, the matter was continued to January so that Staff could notice a new public hearing for the affected properties to discuss the appropriate land use designation.

Recommendation:

1. Open the Public Hearing; and,
2. Take Testimony; and,
3. Provide direction to Staff as to the boundaries of and the land use designation that should be imposed on the properties in Opportunity Site 6, South of Katella.

Background

Opportunity Site 6 consists of properties North of Katella Avenue and South of Florista Street between Chestnut and Street and Reagan Street and properties South of Katella Avenue and North of Farquhar Avenue as shown on Exhibit A.

A number of years ago, in 1999, there was a vision for the properties on the South side of Katella to be developed into a retail environment. The current General Plan includes goals/policies/implementation measures that include encouraging retail at strategic retail locations along Los Alamitos Boulevard and Katella Avenue. The alley to the east of Los Alamitos Boulevard was improved and it was envisioned that these properties would one day become retail uses, oriented towards the alley. Accordingly, the properties

were designated as Retail Business and the property was given a compatible zoning designation of General Commercial (C-G).

As the Planning Commission went through the current General Plan process, direction was given to encourage the future improvement and intensification of this area by allowing mixed uses. The idea was to have retail uses on the first floor, especially along the arterial streets of Los Alamitos and Katella, and allow offices or residences above these properties.

At the November Planning Commission meeting it was stated that the Mixed Use designation would not require that a mixed use development be built and that existing stand-alone uses would be allowed to remain. In order to clarify this, the Mixed Use land use category was clarified to read as follows (the underlined language is what was added after the November meeting):

Vertical or horizontal mix of commercial, office, public/quasi-public, and/or residential uses on the same parcel. Retail is preferred on the ground floor. Office and residential uses should be above the ground floor. Stand-alone (not mixed-use) commercial, office and public/quasi-public uses are also permitted.

At the December meeting Commissioner DeBolt raised a concern that the non-residential properties in Opportunity Site 6 were to have received a Mixed-Use Overlay and not be changed to a Mixed-Use designation so that the properties could retain their underlying land use. Commissioner DeBolt also felt that properties which were being used for office uses should have a consistent land use and zoning designation with office uses. Issues were also raised about whether proper notice had been given and whether the property at 3652 Howard should have been included in Opportunity Site 6.

Although the notice was legally adequate to advise the affected property owners, Staff has noticed a new hearing for the meeting on January 12, 2015 and has included all properties within the boundaries that are south of Katella, north of Farquhar, east of Los Alamitos and west of Reagan, as well as all properties within a 500 foot distance of these boundaries.

In order to proceed with the General Plan process and move this forward to the City Council, there are two issues which the Planning Commission must resolve:

1. What should the boundaries be for Opportunity Site 6; should they include 3652 Howard or other properties; and
2. What is the Planning Commission's vision for Opportunity Site 6 as to the uses that should be allowed; in other words, what should the land use designation be?

Discussion

General Plan and Zoning

Prior to getting into the specifics of Opportunity Site 6, it is important to remember the purpose of the General Plan and Zoning.

The General Plan is a long-range planning document which is to guide the physical development of the City and areas within its sphere of influence. The General Plan, especially the Land Use element, is essentially a vision document of what the Planning Commission and City Council envision for the future of the City, i.e., where the City wants to end up in 20 years. The General Plan is a statement of development policies that sets forth the objectives, principles, and standards. The General Plan Land Use Element, including the Land Use Diagram is intended to illustrate general land use patterns that may take form over the next 20 years. It is not supposed to reflect only existing land use patterns---that is left to a separate figure in the Land Use Element as context.

As was done for the Arrowhead Products and SuperMedia/City Hall sites, the General Plan designations reflect a desired and/or possible future. The definition of each land use designation indicates the degree to which change is either required, encouraged, or simply offered as another development option. As stated above, the General Plan Mixed Use designation encourages mixed-use projects but allows other stand-alone nonresidential uses, such as office development.

While the General Plan sets the broad policy statement relating to land use patterns, the zoning ordinance implements the general plan with more specific rules and regulations as to the allowed uses and development standards within the specific area. By law, the zoning of property must be consistent with the General Plan land use designation. Having a broad General Plan definition provides the flexibility that is needed to put specific zoning into place.

Once the General Plan is adopted and the land use patterns are set, Staff will bring forward zone changes to implement the changed land use designations. In some cases this may simply be a matter of placing existing zoning designations on property. In other cases new zoning designations may have to be created or existing zoning designations refined that would be compatible with the Mixed Use General Plan designation

What is generally *not* allowed in a zoning ordinance is “spot zoning,” and by correlation, “spot General Plan designation.” “Spot zoning” refers to the zoning of a small parcel that is surrounded by land with a different zone, regardless of whether the small parcel is zoned more or less restrictively than surrounding property. The only time spot zoning is allowed is where a “substantial public need exists,” the decision is not arbitrary and capricious and there is evidence to support the decision. To go through the City and have the General Plan reflect the existing use of the land as the land use designation

would create a patchwork of isolated parcels which would not make sense and would be hard to defend if challenged.

Existing General Plan and Zoning

With minor exception, the non-residential property in Opportunity Site 6 has an existing General Plan designation of Retail Business and a zoning designation of General Commercial. While the General Plan land use designations are not that well defined in the previous General Plan, the General Commercial zone is to provide for the development of general commercial and highway-related uses. Offices are allowed in the General Commercial zone, but only up to 15% of the ground floor in multi-story structures and 15% of the gross floor area in single-story structures located in shopping centers then 100% of floor two and above.

Based on the existing zoning, the office buildings that were discussed by Commissioner DeBolt at the December meeting are non-conforming uses -- 3561 Howard is designated for retail business and 3562 Howard is designated for Multi-Family, but both are currently being used as General Office. Technically, these properties are subject to the City's amortization provisions.

Proposed Changes

The proposed General Plan shows the non-residential sites in Opportunity Site 6 changing from what is almost all Retail Business to all Mixed Use. Whether the designation's name is Mixed Use Overlay or simply Mixed Use, the change allows current uses to remain and *expands* the uses that are allowed. Once the General Plan is adopted, the Planning Commission will then be able to develop more specific regulations as part of the zoning ordinance. This could require retail business along the arterials of Katella and Los Alamitos and allowing other uses, even as stand-alone uses, in the properties that do not directly front on these arterials.

In other words, the City could turn non-conforming uses into conforming uses through the zoning ordinance as the second step following the General Plan update. If the uses were to remain non-conforming, the Planning Commission could also make recommendations as to whether the amortization provisions should apply.

Generally an overlay is used when the local government wants to preserve the underlying land use as something separate and distinct. In the present case Staff is recommending that the uses allowed in the retail business area be merged with the uses that would be allowed in a mixed use designation to expand the allowable uses. Therefore, there is no need to create an overlay designation through the General Plan. It would be simpler and cleaner for the property to simply have one land use designation and a consistent zoning designation.

While the Commissioners expressed concern that the definition of the Mixed Use designation could be interpreted in several ways, the definition is clear that the

designation permits, but does not require a mix of land uses. Given the hierarchy of General Plan and Zoning, the General Plan is supposed to provide some flexibility that can be made more specific through the zoning process.

Opportunity Site 6 Boundaries

As originally drawn, Opportunity Site 6 purposely omitted 3562 Howard in order to reflect the current boundary between residential and nonresidential uses. The boundaries were somewhat confused with the non-conforming status of the current office property that is zoned for R-3. With the exception of the residential parcels on Green Avenue (e.g., 3551 Green Ave, APN 222-031-10), the delineation between residential and nonresidential uses is generally a straight line between Green Avenue and Farquhar Avenue. Adjusting the general plan designation as discussed above (to Mixed Use) will assist the existing office use toward a conforming status while providing expanded development options in the future.

Noticing

This hearing was noticed in the News Enterprise on December 31, 2014 in a 1/8th of a page notice. As well, all property owners and occupants within 500 feet of General Plan Opportunity Site 6 were mailed public notices concerning this meeting on December 31, 2014. The subject area for Site 6 is bound by Katella Avenue on the South, Farquhar Avenue on the South, Reagan Street on the East and Los Alamitos Blvd on the West. The mailing quantity for this area amounted to approximately 322 notices. Staff noticed this wider area to allow the Commission more room for discussion.

Staff Recommendation

It is Staff's continued recommendation that the non-residential properties in Opportunity Site 6, i.e., those properties within the boundaries of the City of Los Alamitos, be changed from their current land use designation to a new Mixed Use designation. This will provide the greatest flexibility for the properties by allowing additional uses over and above the current uses and will allow the desired intensification of these properties.

Additionally, Staff recommends that the proposed land use designation for APN 222-093-07 (3562 Howard Avenue) be changed from Multi-Family Residential to Mixed Use to ensure the existing office development can continue and future opportunities are not limited to office development for the property owner.

Attachments: 1) *Enlarged Site Map for Discussion*
2) *General Plan Land Use Element*

Land Use Element

Existing Land Uses

Los Alamitos

Los Alamitos is a small but balanced community bordered by the cities of Cypress, Garden Grove, and Seal Beach in Orange County and the City of Long Beach in Los Angeles County. The Joint Forces Training Base (JFTB) represents roughly half of the land area within the City boundaries and nearly 60 percent of all its parcelized land uses.

The City offers housing options that include small and large detached homes, townhomes, and medium- and high-density apartments, with the residential areas grouped into 16 different neighborhoods. Unlike the majority of Orange County jurisdictions, Los Alamitos actually has more multiple family housing units than single family homes.

The City enjoys a healthy retail and office market, along with an emphasis on medical service and the Los Alamitos Medical Center. Other businesses and employment opportunities span from aerospace to commercial printing to specialty produce. Public uses include numerous school campuses, parks and recreational facilities, religious institutions, civic facilities, and the Joint Forces Training Base.

As of 2013, over 11,000 people called Los Alamitos home, over 14,000 people were employed by businesses in Los Alamitos, and roughly 6,600 students attended schools in the City.

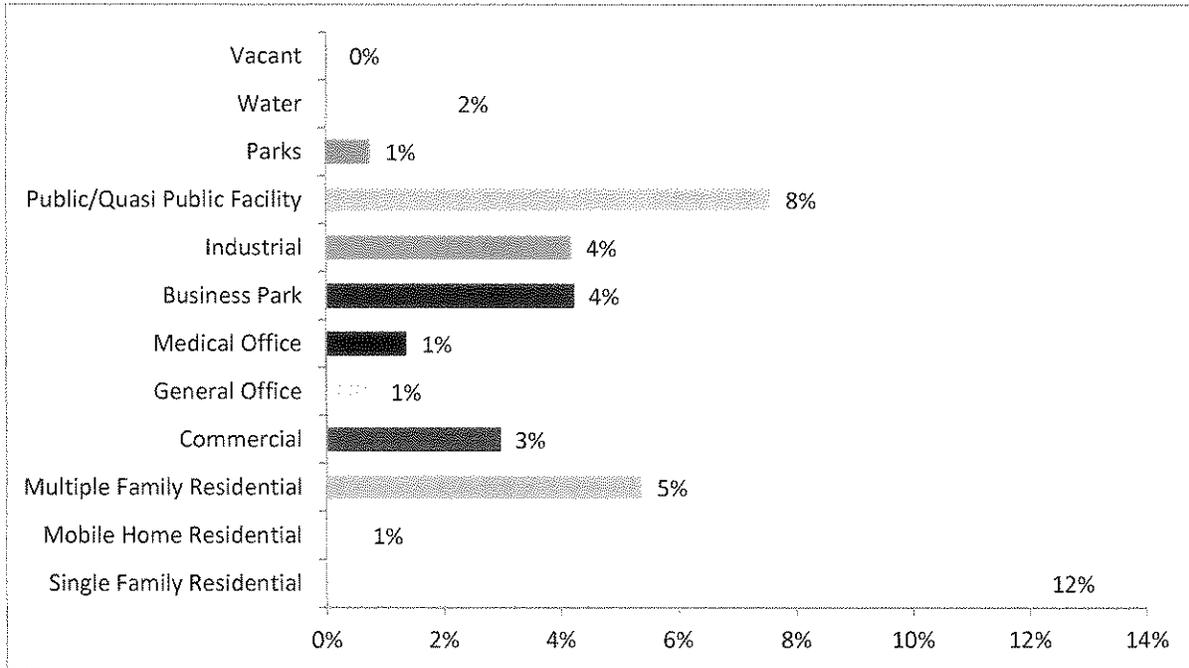
Rossmoor

Rossmoor is within the City's sphere of influence and was originally developed as a master planned community nestled between Los Alamitos, Long Beach, and Seal Beach. Its land use patterns remain largely the same today, and a little over 10,000 people reside within its boundaries. Approximately 2,600 students attend one of the four elementary schools in Rossmoor.

The dominant land use is single family residential, complemented by a small amount of multiple family units, elementary schools, a church, parks, and shops and restaurants.

Charts 1 to 3, Table 1, and Figures 1 and 2 provide a more precise breakdown of existing land uses and neighborhoods in Los Alamitos and Rossmoor. In total, the City estimates that nearly 22,000 people and 15,000 employees lived and worked in the entire sphere of influence for Los Alamitos in 2013. Approximately 10,000 students attend schools in Los Alamitos and Rossmoor.

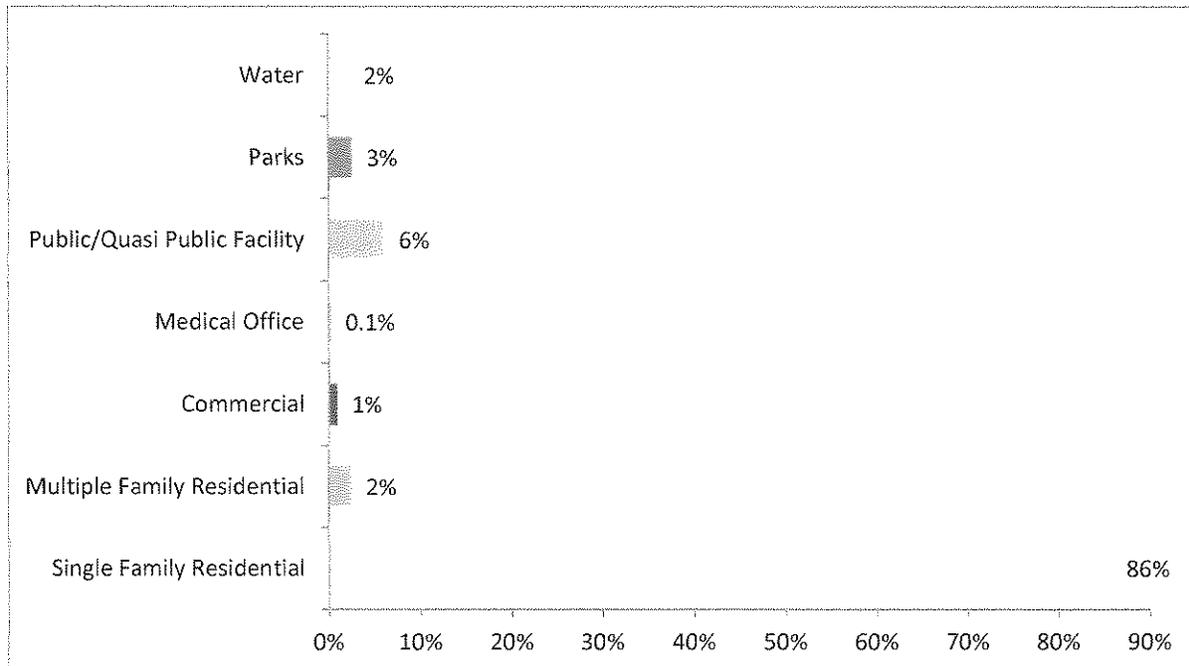
Chart 1. Los Alamitos, Detailed Existing Land Use Breakdown by Acreage (without JFTB)



Note: These figures consider only parcelized land and exclude right-of-way.

Source: PlaceWorks, 2013.

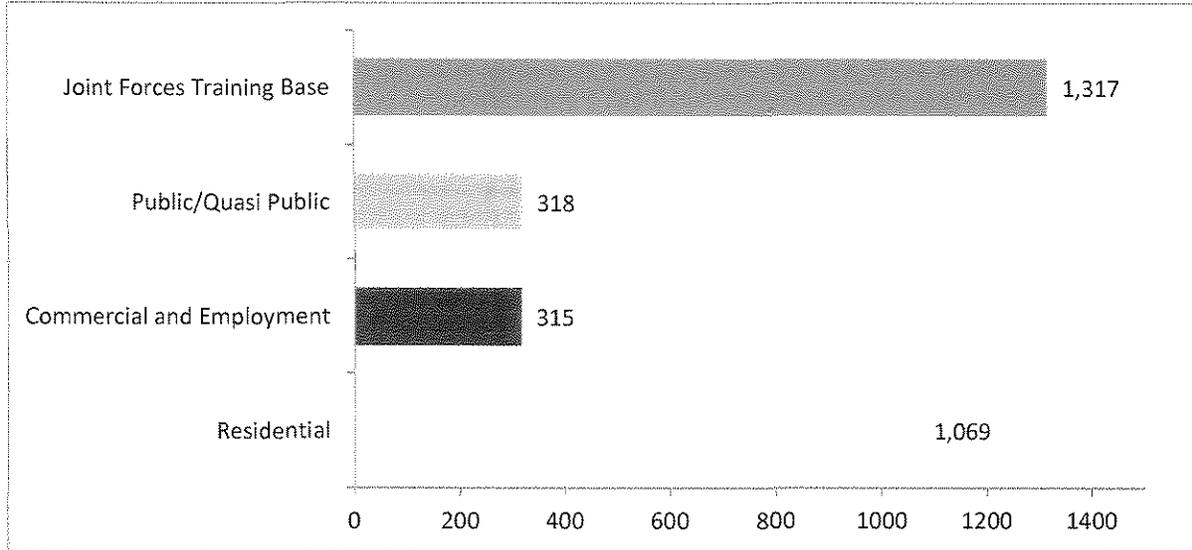
Chart 2. Rossmoor, Detailed Existing Land Use Breakdown by Acreage



Note: These figures consider only parcelized land and exclude right-of-way.

Source: PlaceWorks, 2013.

Chart 3. Los Alamitos and Rossmoor, Generalized Existing Land Use by Acreage



Note: These figures consider only parcelized land and exclude right-of-way.

Source: PlaceWorks, 2013.

Notes on Table 1

1. Existing land use categories and GP designations do not match. This is not an error or an indication of land use change or nonconformity. The existing land use figures and maps are provided as a snapshot in time to provide context and better understanding for implementation of the goals and policies.

2. Employment totals for the JFTB are estimates of day-to-day employees and include those who work at the golf course. It does not include personnel that train periodically at the facility, which can total up to 3,000 Army reservists and National Guard units.

Table 1. Existing Conditions (2013)

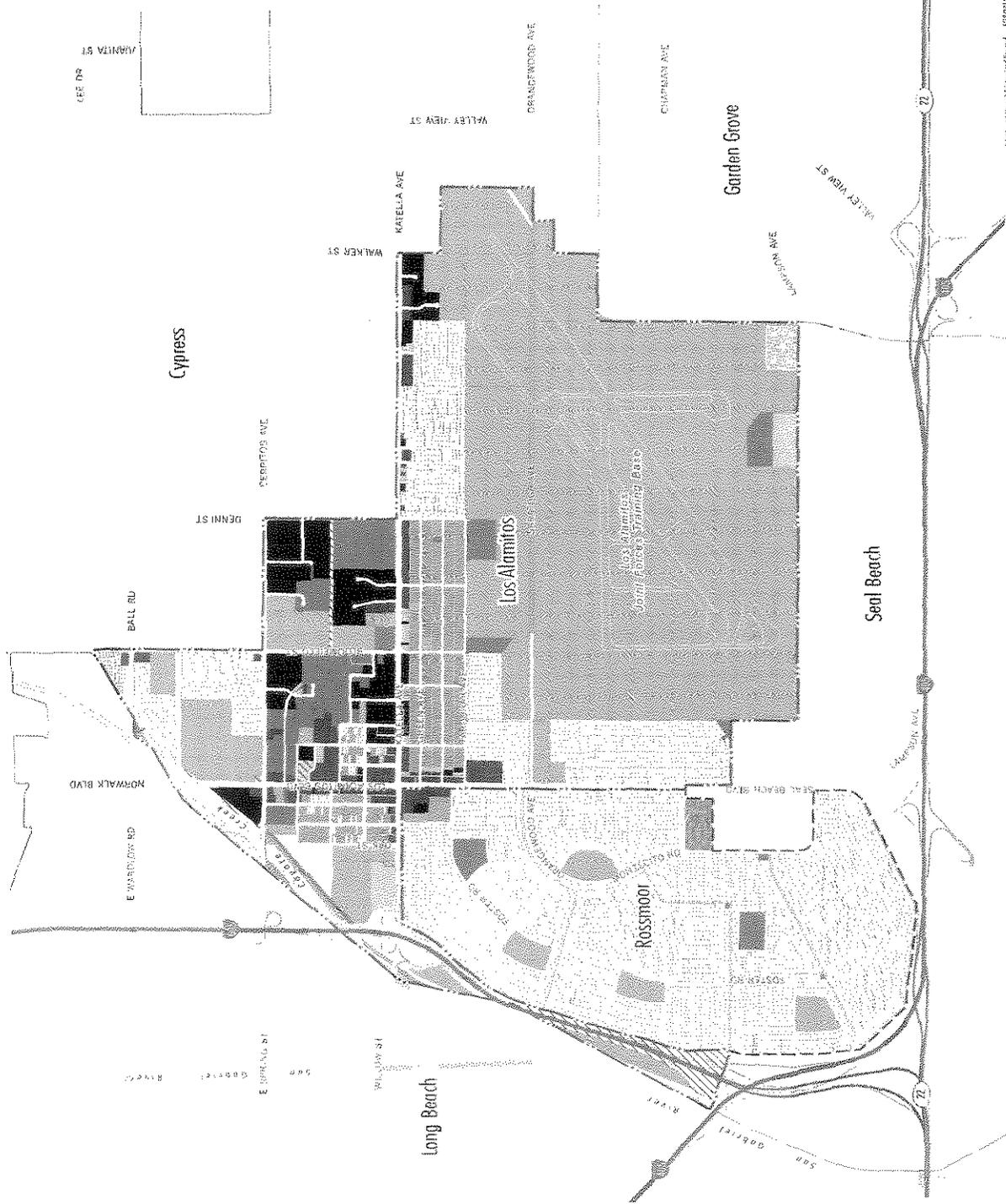
Existing Land Use Category	Acres	Units	Population	Employment
CITY OF LOS ALAMITOS				
Residential				
Single Family Residential	275	1,680	4,322	-
Mobile Home Residential	12	112	288	-
Multiple Family Residential	122	2,629	6,764	-
Commercial and Employment				
Commercial	67	-	-	2,896
General Office	19	-	-	1,788
Medical Office	31	-	-	3,065
Business Park	96	-	-	2,912
Industrial	95	3	10	2,149
Public/Other				
Public/Quasi Public Facility	172	-	-	680
Parks	17	-	-	-
Joint Forces Training Base	1,317	-	-	775
Base Facility	1,063	-	-	675
General Office	12	-	-	100
Golf Course	220	-	-	-
Parks	22	-	-	-
Water	45	-	-	-
Vacant	3	-	-	-
Subtotal of Parcelized Land	2,270	-	-	-
Right of Way/Easement	349	-	-	-
All Land within City Boundaries	2,619	4,424	11,384	14,265
ROSSMOOR / SPHERE OF INFLUENCE				
Single Family Residential	642	3,445	9,330	-
Multiple Family Residential	18	334	904	-
Commercial	6	-	-	219
Medical Office	1	-	-	30
Public/Quasi Public Facility	45	-	-	146
Parks	19	-	-	-
Water	17	-	-	-
Subtotal of Parcelized Land	749	-	-	-
Right of Way	233	-	-	-
All Land within Rossmoor Boundaries	982	3,779	10,234	395
TOTAL SPHERE OF INFLUENCE	3,601	8,203	21,618	14,660

Source: PlaceWorks, 2013.

Land Use Element

Figure 1 Existing Land Use

- Single Family Residential
- Multi-Family Residential
- Mobile Home Residential
- General Office
- Business Park
- Medical Office
- Commercial
- Industrial
- Public/Quasi Public Facility
- Parks
- Water
- Vacant
- Other/Emsement
- City Boundary
- Sphere of Influence
- Other City Boundaries



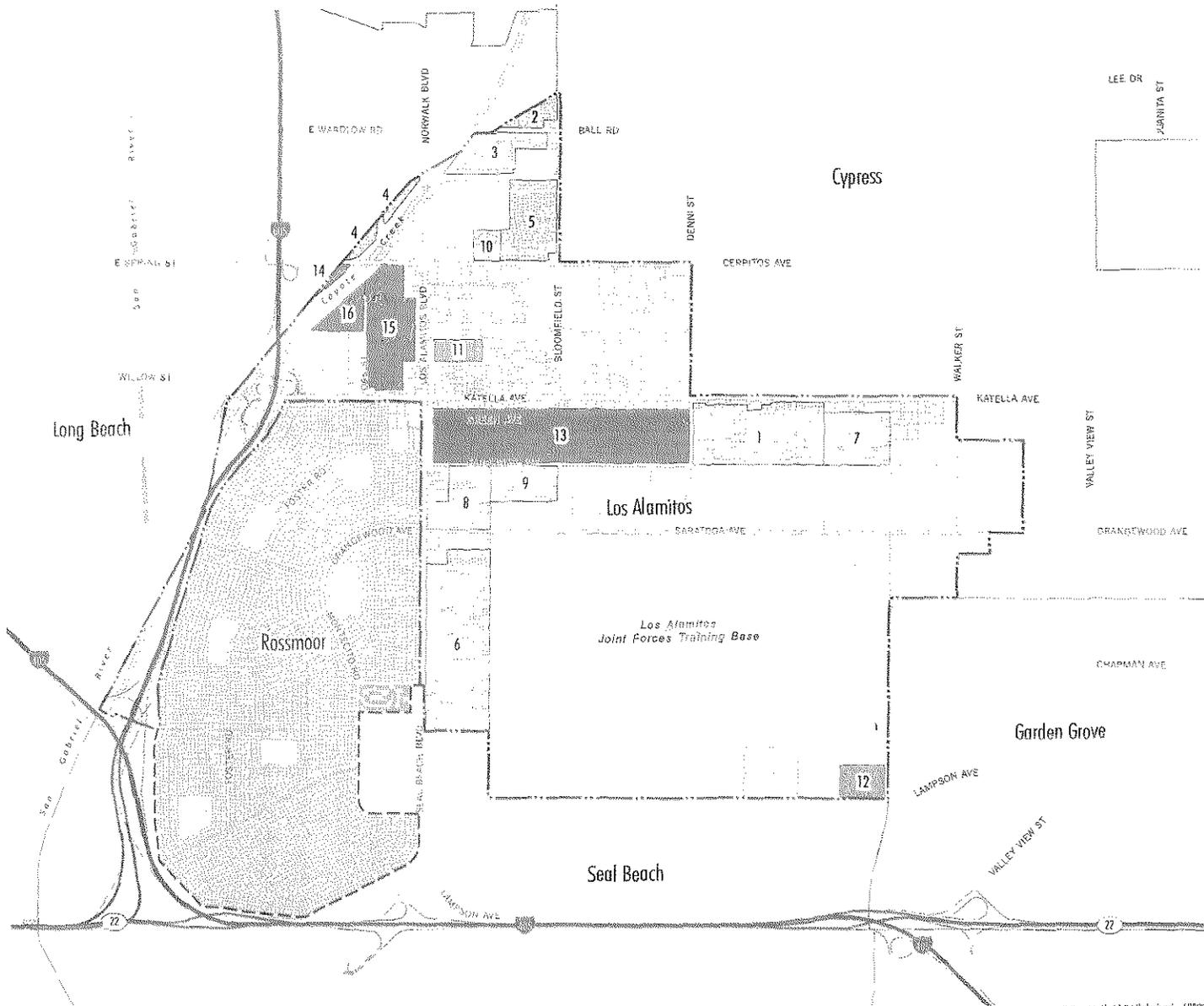
0441 - 15 Signs - 1/18/2010

Scale: 1/4" = 100'

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Land Use Element

Figure 2 Residential Neighborhoods



Los Alamitos
 Single Family Residential (R1)

- 1. Carrier Row
 - 2. Country Square
 - 3. College Park North
 - 4. El Dorado Park Estates East
 - 5. Greenbrook
 - 6. Highlands
 - 7. New Dutch Haven
 - 8. Old Dutch Haven
 - 9. Suburbia
 - 10. Woodcrest
- Limited Multi Family Residential (R2)
- 11. Old Town East
 - 12. Parkewood
- Multi Family Residential (R3)
- 13. Apartment Row
 - 14. Bungalows
 - 15. Old Town West
 - 16. Royal Oak Park

Rossmore
 Suburban Residential (TB)

- City Boundary
- Sphere of Influence

LOS ALAMITOS
GENERAL PLAN

PLACWORKS

0 500 1,000 1,500 2,000 2,500 3,000 Feet

Source: City of Los Alamitos, 2013

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Issues and Opportunities

Los Alamitos is small, builtout community, and any new development could substantially impact the look, feel, and performance of the City. Care must be taken to encourage and approve the optimal land use mix for any new development within Los Alamitos. The following discusses some of the most significant land use issues and opportunities. As other issues and opportunities arise in the future, the General Plan's goals and policies can provide guidance.

Downtown and Retail Spending

Downtown / Town Center

The General Plan uses the terms "downtown" and "town center" interchangeably to refer to a walkable, human-scaled area where people shop, work, eat, have fun, and spend quality time with friends and family. People can also live adjacent to or in a downtown area. It can also be thought of a central business, shopping, and social district. Such an area may also serve the primary place where the people of Los Alamitos gather to celebrate as a community.

Retail Spending

The City's 2012 economic analysis pointed out that Los Alamitos has done relatively well capturing its share of retail spending in the past. With relatively new shopping centers developed in Seal Beach and Cypress, however, Los Alamitos may not soon recover to its pre-recession levels of retail sales. The vast majority of popular big-box retailers are already located in adjacent cities and Cypress already has land capacity to accommodate additional big box tenants.

However, Los Alamitos has the potential to create a unique retail shopping environment with the downtown plan from the Commercial Corridors Plan. A walking, human-scale, experiential shopping district is something that one must travel far from Los Alamitos to find. Furthermore, the Internet has not finished changing the nature of retail, and the future of big box stores as a staple of American consumerism is not a sure thing. What is more certain is that regardless of how we satisfy our material needs, we will still desire places where we can socialize, hang out, dine with friends and family, and, perhaps, do a little shopping.

Additionally, Los Alamitos hosts a large daytime population due to its balance of employment-generating land uses. Workers can generate a great deal of retail sales tax revenue through their purchases before, during, and after work. A downtown Los Alamitos would capture more of the daytime population's taxable retail spending.

Based on the goals and policies from the preceding General Plan and over four years of public input through surveys, interviews, and over two dozen public meetings and workshops, it is clear that the creation of a downtown or town center is one of the community's top three priorities. The downtown plan provides a way for Los Alamitos to create a central place for its residents and successfully compete for taxable retail sales in a way that complements and enhances the community's quality of life.

Industrial

Industrial businesses are an important component of the local economy. The City's 2012 economic analysis suggests that these businesses will likely remain viable and continue contributing more to municipal revenues than they require in public services.

Industrial areas tend to have lower purchase/lease costs than retail and office areas. As a result, non-industrial uses often seek to locate in industrial areas. Many industrial parks in Southern California are dealing with encroachment from churches, day-care facilities, gymnastics and karate schools, and so forth. In Los Alamitos, several industrial properties have commercial recreation businesses (e.g., archery, gymnastics, indoor health and fitness, and batting cages). The nature of commercial recreation businesses attracts families with children and can conflict with adjacent industrial uses and degrade their economic viability.

Accordingly, the City created a Limited Industrial land use designation for a specific area of the City that explicitly permits forms of industrial, commercial recreation, and public/quasi-public uses that do not involve heavy equipment or large trucks. The Planned Industrial land use designation clearly delineates the area intended to accommodate industrial businesses over the long term without encroachment by family-oriented, non-industrial uses.

Medical Office

The medical services industry will continue growing for many years. This growth provides an opportunity for Los Alamitos to capture more economic activity and, consequently, more municipal revenues. The Los Alamitos Medical Center is approved for and is currently implementing a planned expansion that could accommodate a great deal of new medical service uses. If additional medical office demand is created, the City prefers to locate it alongside the Medical Center campus on the north side of Katella Avenue. The Medical Overlay land use designation communicates this preference without limiting opportunities for medical uses elsewhere in the City.

Short-term Development Opportunities

SuperMedia/Civic Center

The land fronting Katella Avenue just east of the 605 freeway is seen as the largest viable site in the City for future retail. Collectively, this is 13 acres and consists of City properties (City Hall, Police Department, City Yard, and the Community Center); other quasi-public buildings; and SuperMedia (western 10 acres), which has expressed a possible desire to sell its property.

Private development interest, along with the City's willingness to relocate its own facilities, indicates that this area could support a variety of retail and hospitality uses. The area is also near Los Alamitos Boulevard and could serve as a southern anchor—though it should not be developed to potentially compete with downtown uses along Los Alamitos Boulevard.

Vacant Parcel Next to Center Plaza

The 2.25-acre parcel along Los Alamitos Boulevard is one of the few pieces of vacant land in the City. Over the years the land has served temporary uses such as Christmas tree sales or a short-term carnival. It will be crucial for the City to ensure that the design of any new development complements the objectives of the downtown effort and the goals and policies of the General Plan. If Serpentine Street is vacated and given to the private land owner, the City should work with the developer to maximize public plaza space into the design.

New Residential South of Cerritos Avenue

There are three parcels along the south side of Cerritos Avenue just east of the Coyote Creek Channel that could potentially be repurposed for residential land uses. These parcels contain two industrial uses and a church, and are surrounded by homes in the Old Town West and Royal Oak Park neighborhoods. The site is also surrounded by new homes just built in 2013, the northern edge of the downtown area, access to the Coyote Creek bike trail, and the high school. The existing church use would be explicitly permitted in a residential designation and be complementary to existing and future residential uses. The surrounding residential uses, the school district, proximity to the high school and downtown area, and poor access for retail uses indicated that a residential designation was considered the highest and best use of the properties.

Joint Forces Training Base

The JFTB provides support and training for military units and other federal, state, and local organizations. The base occupies roughly half of the land area within the City boundaries, but is relatively quiet during the weekdays. On weekends and other select training periods, activities can increase substantially. Nevertheless, the current activities of the base generally do not disturb the surrounding civilian areas, with the exception of some aircraft noise and dust on the areas immediately next to the base and flight path, as well as dust and noise related to new construction activities. Existing land use patterns do not inhibit military readiness activities.

The City maintains a strong partnership with the base, which hosts community events such as the annual Race on the Base and the Wings, Wheels and Rotors Expo. The base also houses the Sunburst Youth Challenge Academy, Youth Baseball Fields, and Aquatic Center, all of which are used by civilian members of the public.

The civilian reuse of the JFTB is not considered likely in the near future, and the City fully supports the base maintaining its current role for the federal and state government and the City of Los Alamitos. The City will continue to coordinate with JFTB leadership on current and potential base activities, the renovation or expansion of recreational facilities, and opportunities to reuse the land between Little Cottonwood Park and the baseball fields that currently contains long-abandoned multifamily units. Ideas include an expansion of the existing park and recreation; a civic center complex; and a joint-use facility that could be used by active, former, and disabled military, the general public, school district, and medical center.

Periodically, traffic congestion is increased along Farquhar and Katella Avenue due to military and civilian activity on the base. The base previously maintained two guarded points of access: Lexington and Orangewood. A third point of access is provided for the golf course, but it is not used to access other parts of the base except in special circumstances. The base closed the Orangewood access point a number of years ago, leaving Lexington as the only entrance to the base. For special events, the base and the City coordinate and open the Orangewood entry, but it otherwise remains closed. The City may wish to investigate with the base on the options and merits of reopening the Orangewood entry on a permanent basis.

Future potential growth in the City and Rossmoor is not within the airport's clear zone and would be restricted to building heights far below the federally-defined limitation of 88 to 200 feet based on proximity to the runway. Additionally, potential growth would be limited to a few areas of the City, would only represent incremental increases in building space, and would not introduce sensitive land uses that are not already present. Accordingly, current and future military readiness activities would not be affected by future growth. The base is categorized as its own special Community and Institutional land use designation and policies are provided to guide the City in the event that the base begins to transition to civilian use.

Long-term Development Opportunities

Mixed Use Designation

The four corners of Los Alamitos Boulevard and Katella Avenue contain the only remaining commercial property in the unincorporated community of Rossmoor and the most intense commercial areas in Los Alamitos. The southwest corner remains designated Suburban Residential and under the jurisdiction of the County of Orange until such time as the properties are annexed into the City. The City created a Mixed Use land use designation to complement its Town Center Overlay Zone and encourage the future improvement and intensification of the land around the primary downtown intersection.

The northeast corner (extending to Reagan Street) contains Los Alamitos Plaza, other assorted shops, office, quasi-public uses (including St. Isidore), and some residences. The City currently applies a Town Center Overlay Zone to the northeast corner (through to the alleyway before Reagan Street). The overlay district permits commercial uses on the first or second floor and multiple family residential uses on the second floor and higher. Buildings within the Town Center overlay district can be constructed up to five stories or 60 feet in height (reduced down to one, two, or three stories when within 75 feet of residentially zoned property).

The northwest corner contains a commercial center (with some improvements), gas station, some homes, an older retail business, and a new CVS. The alley functions as an internal drive aisle, and the property is oriented to the automobile, though internal circulation is provided. Recent new development/improvements make it unlikely that this corner would undergo a major transformation; however, it could reposition itself when the downtown plan's street improvements take place.

The southeast corner (extended south to Farquhar) consists of numerous small shops, restaurants, services, and the Los Alamitos museum. Shared parking is in this area, along with a small underground parking garage. This corner is served by alleys—the north-south alleyway has been partially improved with the undergrounding of utilities and inclusion of pedestrian-scale street lights. Previous plans identified this area for a walkable atmosphere that would have many of the businesses front onto the alleyway. Accordingly, future development and improvement options would likely revolve around internal streetscape design, a centralized parking feature, and the possible introduction of mixed uses.

Positive implications primarily revolve around an increase in revenue and exposure for the commercial businesses and jurisdiction, and the introduction of uses that are complementary to the medical center and downtown area. Ideas include a mix of residential, retail, restaurants, and a business hotel that could serve the medical center and other visitors. A hotel use would bring in a good deal of transient occupancy tax revenue without a significant traffic impact. Upper floor uses could take advantage of the views and temperate Southern California weather. Finally, Katella Avenue and its intersection with Los Alamitos Boulevard will likely be exposed to high volumes of external traffic regardless of intensification. The City may be wise to maximize the value of the exposure to the passing traffic by facilitating more intense development in this area.

Arrowhead Products

Arrowhead Products is a dynamic aerospace company whose facilities are situated on 28 acres; its two plants total over 250,000 square feet of working area. The company manufactures metals products such as flexible and ridged bleed ducting, flex joints, and exhaust ducts; and non-metal products such as insulation to support metals product and end item composites made from plastic, rubber, fiberglass, resins, Kevlar, etc. The facility permits the manufacture of intricate, detailed parts from raw material (sheet, rod, forge, blank, mixtures, etc.) through complex final assembly and cleaning processes. Arrowhead Products has been operating at this location for decades and generates a large number of highly skilled, highly paid jobs as the company continues to build upon its global status. The City supports its continued operation and success.

If the company ever decides to move locations or change its business, the property could also be an ideal site for new retail development. Collectively, the four parcels offer 28 acres of land—larger than any other privately used site in the City. Additionally, the site sits along Katella Avenue, a regional thoroughfare that carries upward of 60,000 vehicles per day, and is in proximity to substantial commercial development in Cypress.

To ensure that the City could understand and plan for a potential retail uses on the site, the City created and applied a Retail Overlay to the site to allow both the underlying Planned Industrial district and, at the time that the property owner determines that industrial uses are no longer desired, the introduction of new retail businesses as primary uses. Retail uses generate greater traffic impacts than manufacturing uses, and the environmental analysis evaluated the site as retail to analyze the greatest potential traffic impact.

Land Use Plan

The development, use, and distribution of land are critical to achieving the City's vision and objectives. Land, especially in Los Alamitos, is a finite and valuable resource, and its use dictates the City's economic future. As stewards of the land, the City must plan for uses and development that adds value to the community, in terms of function, design, and fiscal return. The following land use plan and designations reflect the City's desire to remain a balanced and fiscally sustainable community. Figure 3 displays the General Plan Land Use Plan.

Land Use Element

Figure 3 Land Use Plan

Residential

- Single Family Res. 1-6 DU/Ac
- Limited Multi Family Res. 6-20 DU/Ac
- Multi Family Res. 20-30 DU/Ac

Commercial and Employment

- Retail Business
- Professional Office
- Planned Industrial
- Limited Industrial
- Medical Overlay
- Retail Overlay

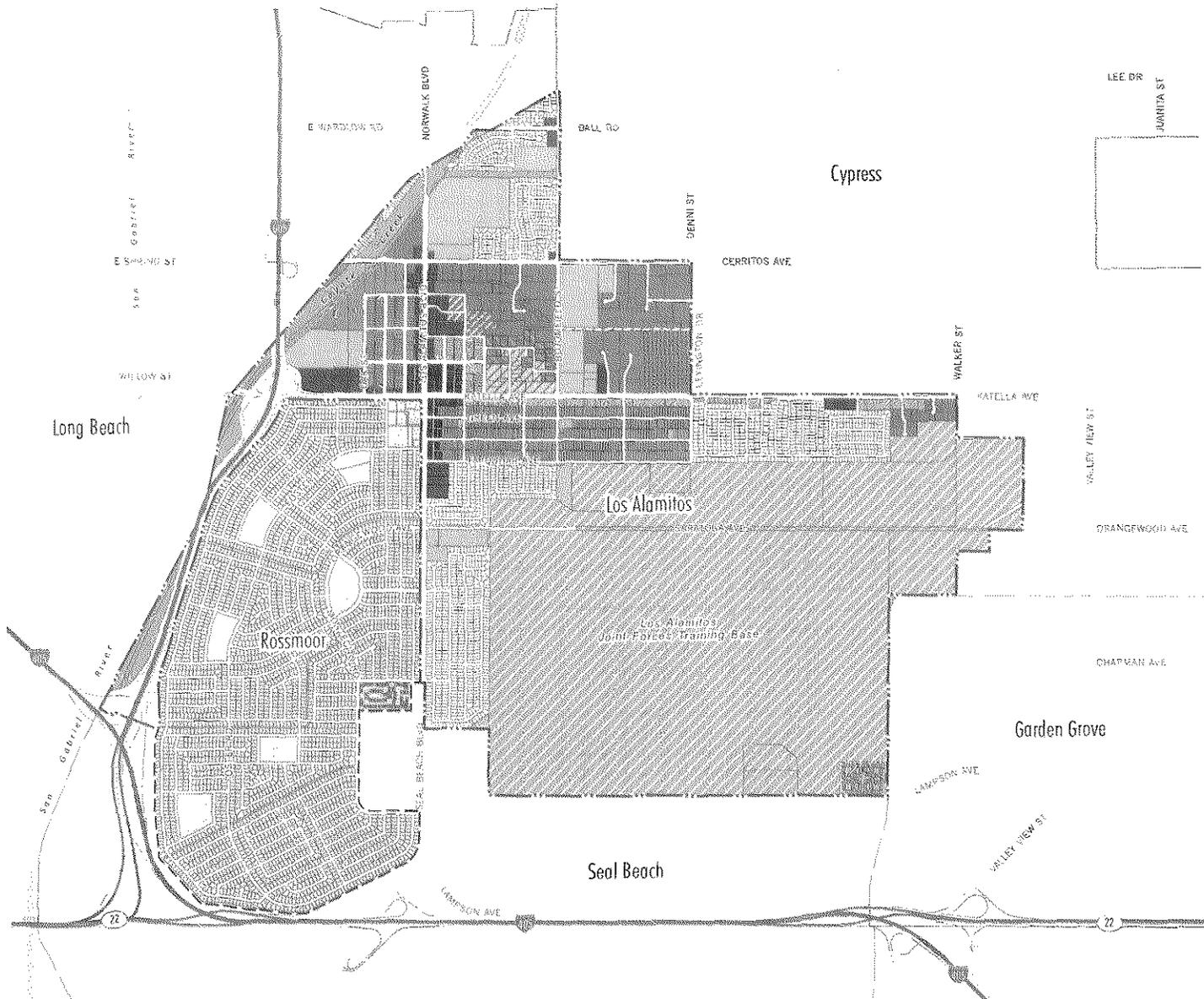
Special Use

- Mixed Use
- Specific Plan
- Community & Institutional
- Community & Institutional/FTB
- Open Area
- Easement Overlay

Rossmoor

- Suburban Residential
- City Boundary
- Sphere of Influence
- Other City Boundaries

Note:
Rossmoor is within the City's SOI but it also remains within & under the jurisdiction of the County of Orange. Accordingly, the Land Use Plan shows the County land use designation of Suburban Residential.



LOS ALAMITOS
GENERAL PLAN

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Table 2. Land Use Designations

Land Use Designation and Density / Intensity Range	Description of Typical Uses
CITY OF LOS ALAMITOS	
Residential	
Single Family Residential 1–6 du/ac	Single family detached homes on individual lots.
Limited Multiple Family Residential 6–20 du/ac Max office space 500 square feet per unit	Single family detached and attached residences, including small lot subdivisions, townhouses, courtyard homes, duplexes, and triplexes. Live/work uses are also permitted, subject to the uses permitted by the Professional Office designation.
Multiple Family Residential 20–30 du/ac	Single family detached and attached residences, including all development permitted in other residential categories as well as stacked flats and other building types with 4 or more units. Other uses such as convalescent hospitals, churches, and mobile home parks are also permitted subject to special procedures.
Commercial and Employment	
Retail Business Max FAR 1.00	Commercial retail uses that include supermarkets, drugstores, personal services, restaurants, and facilities that offer a variety of retail products. General services such as auto-related sales and repair, nurseries, plumbing outlets, and home appliance stores are permitted subject to special review procedures.
Professional Office Max FAR 1.50	Professional and general office uses such as law, insurance, medical, dental, engineering, and financial services.
Planned Industrial Max FAR 1.50	Light industrial, manufacturing, and office park uses such as research and development, manufacturing, boat building, appliance repair and service, plastic fabrication, and printing plants. Commercial recreation uses are not permitted.
Limited Industrial Max FAR 1.50	All uses permitted in Planned Industrial as well as commercial recreation uses within industrial buildings such as soccer, gymnastics, archery, indoor health/fitness, and batting cages.
Medical Overlay Max FAR 3.0	While the underlying land use remains Planned Industrial, this Overlay encourages and permits medical businesses as primary uses on the north side of the Los Alamitos Medical Center campus.
Retail Overlay Max FAR 1.0 for Retail Max FAR 1.5 for Planned Industrial	While the underlying land use remains Planned Industrial, this Overlay encourages and permits retail businesses as primary uses on the Arrowhead Products site at the time that the property owner determines that industrial uses are no longer desired.

Table 2. Land Use Designations

Land Use Designation and Density / Intensity Range	Description of Typical Uses
Special Use	
Community & Institutional Max FAR 3.0	Public and quasi-public uses such as the civic center, schools, hospitals, fire stations, parks, churches, utilities, public yards, and other similar uses.
Community & Institutional/JFTB	The Joint Forces Training Base is an active military installation and airfield that provides support and training facilities for military units and other national, state, and local organizations to include emergency operations. Development and activities on the base are governed by the federal government.
Mixed Use Max FAR 2.0 30 du/ac	Vertical or horizontal mix of commercial, office, public/quasi-public, and/or residential uses on the same parcel. Retail is preferred on the ground floor. Office and residential uses should be above the ground floor. Stand-alone (not mixed-use) commercial, office, and public/quasi-public uses are also permitted.
Specific Plan Max FAR 4.0 30 du/ac	The City may require a specific plan for development with more than 50,000 proposed gross square feet of building, including residential space if a part of a mixed use project. This requirement does not apply to development within the Joint Forces Training Base or development approved under and consistent with an existing specific plan. No specific plan shall deviate from the General Plan without a general plan amendment.
Easement Overlay	Applied to right-of-way areas for trails and open space.
Open Area	Land used for flood control purposes along Coyote Creek and the San Gabriel River. Trails and recreational uses are permitted in coordination with the Orange County Flood Control District.
ROSSMOOR / SPHERE OF INFLUENCE	
Suburban Residential 0.5 –18 du/ac	Governed by the latest (2011) Orange County General Plan, which provides the following guidance: <ul style="list-style-type: none"> - Wide range of housing types, from estates on large lots to attached dwelling units (townhomes, condominiums, and clustered arrangements) - Neighborhood/convenience commercial sites are assumed to be consistent, subject to additional guidelines

Calculating Density and Intensity of Development

Residential Density | dwelling units per acre (du/ac)

Residential density refers to the number of dwelling units that can be constructed per acre of land.

Residential project. For a project containing only residential uses, divide the total number of dwelling units by the acreage of land, excluding the area designated for public right-of-way.

Mixed-use project, horizontal mix. For residential and nonresidential uses within the same project area, but on different parcels, divide the total number of dwelling units by the acreage of land used as residential, excluding area designated for public right-of-way.

Mixed-use project, vertical mix. For a project containing residential and nonresidential uses that are within the same building, divide the total number of dwelling units by the acreage of land used for that building(s), excluding area designated for public right-of-way.

If a project contains both horizontal and vertical mixes of residential and nonresidential uses on a single parcel, the Community Development Director shall determine the appropriate proportion of land to allocate for the purposes of calculating residential density. Land used for structured parking and public rights-of-way shall be excluded from such calculations.

Building Intensity | floor area ratio (FAR)

The intensity of building on a site reflects a combination of a building's height, lot coverage, and overall massing distribution. To ensure that the building intensity of a project is appropriate for the land use designation and community, a maximum intensity standard is provided in the form of a floor area ratio (FAR). The FAR calculation excludes floor area used for structured parking to encourage its use and reflect its much higher construction costs.

Nonresidential project. For a project containing one or more nonresidential uses, divide the total net floor area of a building(s) by the total area (in square feet) of the parcel, excluding area designated for structured parking and public right-of-way.

Mixed-use project. For a project containing residential and nonresidential (on the same or different parcels), divide the total net floor area of the residential and nonresidential portions of a building(s) by the total area (in square feet) of the parcel, excluding area designated for structured parking and public right-of-way.

Projected Buildout Conditions

Estimating the future buildout of the Land Use Plan allows the City, Rossmoor, and others to plan for necessary levels of community services and infrastructure capacities. It does not, however, reflect a certain future or a mandate to approve development.

The theoretical buildout was based largely on the assumption that the majority of the City and Rossmoor would not change. Some incremental intensification was assumed through small projects (e.g., adding a second dwelling unit or expanding a storefront). A handful of parcels were identified as areas where more substantial change could occur. For those parcels, the City created a set of projections and estimated the amount of development that could occur between now and 2035 (the horizon planning year for the General Plan). Tables 3 and 4 break down the potential buildout by land use designation and jurisdiction.

Table 3. Projected Buildout (2035) by Land Use Designation

General Plan Land Use Designation	Acres	Units	Population	Employment
CITY OF LOS ALAMITOS				
Residential				
Single Family Residential	258	1,549	4,046	-
Limited Multiple Family Residential	18	189	494	-
Multiple Family Residential	145	2,934	7,660	-
Commercial and Employment				
Retail Business	51	-	-	2,641
Professional Office	29	-	-	3,098
Planned Industrial	146	-	-	4,819
Limited Industrial	8	-	-	185
Medical Overlay	13	-	-	1,429
Retail Overlay	28	-	-	1,020
Special Use				
Mixed Use	19	100	263	2,279
Specific Plan	17	-	-	1,345
Community & Institutional	147	-	-	607
Community & Institutional/JFTB	1,318	-	-	775
Open Area	82	-	-	-
Right of Way/Easement Overlay	340	-	-	-
Subtotal	2,619	4,772	12,463	18,198
ROSSMOOR / SPHERE OF INFLUENCE				
Suburban Residential	749	3,963	10,540	408
Right of Way	233	-	-	-
Subtotal	982	3,963	10,540	408
GRAND TOTAL	3,601	8,735	23,003	18,606

Source: PlaceWorks, 2014.

Table 4. Existing Conditions Compared to Projected Buildout

Planning Timeframe	Units	Population	Employment
CITY OF LOS ALAMITOS			
Existing Conditions (2013)	4,421	11,384	14,265
Projected Buildout (2035)	4,772	12,463	18,198
Potential Growth	348	1,079	3,933
ROSSMOOR / SPHERE OF INFLUENCE			
Existing Conditions (2013)	3,779	10,234	395
Projected Buildout (2035)	3,963	10,540	408
Potential Growth	184	306	13
TOTAL PLANNING AREA			
Existing Conditions (2013)	8,200	21,618	14,660
Projected Buildout (2035)	8,735	23,003	18,606
Potential Growth	532	1,385	3,946

Source: PlaceWorks, 2013.

Goals and Policies

Goal 1: An attractive and pedestrian-friendly town center that serves as the heart of the community.

Policy 1.1 Town center. Promote the development of a unique town center around Los Alamitos Boulevard, with spaces designed for community celebrations and events.

Policy 1.2 Public investments. Invest in public improvements to transform Los Alamitos Boulevard into an attractive and pedestrian-friendly street.

Policy 1.3 Diverse businesses and activities. Attract and retain a variety of shopping, dining, and entertainment options for residents and visitors in the town center. Encourage the creation of daytime, nighttime, and weekend activity in the town center.

Policy 1.4 Vertical mixed-use. Encourage development that provides retail on the ground floor and office, hotel, or residential uses on upper floors in the town center along Los Alamitos Boulevard.

Policy 1.5 Outdoor dining. Encourage existing and new restaurants to incorporate outdoor dining along Los Alamitos Boulevard.

Policy 1.6 Public art. Encourage the incorporation of art in public and private spaces that celebrates the community's history and imagines a greater future.

Goal 2: Fiscally sustainable growth and economic development through a balanced mix of land uses and development types.

Policy 2.1 Fiscal impacts. Require that new development be fiscally neutral or positive and can be adequately served by public facilities without negatively impacting service to existing businesses and neighborhoods.

Policy 2.2 Mix of land uses. Maintain a balanced mix of residential, retail, employment, industrial, open space, and public facility land uses.

Policy 2.3 Maximize retail along Katella. Maximize community- and regional-scale retail opportunities along Katella Avenue. For parcels 10 acres or larger along Katella Avenue, support the conversion to community- and regional-scale retail.

Policy 2.4 Town center uses. Maximize shopping, dining, arts, and entertainment uses in the town center.

Policy 2.5 Skilled jobs. Attract and retain businesses that provide highly skilled and well-paid jobs.

Policy 2.6 Medical uses. Leverage the medical center as a key anchor, concentrating medical uses around the campus and encouraging complementary uses.

Policy 2.7 Quality of life uses. Maintain, improve, and expand uses that define and enhance the City's quality of life, including parks, trails, open spaces, and public facilities.

Policy 2.8 Annexation. Support annexations that will have a positive fiscal impact on the City.

Goal 3: Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities.

Policy 3.1 Compatibility. Require that new nonresidential development is located, scaled, and designed to be compatible with existing adjacent neighborhoods and uses.

Policy 3.2 Economic viability. Preserve the economic viability and continuity of existing commercial and industrial businesses.

Policy 3.3 Pedestrian improvements. Upgrade rights-of-way in areas designated as Limited Industrial and Medical Overlay to create safe and attractive pedestrian environments.

Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.

Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.

Policy 4.2 Corridor design. Buildings and related improvements along the City's arterial streets should exhibit authentic and enduring design. Although no specific architectural style is required, the City prefers that designs for individual buildings stay true to a single architectural style and discourage franchise architecture.

Policy 4.3 Multifamily neighborhoods. Promote coordinated property maintenance and improvement in the Old Town West, Old Town East, and Apartment Row neighborhoods.

Policy 4.4 Scale and Character. Ensure that all new development in residential neighborhoods is compatible with the scale and character of the surrounding neighborhood.

Policy 4.5 Substandard parcels. Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When improvements are not feasible, support the consolidation of substandard parcels for reuse.

Goal 5: Lands owned by public agencies that are used, planned, and developed in a manner that reinforces the goals of the General Plan.

Policy 5.1 Community use of the Joint Forces Training Base. Cooperate with Joint Forces Training Base (JFTB) leadership to maximize the community use of base facilities.

Policy 5.2 Joint Forces Training Base reuse. The JFTB shall remain a functioning military training facility within the jurisdictional boundary of the City of Los Alamitos. If the federal government decides to close the base and transition it to private, non-military use, the City of Los Alamitos shall maintain a leadership role in establishing and implementing a base reuse plan.

Policy 5.3 Reuse of public land. The City shall prioritize the reuse of land not along Katella Avenue that is owned by non-city public agencies for public uses such as civic buildings, parks, or recreation facilities.

Policy 5.4 Flood control facilities. The City strongly supports the use of flood control facilities as public trails throughout Los Alamitos.

Policy 5.5 Dual use of school property. Coordinate with LAUSD to enable public use of school facilities outside of school hours.

Policy 5.6 School expansion and improvements. Coordinate with LAUSD and its consultants on technical studies for school expansion and improvement projects.

City of Los Alamitos

Planning Commission

**Agenda Report
Staff Report**

**January 12, 2015
Item No. 9**

To: Chair and Members of the Planning Commission

Via: Steven Mendoza, Community Development/Public Works Director

From: Tom Oliver, Associate Planner

Subject: Planned Sign Program (PSP) 14-01 Continued – Chevron - 5100 Katella Ave., Los Alamitos

Summary: Review an application for a Planned Sign Program 14-01 consisting of a monument sign, canopy fascia with two (2) sets of channel letters and hallmark logo, six (6) illuminated pump spanners, six (6) pump changeable advertisement signs, and twelve (12) pump base stickers in the general commercial zone (C-G) located at 5100 Katella Avenue.

Recommendation: Staff recommends the Planning Commission adopt Resolution No. 14-33, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 14-01, AS MODIFIED WITH CONDITIONS, CONSISTING OF ONE (1) MONUMENT SIGN, A NEW CANOPY FASCIA WITH TWO (2) SETS OF CHANNEL LETTERS AND HALLMARK LOGO, SIX (6) ILLUMINATED PUMP SPANNERS, SIX (6) PUMP-MOUNTED CHANGEABLE ADVERTISEMENT SIGNS, TWELVE (12) PUMP BASE STICKERS, AND FUTURE ATTACHED WALL SIGNAGE LOCATED AT 5100 KATELLA AVE, IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 222-181-03, (APPLICANT: COMPASS SERVICES - KEVIN LORING)."

Applicant: Compass Services - Kevin Loring

Location: 5100 Katella Avenue, APN 222-181-03

Environmental: A Categorical Exemption pursuant to Section 15311 (Accessory Structures: Class 11 (a) On-premise signs) will be prepared for the proposed project in

accordance with the California Environmental Quality Act.

Approval Criteria:

Sections 17.28.060 and 17.28.090.3.B of the Los Alamitos Zoning Code require Commission approval of a Planned Sign Program whenever a parcel will have permanent signs that exceed either five signs or an aggregate area of more than 200 square feet. This applicant has chosen to create this Planned Sign Program for the purpose of consistent, high-quality signage on the property.

Previous Approvals

CUP 246-86 Install pump islands and convert service station to self serve sales/vending

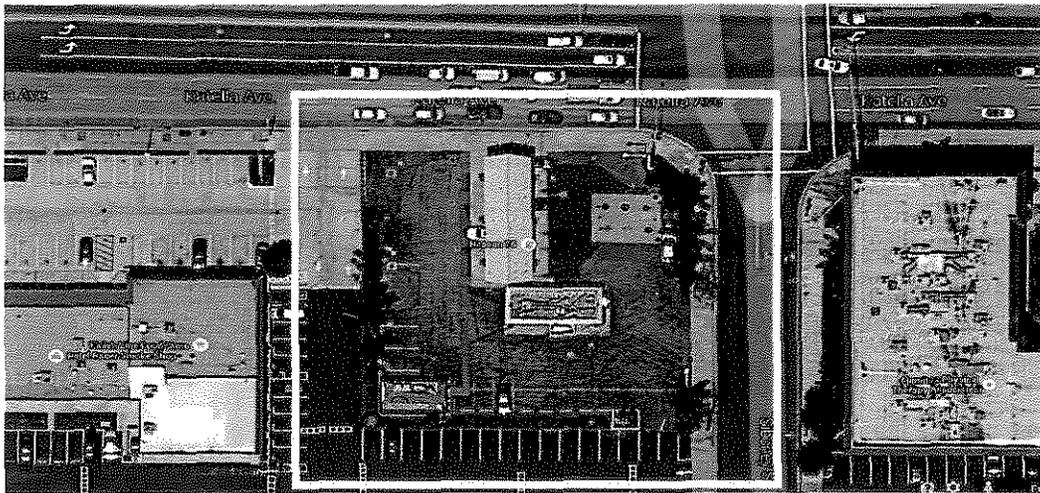
CUP 320-89 Addition to service station

CUP 382-94 Rebuild, alcohol sales, and carwash (never constructed)

PSP 07-02 Planned Sign Program (Expired)

Background

This is a request for a Planned Sign Program consisting of monument, window, and address number signs at 5100 Katella Ave. The site was currently a 76 gas station with an existing building and installed gas pumps in the General Commercial (C-G) Zoning District.



Location

The adjacent properties are developed and zoned as follows:

North:	City of Cypress - race track
East & West:	Developed with commercial uses in the Commercial-Professional office (C-O) Zoning District.
South	Developed with residential uses in the Single Family Residential (R-1) Zoning District.

Discussion

The applicant, Kevin Loring, of Compass Services, is the sign company representative for the owner of this service station, Sal Hassan. He is changing the franchise for this location from Unocal 76 to Chevron. This location has had a Planned Sign Program approved in the past (PSP 07-02) however, the program expired as the previous applicant never made the sign changes to the property.

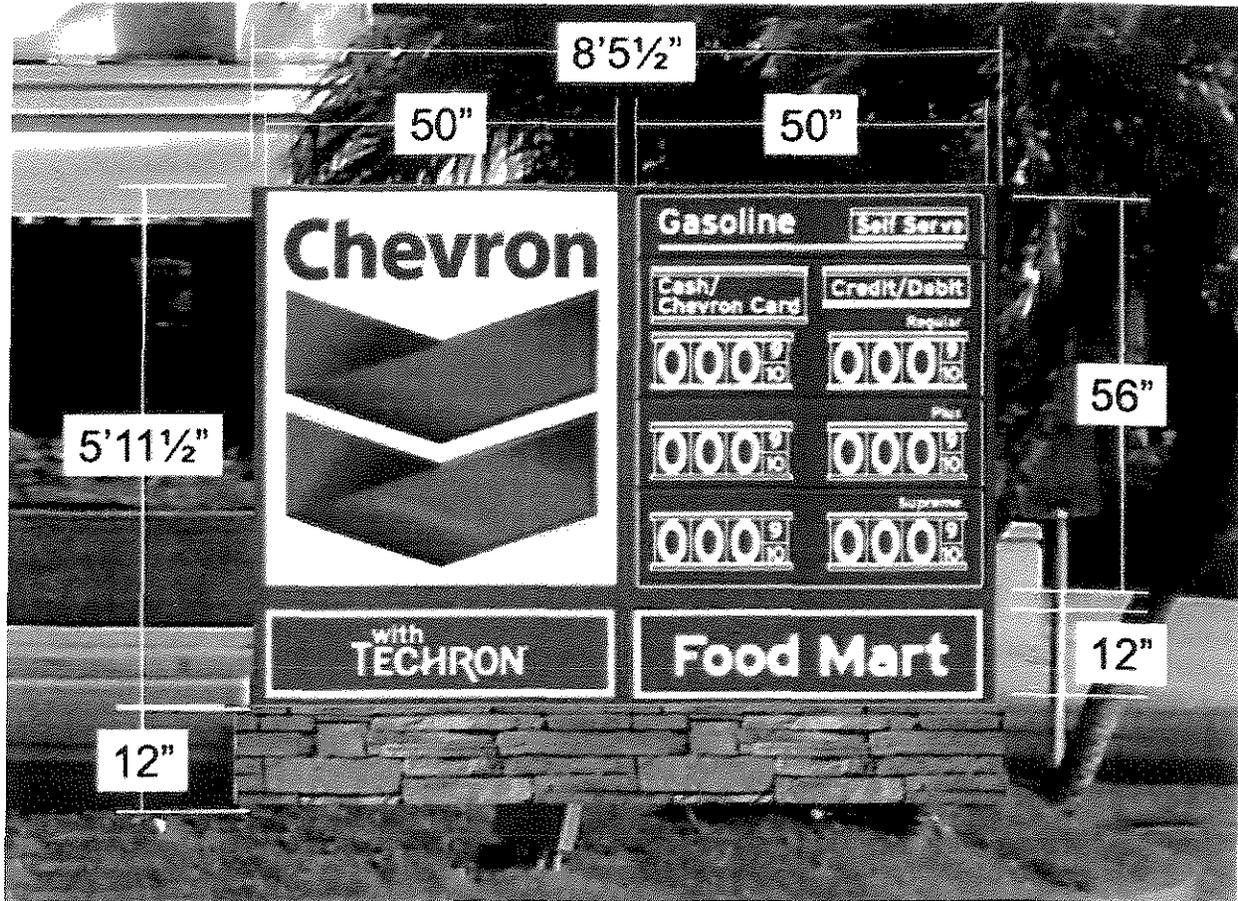
The purpose of a Planned Sign Program, as described in Section 17.28.060A of the Los Alamitos Municipal Code (LAMC), is to provide flexibility from strict application of the Code while encouraging good sign design, sign variety and better visibility for multi-tenant uses that may not be visible from a right of way or that have unique architectural designs. The Los Alamitos Municipal Code Section 17.28.060B.1 *Planned Sign Program - Mandatory Sign Program Required* requires a Planned Sign Program whenever a parcel will have permanent signs that exceed either five (5) signs or an aggregate area of two hundred (200) square feet. In this instance, the applicant has chosen to create this Planned Sign Program for the purpose of consistent, high-quality signage on the property.

In its meeting of December 8, 2014, the Planning Commission requested that Mr. Loring resubmit the site plan for the signage with the site safety triangles clearly marked for the monument sign, so that they could see that it would indeed fit in the grassy corner of Katella and Siboney with these site safety triangle setbacks. He has resubmitted the plan as Exhibit A to the attached resolution.

The signs are described in detail in Exhibit A, however, Staff provides a brief synopsis below:

Monument Sign:

Center Identification Sign, Detached - Monument Sign



PROPOSED C45 MONUMENT SIGN

The applicant has proposed one (1) monument sign for the detached center identification sign. The proposed sign is two-sided, internally illuminated, and the base has an aluminum façade with a stone veneer as requested by the Commission in December's meeting. This sign is display with movable plastic numbers and smaller displays that are built into the sign. It will have a mixture of colors including red, blue and white that will combine with the other colors of the proposed signage. The monument sign is 6 feet 11½ inches tall by 8 feet 5½ inches wide and 50 square feet. According to LAMC Section 17.28.090.3.C.1, a monument sign height limit is 8 feet, which this sign meets, and the submission does not exceed the 50 square feet which is allowed.

Staff Recommendation:

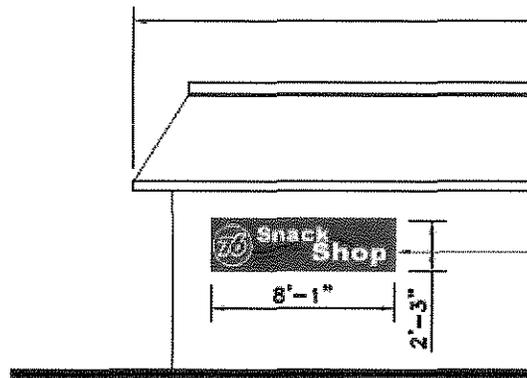
Staff feels that with the Stone veneer base shown above, and the applicant's new site plan showing the sign moved out of the driveway's sight safety triangle to the West as well as the street to the East this sign should be approved as presented.

Wall Signs

The proposed plan states that it will remove the wall signs from the building.

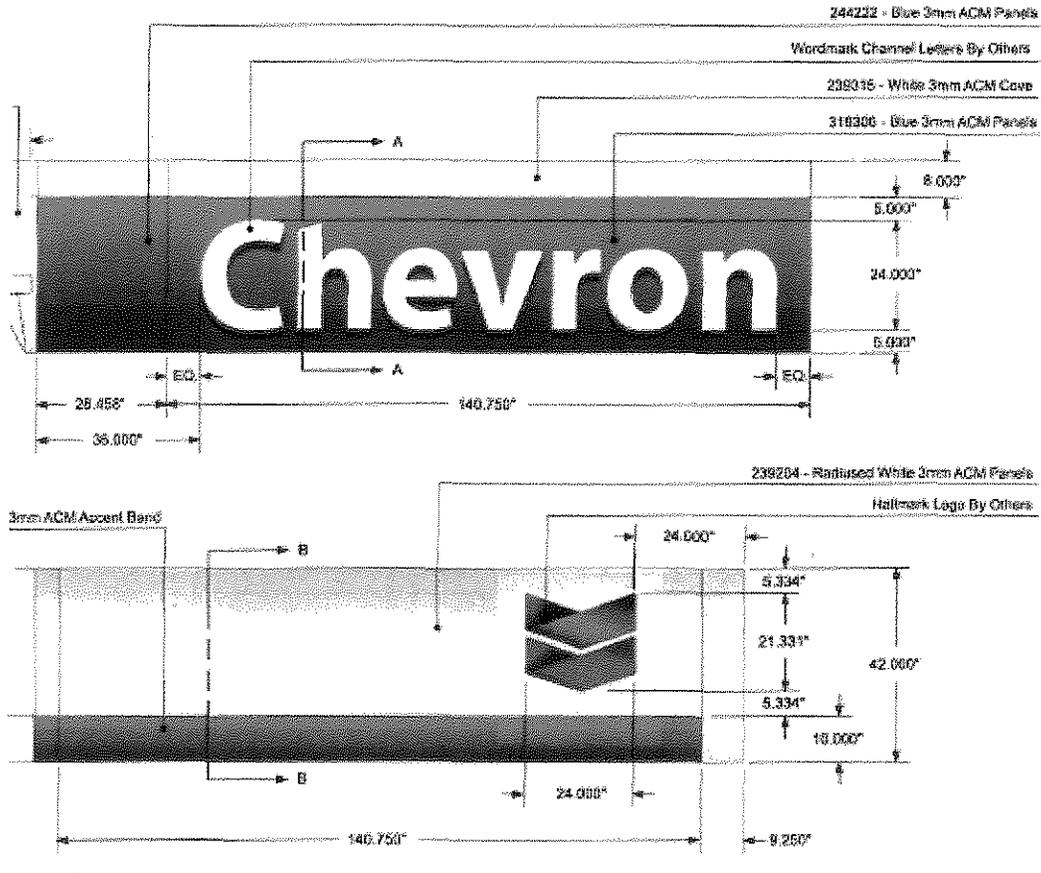
Staff Recommendation:

The wall signs should remain approved, even if removed. Staff feels that the franchise owner will one day need to reattach similar signs to advertise the new snack shop. The signs are to be fabricated as internally-illuminated cabinet signs, and they will be finished in the color choice and font chosen by the particular tenant. They can be halo-illuminated as well. They should be allowed 1 square foot of signage per linear foot of building street frontage.



Canopy Fascia with Two (2) Sets of Channel Letters and Hallmark Logo

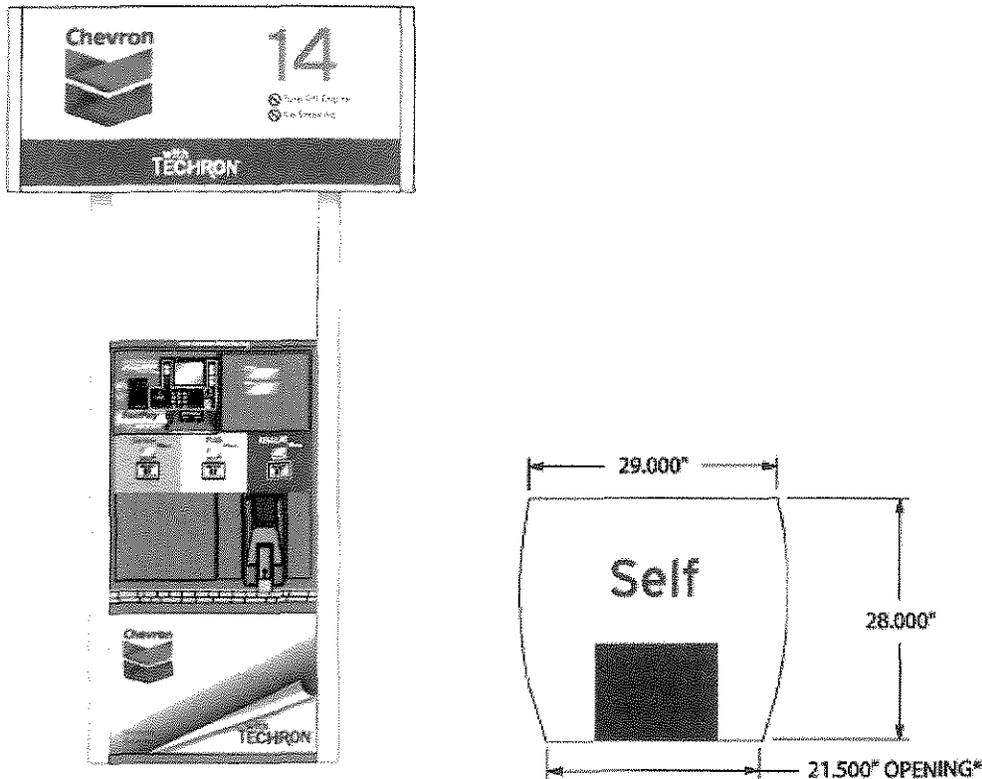
The canopy over the gas pumps currently displays the style for Unocal, with a pitched roof and Spanish tile. The applicant would like to make changes to fit with Chevron's current franchisee style. This would begin with a fascia rap that would hide the older roof and tiles. The material for the fascia is referred to as "ACM" which stands for Aluminum Composite Material. Then two Chevron channel letter signs will be placed on the West and East elevations and Chevron's Hallmark logo on the North elevation, facing Katella Avenue. This fascia will have LED accent band lighting on the white side of the fascia and the LED down lighting on the blue side for Chevron Hallmarks.



Staff Recommendation:

Staff recommends approving the fascia and its attached signage for this program as presented.

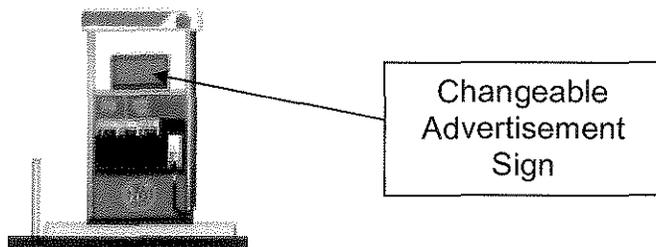
Illuminated Pump Spanners, Pump-mounted Changeable Advertisement Signs, Pump Base Stickers



The proposed plan presents the above look for the six (6) pumps. The pump spanners are internally illuminated with plastic inserts.

Staff Recommendation:

Staff recommends approving the pump signage for this program as presented. Also, Staff recommends approval for Pump-mounted Changeable Advertisement Signs which are not shown on this example but have been incorporated in the past by franchises that have occupied this station.



Required Findings

In order for a Planned Sign Program to be approved, the Commission is required to make the following findings:

1. The proposed signs satisfy the intent of the Planned Sign Program chapter (LAMC 17.28.060) and the general plan;

This parcel may have permanent signs that exceed five signs or an aggregate area of more than 200 square feet. This applicant has chosen to create this Planned Sign Program for the purpose of consistent, high-quality signage on the property.

2. The proposed signs complement and are in harmony with the design of the building; incorporate several common design element and incorporate materials, colors or design motifs included in the structure being identified; and

All of the signs as proposed have common elements with signs scattered throughout Los Alamitos. This plan is a commonplace design for a service station in its use of materials and colors.

3. The approval of a planned sign program will not adversely affect surrounding land uses or obscure adjacent conforming signs.

The proposed signs will not obscure any other signage on this or any other property. They represent traditional service station signage.

Summary

The proposed signs exceed certain maximums or minimums allowed when in conjunction with a Planned Sign Program as the intent of a Planned Sign Program is to allow flexibility from the limitations of the Code in order to “encourage good sign design, sign variety, and better visibility for multi-tenant uses that may not be visible from a right-of-way or that have unique architectural designs.”

The overall proposal presented to the City is pleasant and provides an acceptable appearance to the site. The number of proposed signs is kept to a minimum, with Staff’s modifications, and will advertise the applicant’s property in an appropriate, uncluttered manner. The Planned Sign Program, as conditioned, will serve to draw customers to the Chevron gas station in an ideal manner. Therefore, Staff recommends approval of Planned Sign Program PSP 14-01, with modifications, as conditioned.

Attachments: 1) Draft Resolution No. 14-33, with Exhibit A

RESOLUTION NO. 14-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 14-01, AS MODIFIED WITH CONDITIONS, CONSISTING OF ONE (1) MONUMENT SIGN, A NEW CANOPY FASCIA WITH TWO (2) SETS OF CHANNEL LETTERS AND HALLMARK LOGO, SIX (6) ILLUMINATED PUMP SPANNERS, SIX (6) PUMP-MOUNTED CHANGEABLE ADVERTISEMENT SIGNS, TWELVE (12) PUMP BASE STICKERS, AND FUTURE ATTACHED WALL SIGNAGE LOCATED AT 5100 KATELLA AVE, IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 222-181-03, (APPLICANT: COMPASS SERVICES - KEVIN LORING).

WHEREAS, a completed application for a Planned Sign Program was submitted by Compass Services/Kevin Loring on November 3, 2014, requesting approval for signage as a part of a Planned Sign Program to be implemented at the property located at 5100 Katella Ave, APN No. 222-181-03; and,

WHEREAS, the design of the project, as conditioned, will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. According to the guidelines for implementing the California Environmental Quality Act (CEQA), the proposed project is Categorically Exempt pursuant to Section 15311 (Accessory Structures: Class 11; (a) On-premise signs) of CEQA; and,

WHEREAS, that said verified application constitutes a Planned Sign Program request as required by Sections 17.28.060 and (for service stations) 17.28.090.5.B of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission reviewed the Planned Sign Program application on December 8, 2014, and based upon the evidence presented asked the Applicant to resubmit revised plans with changes discussed during the meeting; and,

WHEREAS, the Planning Commission reviewed the revised Planned Sign Program application on January 12, 2015, and based upon the evidence presented, set forth the following findings required by Chapter 17.28.060.E of the Los Alamitos Municipal Code:

1. The proposed signs satisfy the intent of the Planned Sign Program chapter (LAMC 17.28.060) and the general plan.

This parcel may have permanent signs that exceed five signs or an aggregate area of more than 200 square feet. This applicant has

chosen to create this Planned Sign Program for the purpose of consistent, high-quality signage on the property. It will satisfy the intent of Chapter 17.28 and the General Plan because the proposed signs will protect public and private investments in buildings and open spaces; preserve and improve the appearance of the City as a desirable environment in which to live and to work; enhance visual unity; promote unifying design characteristics; create an attractive and pleasing atmosphere for nonresidents who come to visit or to trade; and prevent excessive, conflicting and confusing sign displays.

2. The proposed signs complement and are in harmony with the design of the building; incorporate several common design element and incorporate materials, colors or design motifs included in the structure being identified.

All of the signs as proposed have common elements with signs scattered throughout Los Alamitos. This plan is a commonplace design for a service station in its use of materials and colors. The signs encourage good sign design in color consistency, size consistency, and a modern appearance that is suitable for its low-profile location in the Planned Light Industrial Zone and that 17.28.060(A) provides exception from strict adherence to the Code in approving a Planned Sign Program.

3. The approval of a planned sign program will not adversely affect surrounding land uses or obscure adjacent conforming signs.

The proposed signs will not obscure any other signage on this or any other property. They represent traditional service station signage. The signs will be in harmony with surrounding development in that the signs are of a size and type that are commonly used in other commercial properties and the colors are not garish but are complementary to the site and also are commonly used in commercial signage.

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. An appeal of this decision may be filed pursuant to Chapter 17.68 of the Los Alamitos Municipal Code.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Planned Sign Program PSP 14-01 and the signage incorporated therein, subject to the following conditions:

Planning

1. Subsequent submittals for 5100 Katella Ave. shall be consistent with Exhibit A as well as additions, revisions, changes, or modifications as required by the Planning Commission.
2. Wall Signs:
 - If wall signs are installed in the future they shall be fabricated as internally-illuminated cabinet signs, and they shall be finished in the color choice and font chosen by the particular tenant. They can be halo-illuminated as well.
 - The signs shall be allowed to contain 1 square foot of signage per linear foot of building street frontage.
3. Pump-mounted Changeable Advertisement Signs & Pump Base Stickers
 - If Pump-mounted Changeable Advertisement Signs are installed in the future, they shall be incorporated into the open space below the Pump Spanners.
 - The pump base stickers are approved as a part of this approval.
4. Approval shall be valid for a period of eighteen (18) months from the date the approval goes into effect. If the signage approved by this action is not established within such time period, such approval shall be terminated and shall thereafter be null and void.
5. Planned Sign Program PSP 14-01 for the buildings at 5100 Katella Ave, as modified, is approved exclusively for the location and design of the signs as shown on the relevant drawings in Exhibit A and subject to such additions, revisions, changes or modifications as may be required by the Planning Commission hereunder. Applicant must submit revised drawings to incorporate the changes and modifications approved herein. Any relocation, alteration, addition to, or use of any sign design, color, or material not specifically approved shall nullify this approving action. If any changes are proposed regarding the location or alteration of the signs, an amendment to this permit 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 and intent of this approval action, and that action would have been the same for the proposed change or changes as for the proposal approved herein, and such changes represent less than twenty-five (25) percent of the total signage that is subject to a Planned Sign Program, the amendment may be approved by the Community Development Director without requiring a public meeting. Any

changes representing more than twenty-five (25) percent of total signage subject to a Planned Sign Program shall be approved by the Planning Commission as an amendment to the existing Planned Sign Program.

6. The Planned Sign Program does not prohibit the change of signage in the case of changed tenants, provided that the signage conforms to the Planned Sign Program and conditions of approval.
7. Failure to satisfy and/or comply with the conditions herein may result in a recommendation to the Planning Commission and/or City Council for revocation of this approval.
8. 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.
9. Prior to permit issuance, the applicant, and applicant's successors in interest, shall be responsible for payment of all applicable fees.
10. Prior to permit issuance, 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.
11. The applicant shall submit complete plans for plan check and obtain all required building permits. All applicable conditions herein must appear on and be noted on, the final working drawings prior to the issuance of a building permit.
12. Applicant shall comply with applicable Federal, State, City, and Orange County laws and regulations.

Building Department

13. The applicant/operator shall submit complete plans for any wall sign installed in the future, as well as for the monument sign, including necessary engineered drawings, to the City for plan check prior to building permit issuance.

SECTION 4. The Secretary of the Planning Commission shall forward a copy to the applicant and any person requesting the same and shall cause a copy of the Notice of Exemption to be filed with the County Clerk's office.

PASSED, APPROVED, AND ADOPTED this 12th day of January 2015.

Chair

ATTEST:

Steven Mendoza, Community Development/
Public Works Director

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

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

I, Steven Mendoza, Community Development/Public Works Director of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 12th day of January 2015, by the following vote, to wit:

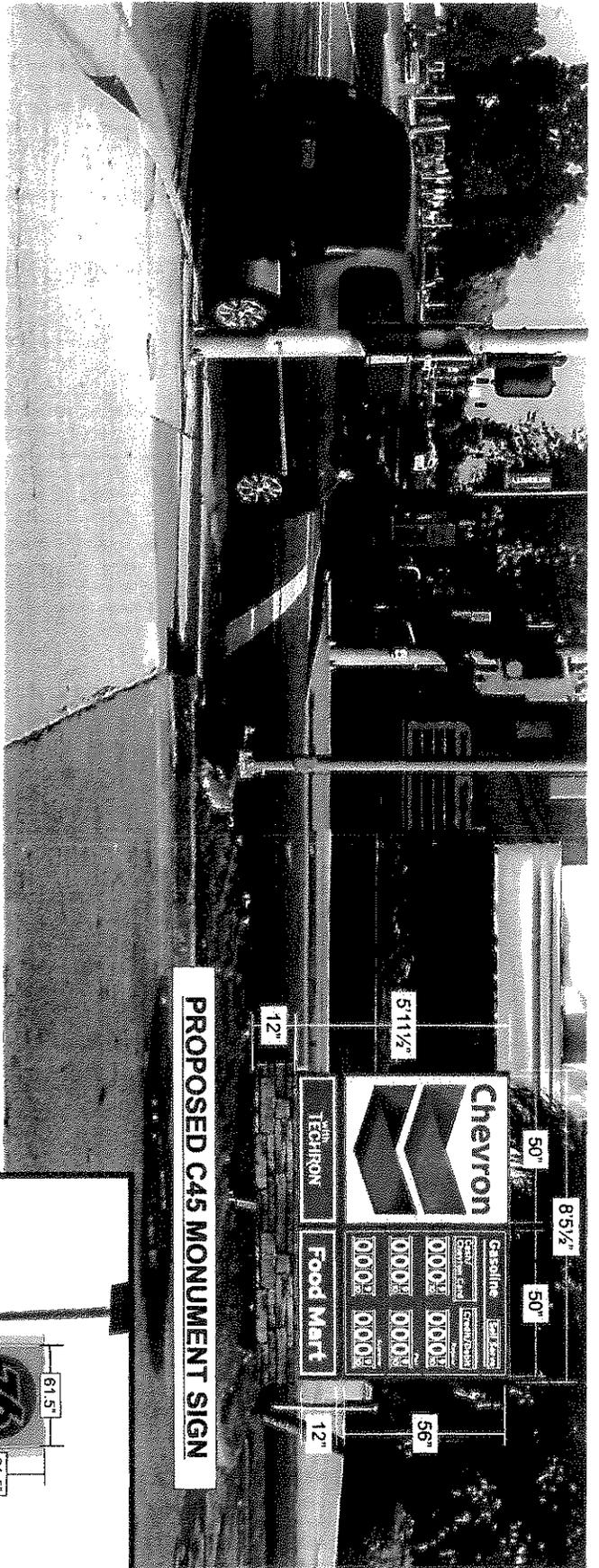
AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Mendoza, Community Development/
Public Works Director



Hassan 16
 5100 Katella Ave.
 Los Alamitos, CA 90720

COMPASS SERVICES

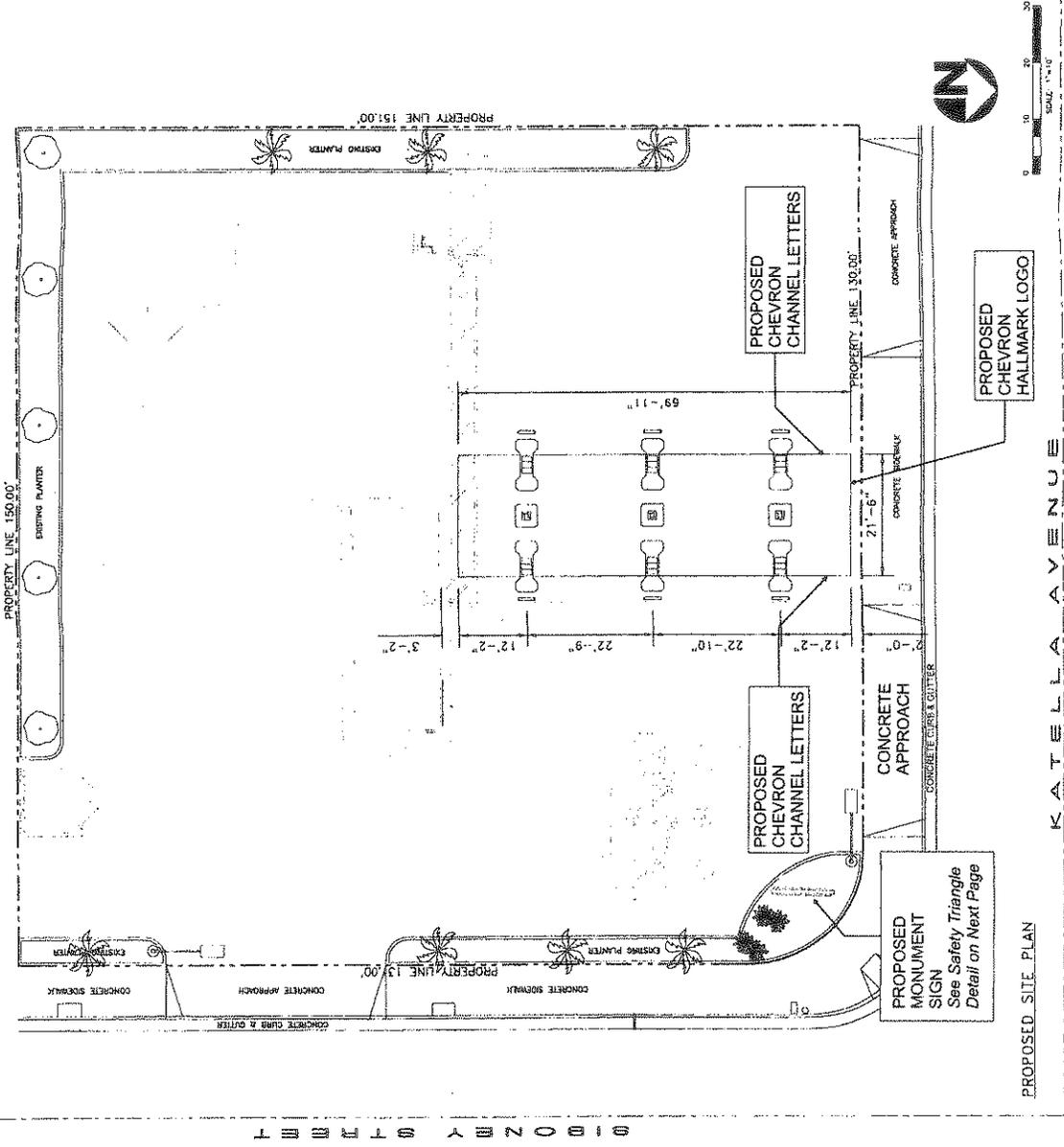
1350 W. Collins Ave., Unit G
 Orange, CA 92867
 (714) 202-5711
 service@compass4services.com

SIGN
 PLAN

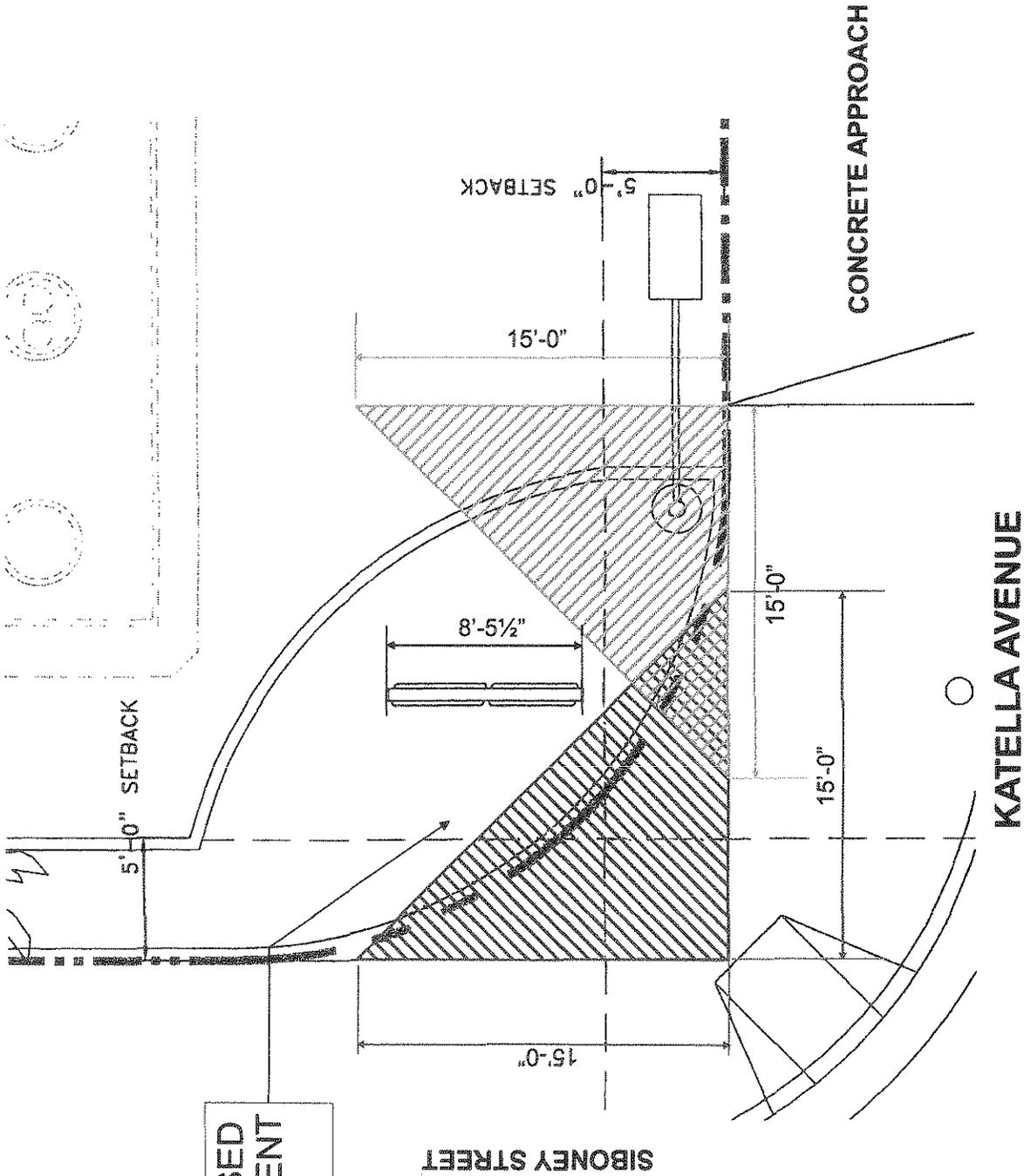
**SITE
PLOT PLAN**

COMPASS SERVICES
1350 W. Collins Ave., Unit G
Orange, CA 92867
(714) 202-5711
service@compass4services.com

Hassan 16
5100 Kattella Ave.
Los Alamitos, CA 90720



PROPOSED SITE PLAN



PROPOSED
MONUMENT
SIGN

① ENLARGED PROPOSED MONUMENT SIGN

LEGEND

- CITY OF LOS ALAMITOS ZONING COD 17.16.140 (SITE SAFETY TRIANGLE)
- CITY OF LOS ALAMITOS ZONING CODE 17.28.090 (5' SETBACK FROM PROPERTY LINE)

CONCRETE APPROACH

KATELLA AVENUE

SIBONEY STREET

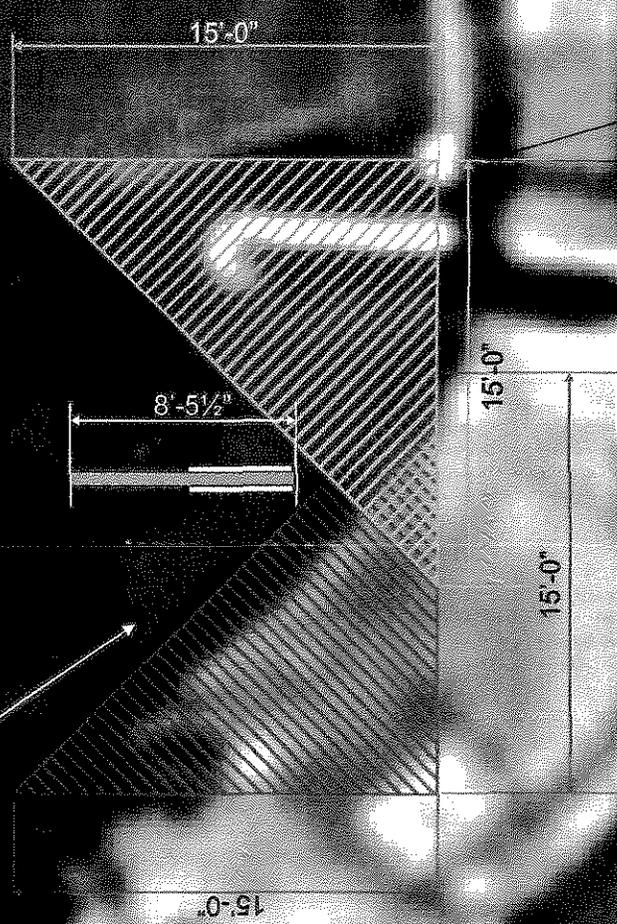
PROPOSED
MONUMENT
SIGN

ENLARGED PROPOSED MONUMENT SIGN

LEGEND

CITY OF LOS ALAMITOS ZONING CODE 17.16.140
(SITE SAFETY TRIANGLE)

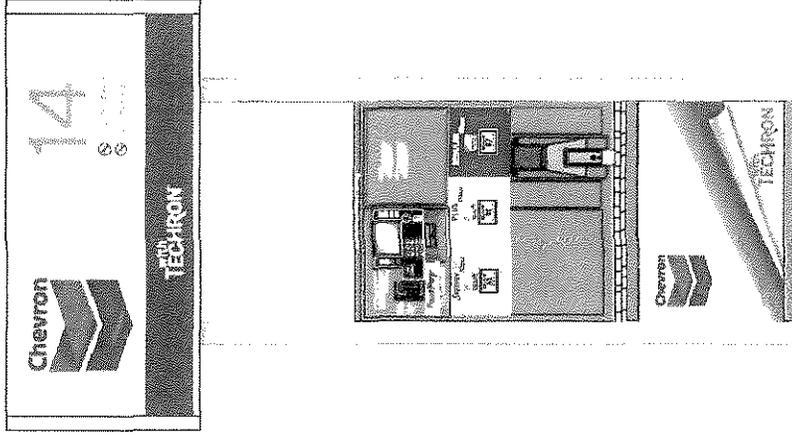
CITY OF LOS ALAMITOS ZONING CODE 17.28.090
(5' SETBACK FROM PROPERTY LINE)



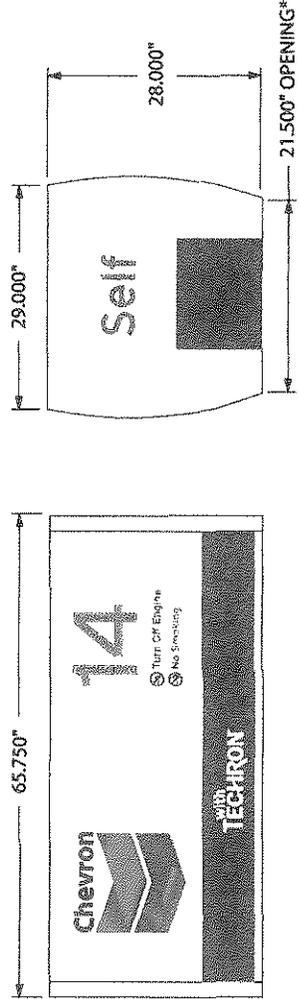
EXISTING 76 DISPENSERS



PROPOSED RE-IMAGED DISPENSERS



PROPOSED ILLUMINATED PUMP SPANNERS



Internally illuminated frameless system.
T8 long life fluorescent lighting.