

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION REGULAR MEETING

Wednesday, April 22, 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
 - Commission Daniel
 - Commissioner DeBolt
 - Commissioner Grose
 - Commissioner Loe
 - Commissioner Sofelkanik
 - Vice-Chair Culty
 - Chair Riley
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. **APPROVAL OF MINUTES**

A. Approve the Minutes for the Regular Meeting of February 9, 2015

6. **CONSENT CALENDAR**

None.

7. **PUBLIC HEARINGS**

A. **Conditional Use Permit (CUP 15-01)**

A Request to Install an Alkaline Water Vending Machine with outdoor Access in the General Commercial (C-G) Zone

Consideration of a Conditional Use Permit to allow an outdoor retail sales use (alkaline water vending machine with outdoor access) in the General Commercial (C-G) Zone (Applicant: Henry Kim, of Anaheim Soft and Alka Pi Water).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Adopt Resolution No. PC 15-01, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 15-01 TO ALLOW AN OUTDOOR RETAIL SALES ESTABLISHMENT (ALKA PI WATER) AT 5014 KATELLA AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: HENRY KIM, OF ANAHEIM SOFT AND ALKA PI WATER)."

8. **STAFF REPORTS**

A. **Resolution of Intention #15-02**

Consideration of a Resolution of Intention by the Planning Commission to make zoning changes required in the newly adopted Los Alamitos General Plan Update (Citywide) (City initiated).

Recommendation:

1. Adopt Resolution No. PC 15-02, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, TO AMEND LOS ALAMITOS MUNICIPAL CODE CHAPTER 17 AND MAKE CHANGES TO THE ZONING MAP OF THE CITY, TO FULFILL ACTIONS CONCERNING CERTAIN LAND USE CODES AND ZONING CHANGES IN THE CITY AS REQUIRED BY THE 2035 LOS ALAMITOS GENERAL PLAN UPDATE (ZOA 15-01) (CITYWIDE) (CITY INITIATED)."

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

None.

10. COMMISSIONER REPORTS

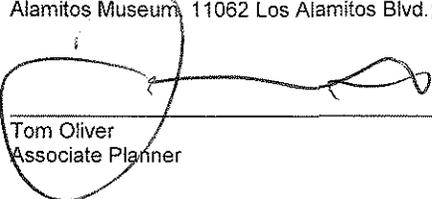
None.

11. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at 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

4/14/15

Date

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

REGULAR MEETING – February 9, 2015

1. CALL TO ORDER

The Planning Commission met in Regular Session at 7:03 P.M., Monday, February 9, 2015, in the Council Chambers, 3191 Katella Avenue; Chair Riley presiding.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Riley.

3. ROLL CALL

Present: Commissioners: Mary Anne CUILTY
Will Daniel
Art DeBolt
Wendy Grose
Gary Loe
John Riley
Victor Sofelkanik

Staff: Community Development Director Steven Mendoza
Associate Planner Tom Oliver
Assistant City Attorney Lisa Kranitz
Dawn Sallade, Part-Time Clerical Aide

4. ORAL COMMUNICATIONS

Chair Riley opened the meeting for Oral Communications.

City Council Member Warren Kusumoto thanked the Planning Commission for their hard work and service.

There being no further persons wishing to speak, Chair Riley closed Oral Communications.

5. APPROVAL OF MINUTES

A. Approve the Minutes of the Regular meeting of December 8, 2014.

Motion/Second: DeBolt/Grose

Unanimously Carried: The Planning Commission approved the minutes of the Regular meeting of December 8, 2014.

B. Approve the Minutes of the Regular meeting of January 12, 2015.

Motion/Second: DeBolt/Grose

Unanimously Carried: The Planning Commission approved the minutes of the Regular meeting of January 12, 2015.

6. **CONSENT CALENDAR**

None.

7. **STAFF REPORTS**

- 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, November 10, 2014, December 8, 2014, and January 12, 2015.**

Community Development Director Mendoza summarized the Staff Report, referring to the information contained therein, gave a PowerPoint presentation and indicated he's prepared to answer questions from the Planning Commission. He indicated that this is a public hearing and testimony will be heard that's necessary regarding the area of Opportunity Site 6.

Mr. Mendoza explained that at the January 12, 2015 Planning Commission meeting, the Commissioners directed Staff to change the definition of Mixed Use to require retail businesses on the first floor of parcels that are adjacent to Los Alamitos Blvd. and Katella Ave. To make that change, in its research, Staff found that the change would create more legal non-conforming uses and would be a more restrictive document than intended by a General Plan.

Chair Riley opened the Public Hearing.

Dan Aguilar, resident on Pine Street, one block west of Los Alamitos Blvd., inquired how this will affect his property.

Mr. Mendoza explained that the only change to that area is that it will allow people to have a business out of their home.

Chair Riley asked if there was anyone else wishing to speak on this item. There being no further speakers, Chair Riley closed the public hearing.

Commissioner DeBolt stated that he still likes the mandatory language but he appreciates the concerns that Staff has raised regarding the issues but he has, however, tweaked the definition a little that might address those issues at least in a broad sense. For the parcels that front Los Alamitos Blvd. or Katella, he has changed it to say, "The ground floor is required to consist of those land uses allowed in the C-G zone as of the date of the adoption of the General Plan". So rather than calling it "retail uses" and then somebody trying to figure out what a retail is, he just incorporated the entire C-G zone into the definition. Then for the other parcels that do not front Los Alamitos Blvd. or Katella that stand alone and are not mixed use, commercial office

shall be permitted. The only thing that he really changed was instead of retail use, he said, "the uses that are currently allowed in the C-G zone".

Chair Riley asked if this references a C-G zone as of the date of adoption of the General Plan and the General Plan would be adopted before we make zoning changes.

Ms. Kranitz indicated that that was true and that would tie the Commission's hands on the C-G zone. The C-G zone could not be amended because then the Commission would be creating inconsistency with the General Plan.

Commissioner Solfelkanik suggested that we just take out "as of the date of adoption" which would give us flexibility and some latitude of what we could do in the future to clean things up. He said he thinks this is very broad in what is allowed in the C-G zone which ranges from schools to recycling centers to drive-thru restaurants, etc.

Chair Riley asked for Mr. Drukker's opinion as to whether the Commission is getting too specific.

Colin Drukker said he thinks that doing away with the language "as of the date of the adoption" is probably good. He thinks that in general, the spirit of what he's hearing is that to prevent any sort of creation of non-conforming uses if the preference is to have the ground floor be commercial in nature then we should be good with the uses that are allowed. It can get broad with the commercial designation so he can see where people kind of pick and choose but he thinks in spirit it's probably the best that we're going to get until we get enough development interest that we can really pick and choose what we want to allow. Also, he thinks if the Commission does away with the language "as of the date of adoption", an administrative problem won't be created and the City will get to say whether or not the commercial zone changes in the future. He said overall the language is good.

Ms. Kranitz said that she believes that that's the language they've had since December for parcels that don't front Los Alamitos Blvd. or Katella Avenue: "Stand alone, not Mixed Use, Commercial, Office, Public, Quasi-Public uses shall be permitted".

Associate Planner Tom Oliver said that the only word he would change in this would be to not use the word "allowed" but use the word "permitted" or "conditionally permitted" because "allowed" is different.

Ms. Kranitz asked if Mr. Oliver would say, "For parcels that front Los Alamitos Blvd. or Katella Avenue, the ground floor is required to consist of those land uses permitted or conditionally permitted in the C-G zone".

Mr. Oliver indicated that that is correct.

Motion/Second: Loe/Grose

Unanimously Carried: The Planning Commission approved the adoption of Resolution No. PC 14-31, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LOS ALAMITOS GENERAL PLAN INCLUDING THE LAND USE CHANGES FOR VARIOUS PARCELS AND RELATED FINDINGS, ADOPTION OF ENVIRONMENTAL FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PLAN PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT"; and,

Motion/Second: Loe/Grose

Unanimously Carried: The Planning Commission approved the adoption of Resolution No. PC 14-32, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE 2014 GENERAL PLAN UPDATE, INCLUDING LAND USE DESIGNATION CHANGES." with the following change to Page 7 of 10, Paragraph 2:

Site 6 - Town Center Area – Changing from Retail Business to Mixed Use, Including the Following Definition of Mixed Use: Vertical or Horizontal Mix of Commercial, Office, Public/Quasi-Public, and/or Residential Uses on the Same Parcel. Stand-Alone (Not Mixed-Use) Commercial, Office, Public/Quasi-Public Uses are also Permitted. For Parcels that Front Los Alamitos Boulevard or Katella Avenue, the Ground Floor is Required to Consist of Those Uses Permitted or Conditionally Permitted in the General Commercial Zoning District.

8. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

- A. Discussion regarding a change in the date and time that the monthly Planning Commission meeting is conducted.

Community Development Director Mendoza summarized the Staff Report, referring to the information contained therein.

A discussion ensued and it was decided that the Planning Commission meetings will be held on the fourth Wednesday of each month at 7:00 PM to begin in March.

Motion/Second: Grose/Sofelkanik

Unanimously Carried: The Planning Commission approved changing the date of the Planning Commission meetings to the fourth Wednesday of each month at 7:00 PM.

9. COMMISSONER REPORTS

None.

10. ADJOURNMENT

The Planning Commission adjourned at 7:43 PM.

John Riley, Chairman

ATTEST:

Steven Mendoza, Secretary

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

April 22, 2015
Item No: 7A

To: Chair Riley and Members of the Planning Commission

Via: Steven Mendoza, Community Development/Public Works Director

From: Tom Oliver, Associate Planner

Subject: Conditional Use Permit (CUP) 15-01
A Request to Install an Alkaline Water Vending Machine with Outdoor Access in the General Commercial (C-G) Zone

Summary: Consideration of a Conditional Use Permit to allow an outdoor retail sales use (alkaline water vending machine with outdoor access) in the General Commercial (C-G) Zone (Applicant: Henry Kim, of Anaheim Soft and Alka Pi Water).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Adopt Resolution No. 15-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 15-01 TO ALLOW AN OUTDOOR RETAIL SALES ESTABLISHMENT (ALKA PI WATER) AT 5014 KATELLA AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: HENRY KIM, OF ANAHEIM SOFT AND ALKA PI WATER)."

Applicant: Henry Kim – Anaheim Soft/Alka Pi Water

Location: 5014 Katella Avenue, General Commercial (C-G) Zone

Environmental: A Class 1 Categorical Exemption, pursuant to Section 15301(e) – Existing Facilities, will be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is an existing building with no proposed alterations or expansion of no more than 2,500 square feet and there are no unusual circumstances present.

Approval Criteria:

Los Alamitos Municipal Code (LAMC), Section 17.26.020, Table 2-04 (Allowed Uses and Permit Requirements for the Commercial/Industrial Zoning Districts) requires Planning Commission approval of a Conditional Use Permit to allow an outdoor retail sales use in the C-G Zoning District.

Background

An application has been filed by Henry Kim for Conditional Use Permit (CUP) 15-01 to allow a water dispensing vending machine for outdoor retail sales located in a storefront window of the building at 5014 Katella Avenue in the General Commercial (C-G) zone.

The Conditional Use Permit would allow the installation of a water dispensing machine in place of the front window, in conjunction with a combination of an existing indoor water sales business and a computer website development business within the unit. The dispenser vending machine would distribute water from a business called "Alka Pi Water." The Conditional Use Permit is required because the business will conduct retail sales out of doors through the water dispensing vending machine.

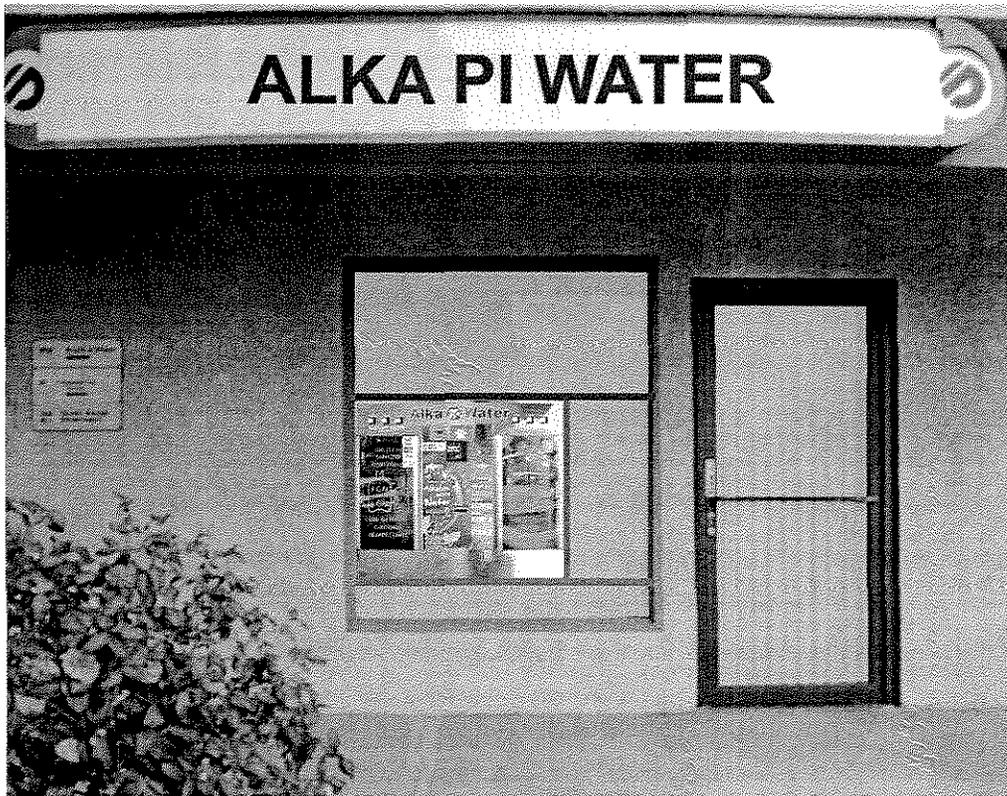


Figure 1 Rendering

Discussion

The applicant currently conducts his computer website development business at a location in the General Commercial (C-G) Zone. He has divided his leased floor space for his "Anaheim Soft" computer website development business to also include a water sales business called "Alka Pi Water."

The subject tenant space is approximately 583 square feet, located within a 28,234 square foot mini mall. The project proposes to remove the front window of the unit and install in its place a water dispenser. There are no plans to make changes to the parking layout.

Location

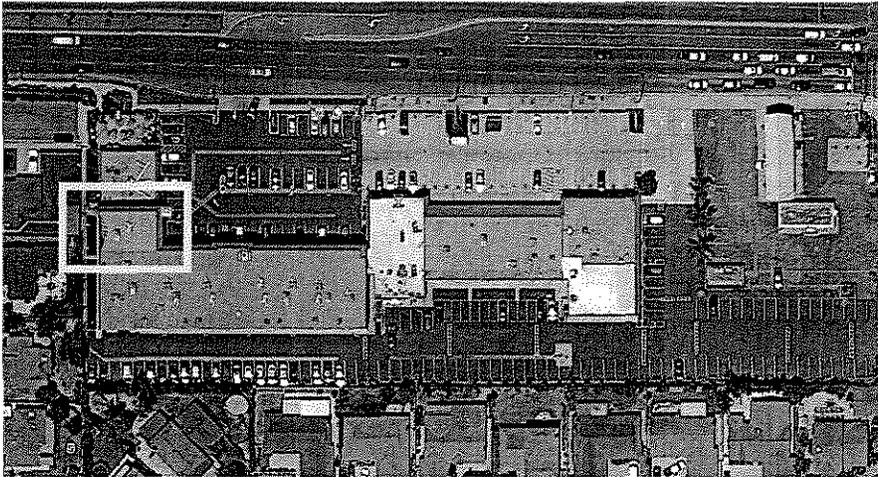


Figure 2 Location Map

The adjacent properties are developed and zoned as follows:

- | | |
|---------------|---|
| North: | Developed with the Los Alamitos Race Track in the city of Cypress. |
| South: | Developed with residential homes in the Single Family Residential (R-1) Zoning District. |
| East: | Developed with other businesses in the same shopping complex in the General Commercial (C-G) Zoning District. |
| West: | Developed with residential homes in the Single Family Residential (R-1) Zoning District. |

Parking

Section 17.26.040 of the Municipal Code requires 1 parking space for every 250 square feet. As the Shopping Center is 37,167 square feet, 149 spaces would be required.

The Center currently provides 206 parking spaces and 3 garages for a total of 209 spaces.

The Los Alamitos Municipal Code does not contain a parking requirement for outdoor retail sales uses, and in particular a vending machine. Section 17.26.030B provides that it is up to the Planning Commission to determine the amount of parking for a use which is not specifically mentioned. Given that the applicant is selling water from the inside of the store which is part of the shopping center, the vending machines are simply a customer convenience, and the vending machines do not take up any additional space, Staff is recommending that the Planning Commission determine that no additional parking is required for these particular machines.

Findings

In order to approve a CUP, certain findings are required by Municipal Code Section 17.42.050. The decision is required to be based on substantial evidence in view of the entire record before the Planning Commission.

The first finding is that the use, as outdoor retail sales, will not endanger the public health or general welfare if located where proposed and will not allow conditions which tend to generate nuisance conditions, including glare, odor, or vibrations. The use will not foster circumstances that tend to generate a nuisance; however, although the unit for this use is in a commercial area, there are residential homes on the other side of the building from this window installed use that could possibly hear noise at night emanating from this use. Staff has conditioned the Resolution for the dispensing unit to be on a timer that limit the hours from 6:00 AM to 10:00 PM, 7 days a week, and post signage that specifies the same.

The second finding is that the use meets the required conditions and specifications set forth in the zoning district where it proposes to locate. This is a commercial building surrounded by commercial uses on two sides, but is flanked behind the building by residential homes. Outdoor retail sales uses are specifically allowed in this zone if approved with a Conditional Use Permit (CUP), however a vending machine can be used twenty-four hours a day which is not allowed without being approved in the CUP, so Staff has limited operational hours in the Resolution to 6:00 AM to 10:00 PM, 7 days a week.

The third finding is that the location and character of the use will be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos General Plan. The Economic Element of the General Plan states as Goal number three, "Distinctive shopping and entertainment corridors and districts that attract consumer spending by residents, workers, and regional visitors". This type of sales of water is a unique type of business that is not currently being served in the town and would fulfill this goal.

General Plan Consistency

As noted in the above-mentioned findings, this use is consistent with the General Plan.

Recommendation

Staff recommends approval of CUP 15-01 and adoption of Resolution 15-01 which includes the findings and conditions, unless additional or contrary information is received during the meeting and based upon the evidence submitted to the Commission, including the evidence presented in this Staff report, and any oral and written evidence presented at the Public Hearing.

*Attachments: 1) Draft Planning Commission Resolution 15-01
Exhibit A - Photos and Specifications*

Attachment 1

RESOLUTION NO. 15-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 15-01 TO ALLOW AN OUTDOOR RETAIL SALES ESTABLISHMENT (ALKA PI WATER) AT 5014 KATELLA AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: HENRY KIM, OF ANAHEIM SOFT AND ALKA PI WATER).

WHEREAS, the application is for a Conditional Use Permit to allow an outdoor retail sales establishment (Alka Pi Water's vending machine) in an existing 583 square foot space at 5014 Katella Avenue in the General Commercial (C-G) Zoning District; and,

WHEREAS, the application constitutes a request under Section 17.42.040 (Conditional Use Permits - Application Filing) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on April 22, 2015; and,

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

WHEREAS, the Shopping Center in which this use is located currently has 209 parking spaces and only 149 are required;

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

SECTION 1. The above recitals are true and correct.

SECTION 2. In accordance with Section 17.26.030B of the Los Alamitos Municipal Code, the Planning Commission determines that no additional parking is required for the installation of the window water dispenser machines. This is based on the unique circumstances of this situation that the water is already being sold from the inside of the store and the machines are not adding any additional square footage to the shopping center as they will be located inside the store. This is not meant to set a precedent for any other outside vending machine.

SECTION 3. Conditional Use Permit 15-01 is hereby approved for outdoor retail sales. This is a water dispensing machine installed in the window of an existing 583 square foot space at 5014 Katella Avenue in the General Commercial (C-G) Zoning District based upon the following findings and subject to the conditions set forth in Section 4:

1. Alka Pi Water's vending machine (outdoor retail sales – water vending machine) located at 5014 Katella Avenue in the General Commercial (C-G) Zoning District will not endanger the public health or general welfare. The use will not foster circumstances that tend to generate a nuisance; however, although the unit for this use is in a commercial area, there are residential homes on the other side of the building from this window installed use that could possibly hear noise at night emanating from this use. The business is conditioned in the resolution for the dispensing unit to be on a timer and signage that limit the hours from 6:00 AM to 10:00 PM.
2. Alka Pi Water's vending machine will be located in a commercial area and is a conditionally permitted use within the zoning district where it proposes to locate. This is a commercial building surrounded by commercial uses on two sides, but is flanked behind the building by residential homes. Outdoor retail sales uses are specifically allowed in this zone if approved with a Conditional Use Permit (CUP); however, a vending machine can be used twenty-four hours a day which is not allowed without being approved in the CUP, these hours of operation are limited in this resolution.
3. Alka Pi Water's vending machine will be compatible with other uses located in the General Commercial (C-G) Zoning District and with the Los Alamitos General Plan. The Economic Element of the General Plan states as Goal number three, "Distinctive shopping and entertainment corridors and districts that attract consumer spending by residents, workers, and regional visitors". This type of sales of water is a unique type of business that is not currently being served in the town.
4. The decision to approve the Conditional Use Permit is based on review by the Planning Commission of the plans and specifications submitted for the proposed project and on testimony given at the Public Hearing before the Planning Commission.
5. The project is Categorically Exempt from the California Environmental Quality Act per Guidelines, Section 15303(e), Class 1. Existing Facilities. The proposed use is in an existing building with no proposed alterations or expansion of no more than 2,500 square feet. There are no unusual circumstances.

SECTION 4. The following conditions shall apply to this project:

Planning Department

1. Approval of this application is to allow an outdoor retail sale (Alki Pi Water dispensing vending machine) at 5014 Katella Avenue with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 15-01 noted thereon, and on file

in the Community Development Department (Exhibit A). Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Community Development Director. If the Community Development Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Community Development Director without requiring a public meeting.

2. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code or the Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Director of Community Development.
3. Failure to satisfy and/or comply with the conditions herein may result in revocation by the Planning Commission and/or City Council of this approval.
4. The applicant and the applicant's successors, in interest, shall be fully responsible for knowing and complying with all conditions of approval.
5. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement.

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

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

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

7. 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.
8. The property owner/applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department prior to issuance of any permits.
9. Applicant shall comply with applicable City, County, and/or State regulations.
10. The hours of operation for the machine shall be limited to 6:00 AM to 10:00 PM, 7 days a week, and shall be regulated by a timer on the power cord and a sign on the machine noting the hours.

Building Department

11. The applicant shall obtain City permits for all tenant improvements.
12. The applicant shall submit complete plans for any new construction and obtain all necessary permits for building, electrical, plumbing, and mechanical work to obtain "Assembly Use" occupancy in accordance with the building code in effect at time of permit issuance.

Orange County Fire Authority

13. None.

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

PASSED, APPROVED, AND ADOPTED this 22nd day of April 2015.

John Riley, Chair

ATTEST:

Steven Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

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

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 22nd day of April 2015, by the following vote, to wit:

AYES:

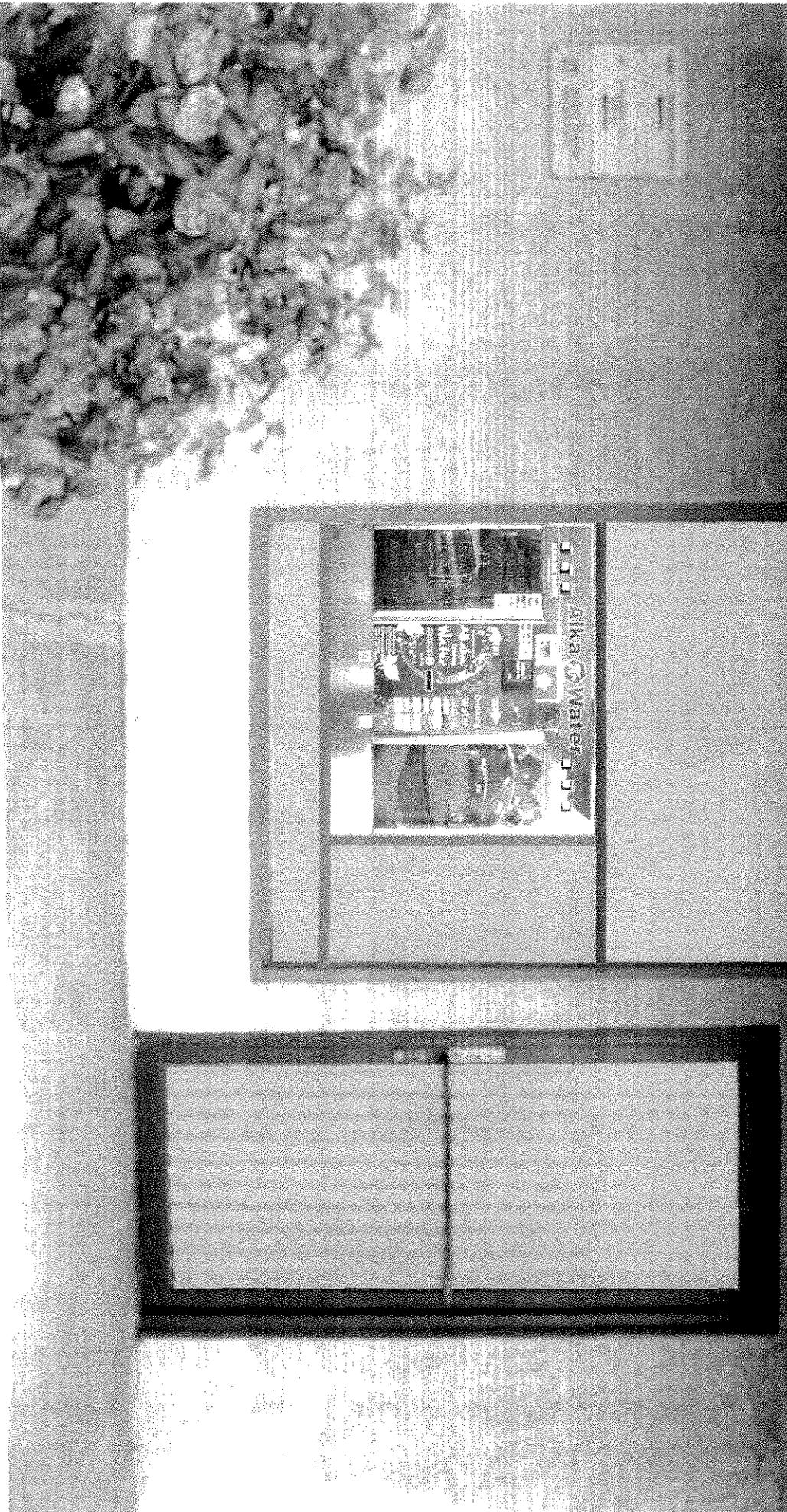
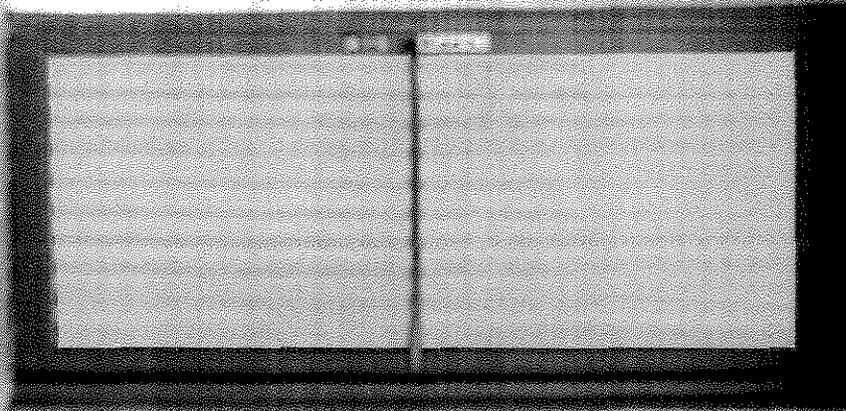
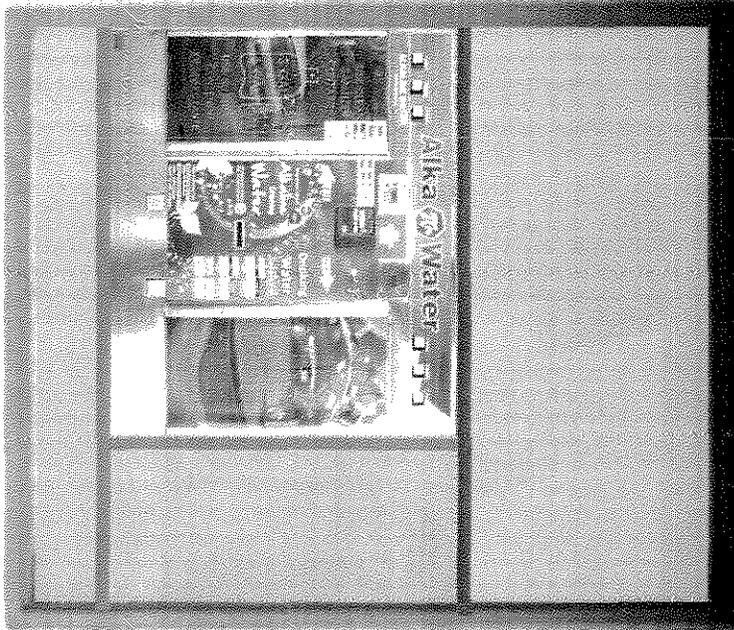
NOES:

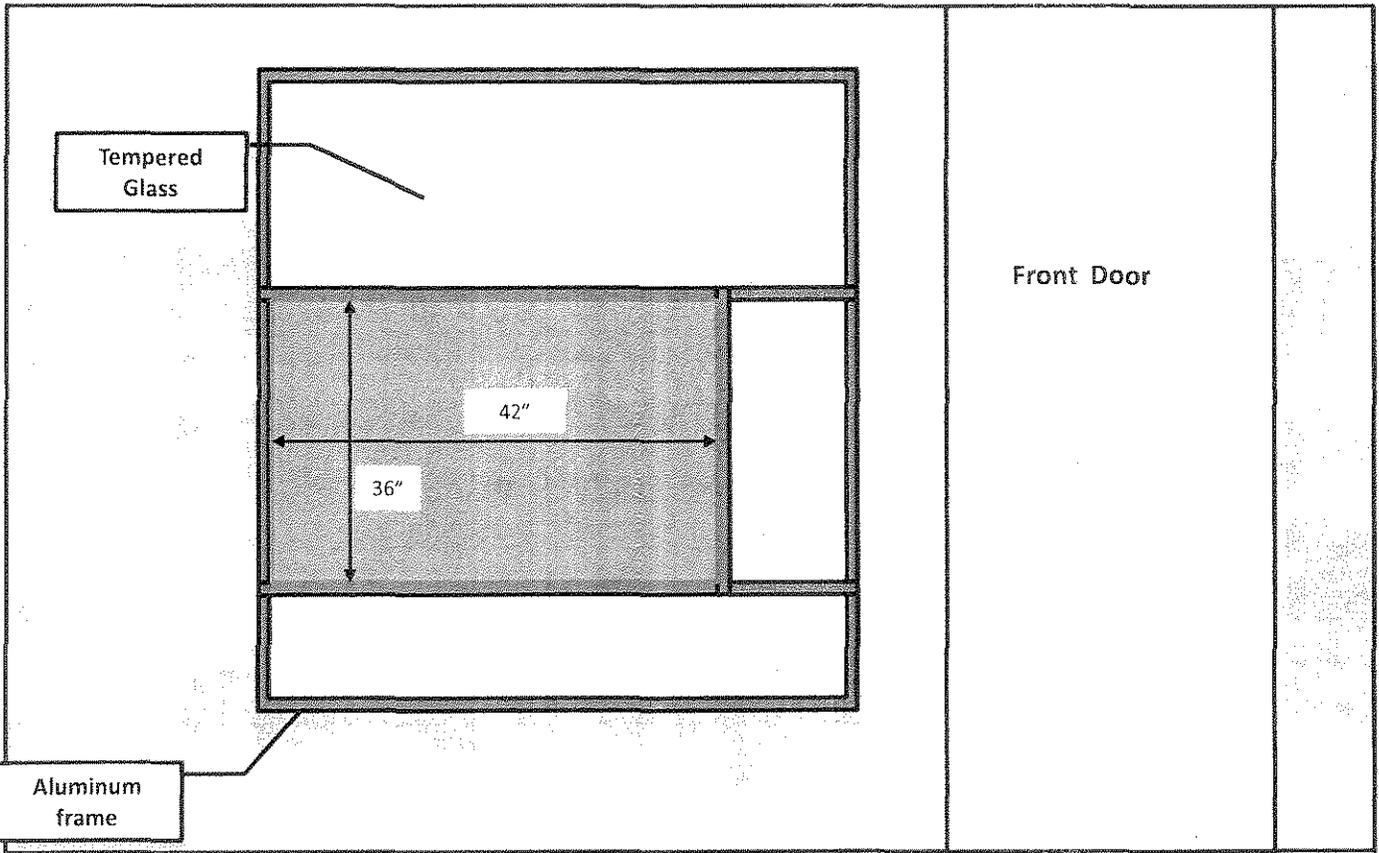
ABSENT:

ABSTAIN:

Steven Mendoza, Secretary

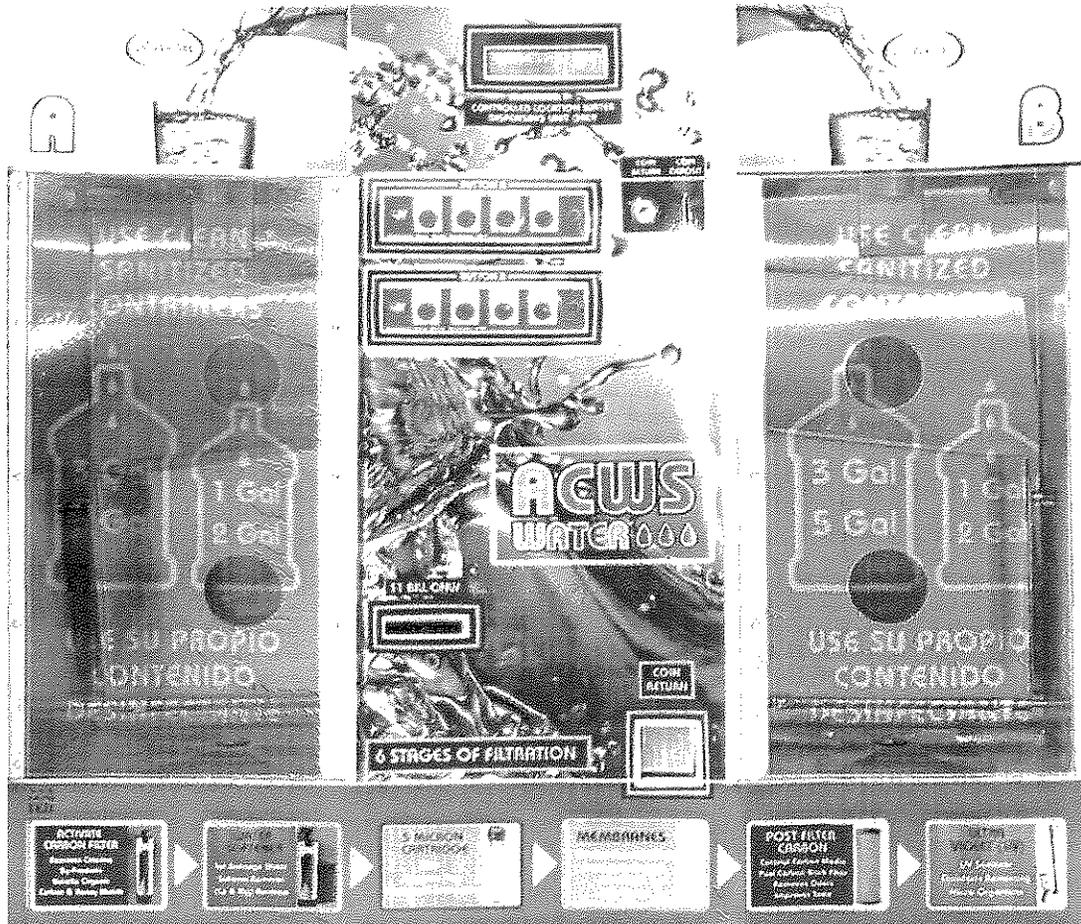
ALKA PI WATER





Front View – Not Scaled
Model – 636 SPLM, Window Mount Water Vending Machine

VENDING MACHINE TWO HEADS WATER STATIONS MODEL: 636 SPLM



FEATURES:

- Digital Control Box
- Two Water Dispenser Stations
- 1 Gal., 2 Gal., 3 Gal. & 5 Gal. Selectors
- UltraViolet (UV) Sterilizer
- Accept Both Dollar Bills & Coins
- Stainless Steel Body

SPECIFICATION:

- Height: 36"
- Width: 22"
- Length: 42"
- Weight: 150 lbs



Our product 636 SPLM meets and is in compliance with NAMA's Standards, Los Angeles Department of Building and Safety (LAPC/LAMC) for Design and Construction of Food and Beverage Vending Machines.

ACUUS

Specifications (Model 636 SPLM)

Dimensions:

Length : 42"

Width : 22"

Height : 36"

Weight:

150 LBS (* Dry) Model : 636 SPLM

Capacity:

Total Dispensing Flow: 4 GPM Max

Each Dispensing Nozzle Flow: 2GPM Max

Feed Pressure:

Filtered Water Feed in Pressure : 6 psi Min

Filtered Water Feed in Pressure : 100 psi Max

Certificate:

CTEP Approval for Weighing and Measuring Devices

Certificate Number: 5619-09

NAMA Listed

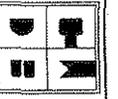
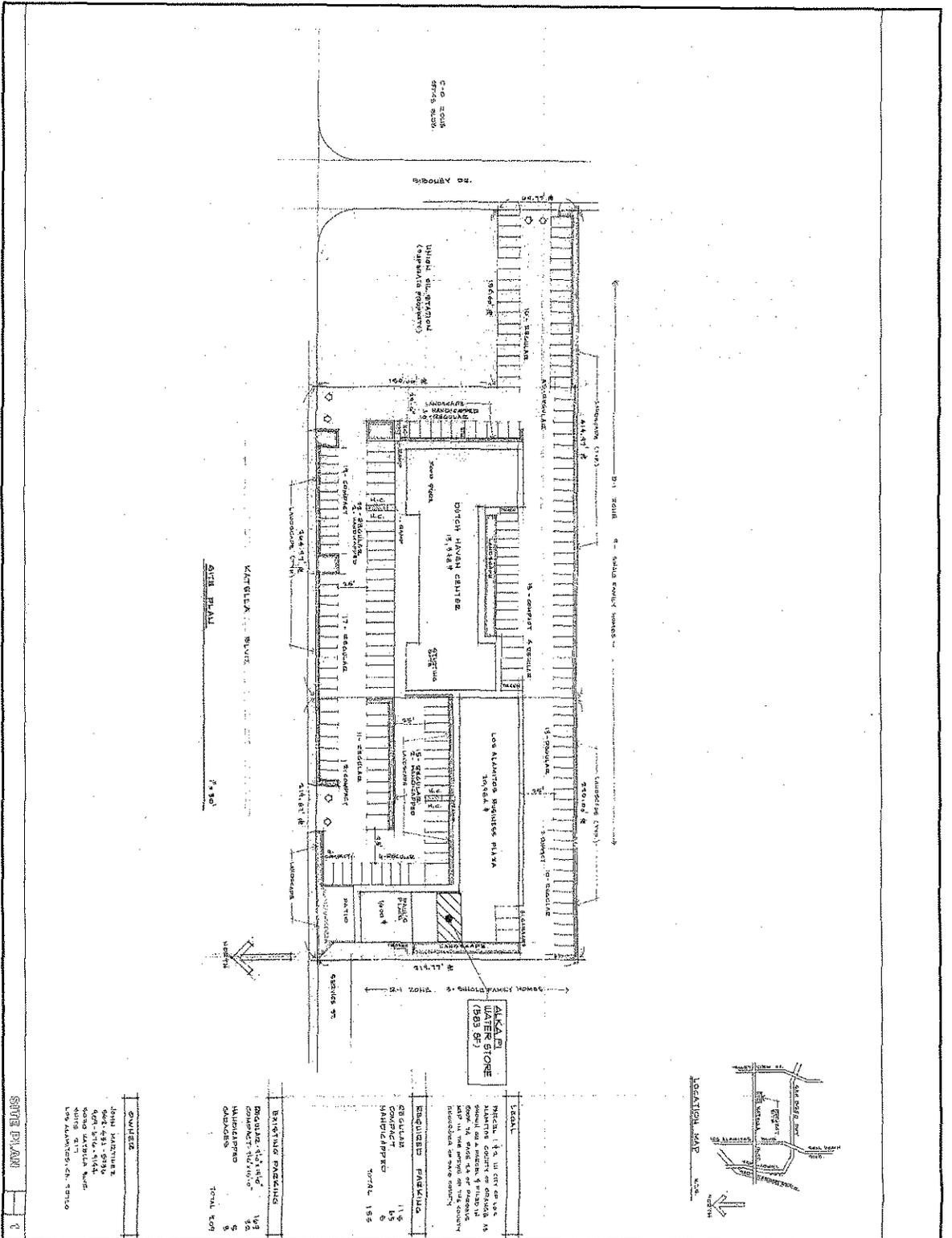
Plumbing Connection:

Filtered Water Feed in : 1/2 inch FNPT

Drain Water Feed(Gravity) : 1 inch FNPT

Electrical:

3 Amp, 110VAC Grounded 60 Hz.



OW Designs
 Suite 1000 • 40251
 315 W. GARDEN VALLEY ROAD
 COSTA MESA, CA 92626
 (714) 440-4800

SITE PLAN

ALKA PI WATER STORE

5014 KATELLA AVENUE
 LOS ALAMITOS, CA 90720

Project Information	
Date	03/27/16
Scale	As Shown
Drawn By	CEL
Checked By	CEL
Drawn No.	

A-0

City of Los Alamitos

Planning Commission

Agenda Report Staff Report

April 22, 2015
Item No: 8A

To: Chair Riley and Members of the Planning Commission
Via: Steven Mendoza, Community Development/Public Works Director
From: Tom Oliver, Associate Planner
Subject: Resolution of Intention 15-02

Summary: Consideration of a Resolution of Intention by the Planning Commission to make zoning changes required in the newly adopted Los Alamitos General Plan Update (Citywide) (City initiated).

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 15-02, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, TO AMEND LOS ALAMITOS MUNICIPAL CODE CHAPTER 17 AND MAKE CHANGES TO THE ZONING MAP OF THE CITY, TO FULFILL ACTIONS CONCERNING CERTAIN LAND USE CODES AND ZONING CHANGES IN THE CITY AS REQUIRED BY THE 2035 LOS ALAMITOS GENERAL PLAN UPDATE (ZOA 15-01) (CITYWIDE) (CITY INITIATED)."

Applicant: City Initiated

Location: Citywide

Approval Criteria: In order to implement zoning changes required by the 2035 Los Alamitos General Plan, it is necessary for the Planning Commission to first adopt a Resolution of Intention in accordance with Los Alamitos Municipal Code Section 17.70.020.

Discussion

The 2035 Los Alamitos General Plan Update was approved by the City Council on March 23, 2015. To fulfill many of the action items required by the new Update, the City will need to amend certain sections of the Zoning Code (Chapter 17 of the Los Alamitos Municipal Code) to modify some of the permitted land uses and revise the zoning map of the City. Section 17.70.020 of the Zoning Code requires that the Planning Commission begin this Zoning Ordinance Amendment process through the adoption of a Resolution of Intention, which is attached to this report.

Recommendation

Staff recommends that the Planning Commission approve the attached Resolution of Intention and direct Staff to bring back the required changes to future meetings of the Planning Commission.

Attachment: 1) Planning Commission Resolution 15-02

Attachment 1

RESOLUTION NO. 15-02

A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, TO AMEND LOS ALAMITOS MUNICIPAL CODE CHAPTER 17 AND MAKE CHANGES TO THE ZONING MAP OF THE CITY, TO FULFILL ACTIONS CONCERNING CERTAIN LAND USE CODES AND ZONING CHANGES IN THE CITY AS REQUIRED BY THE 2035 LOS ALAMITOS GENERAL PLAN UPDATE (ZOA 15-01) (CITYWIDE) (CITY INITIATED).

WHEREAS, in order to ensure consistency with and fulfill requirements of the 2035 Los Alamitos General Plan Update, it is necessary for the City to make changes to the City's zoning map and changes to the City's Zoning Ordinance; and,

WHEREAS, the Planning Commission is interested in reevaluating Chapter 17 of the Los Alamitos Municipal Code and the City's zoning map as it relates to the 2035 Los Alamitos General Plan Update to fulfill various action items of the new Plan; and,

WHEREAS, Los Alamitos Municipal Code Section 17.70.020 requires that the Planning Commission begin this process through adopting a Resolution of Intention; and,

WHEREAS, the Planning Commission considered this item on April 22, 2015.

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

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

SECTION 2. The Planning Commission resolves to initiate consideration of a City-initiated Zoning Ordinance Amendment in compliance with the City's updated General Plan and directs City Staff to process such Amendments according to applicable law and return to the Planning Commission with recommendations regarding the approval, approval with modifications, or disapproval of the amendments.

PASSED, APPROVED, AND ADOPTED this 22nd day of April, 2015.

John Riley, Chair

ATTEST:

Steven Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz
Assistant City Attorney

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

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 22nd day of April, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Mendoza, Secretary