

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION REGULAR MEETING Wednesday, May 27, 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**
 - Chair Riley
 - Vice-Chair Cuiilty
 - Commissioner Daniel
 - Commissioner DeBolt
 - Commissioner Grose
 - Commissioner Loe
 - Commissioner Sofelkanik
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 Special Meeting of April 22, 2015
- B. Approve the Minutes for the Regular Meeting of April 22, 2015

6. CONSENT CALENDAR

A. Resolution of Intention PC 15-04

Consideration of a Resolution of Intention by the Planning Commission to make zoning changes relating to massage establishments as allowed by Assembly Bill 1147 (Citywide) (City initiated).

Recommendation: Staff recommends that the Planning Commission adopt Resolution PC 15-04, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, TO AMEND LOS ALAMITOS MUNICIPAL CODE TITLE 17 AND MAKE CHANGES AS ALLOWED BY THE NEWLY ADOPTED ASSEMBLY BILL 1147 ON THE ESTABLISHMENT, EXPANSION, INTENSIFICATION OR RELOCATION OF NEW AND EXISTING MASSAGE ESTABLISHMENTS (ZOA 15-02) (CITYWIDE) (CITY INITIATED)."

7. PUBLIC HEARINGS

A. Consideration of a Five-Unit Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 10742 Walnut Street (APN 242-192-01) Applicant: Olympia Stepakis.

This is a consideration of a five-unit, townhome-style condominium project at 10742 Walnut Street (APN 242-192-01) on a 9,587 square foot vacant parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Olympia Stepakis).

Recommendation:

- 1. Open the Public Hearing; and, if appropriate,
- 2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 *In-Fill Development Projects*; and,

3. Adopt Resolution No. PC 15-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 15-01) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN ONE BUILDING AT 10742 WALNUT STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-192-01, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: OLYMPIA STEPAKIS)"; and,
4. Adopt Resolution No. PC 15-06, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 15-02) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN ONE BUILDING AT 10742 WALNUT STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-192-01, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: OLYMPIA STEPAKIS)"; and,
5. Adopt Resolution No. PC 15-07, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 15-01 (TTM 17802) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE CONDOMINIUM UNITS IN ONE BUILDING AT 10742 WALNUT STREET, APN 242-192-01, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: OLYMPIA STEPAKIS)."

B. Zoning Ordinance Amendment 15-01

A Zoning Map Amendment to Amend the Zoning Map of the City to Rezone Certain Parcels in the City to Comply with the New 2015-2035 General Plan (Citywide) (City initiated)

This is a consideration of a Zoning Map Amendment to rezone certain parcels in the City to conform to the requirements of the 2015-2035 General Plan (Citywide) (City initiated).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. The City Council of the City of Los Alamitos, California, has certified a final Environmental Impact Report for the Los Alamitos General

Plan to include land use changes for various parcels and adopting environmental findings, a statement of overriding considerations and a mitigation monitoring and reporting plan pursuant to the California Environmental Quality Act. The EIR for the General Plan covered the corresponding zone changes; and,

3. Adoption of Resolution No. PC 15-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 15-01 TO AMEND THE ZONING MAP OF THE CITY TO REZONE VARIOUS PARCELS IN THE CITY TO CONFORM TO THE 2015-2035 GENERAL PLAN (CITY INITIATED)".

8. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

A. Commissioner Request – Commercial Property Leases

This Staff report provides the venue for discussing the collection and storage of commercial property leases as requested by Commissioner Sofelkanik.

B. Project Updates

9. COMMISSIONER REPORTS

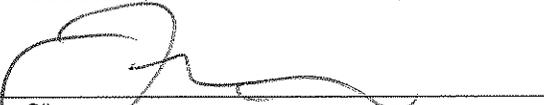
None.

10. 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

5/20/15
Date

MINUTES OF PLANNING COMMISSION MEETING OF THE CITY OF LOS ALAMITOS

SPECIAL MEETING – APRIL 22, 2015

1. CALL TO ORDER

A Special meeting of the Planning Commission was called to order at 5:54 PM on April 22, 2015, in the Council Chambers, 3191 Katella Avenue, Los Alamitos, California, Chair Riley presiding.

2. ROLL CALL

Present: Commissioners: Vice-Chair Mary Anne Culty
Will Daniel
Art DeBolt (Arrived: 5:58 PM)
Wendy Grose
Gary Loe
Chair John Riley
Victor Sofelkanik

Present: Staff: Community Development/Public Works Director
Steven Mendoza
Associate Planner Tom Oliver
Assistant City Attorney Lisa Kranitz
City Clerk Windmera Quintanar
Dawn Sallade, Department Secretary

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Riley.

4. CONSENT CALENDAR

A. Training on Rosenberg's Rules of Order

At its March 23, 2015 meeting, the City Council unanimously adopted Rosenberg's Rules of Order as a guide for meeting procedures for all meetings throughout the City. City Clerk Windmera Quintanar will present a video and conduct training to Commissioners and Staff.

City Clerk Quintanar introduced herself to the Commission and indicated a one-hour video would be shown; after watching the video, she would be available to answer questions. She then started the video.

Following the video, Ms. Quintanar responded to questions from the Commission.

5. ADJOURNMENT

The Traffic Commission adjourned at 6:52 PM.

John Riley, Chairman

ATTEST:

Steven Mendoza, Secretary

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

REGULAR MEETING – April 22, 2015

1. CALL TO ORDER

The Planning Commission met in Regular Session at 7:02 PM, Wednesday, April 22, 2015, in the Council Chambers, 3191 Katella Avenue; Chair Riley presiding.

2. ROLL CALL

Present: Commissioners:

Vice-Chair Mary Anne CUILTY
Will Daniel
Art DeBolt
Wendy Grose
Gary Loe
Chair John Riley
Victor Sofelkanik

Staff:

Community Development Director Steven Mendoza
Associate Planner Tom Oliver
Assistant City Attorney Lisa Kranitz
Dawn Sallade, Department Secretary

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Riley.

4. ORAL COMMUNICATIONS

Chair Riley opened the meeting for Oral Communications.

Mayor Richard Murphy explained that the Planning Commission meetings will be videotaped for YouTube for the next few months to allow the public access to the Commission meetings if they aren't able to attend and then the Council will review the process.

Mayor Richard Murphy thanked the Planning Commission for their hard work with the General Plan and he feels the City has a document to be proud of.

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 February 9, 2015.

Motion/Second: Grose/CUILTY.

Unanimously Carried: The Planning Commission approved the minutes of 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. 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)."

Associate Planner Tom Oliver summarized the Staff report, referring to the information contained therein, gave a PowerPoint presentation, and answered questions from the Planning Commission.

Mr. Oliver answered that this business is in the C-G zone which require the hours to be from 6:00 AM to 10:00 PM unless a CUP is to be obtained and allows them to go outside those hours.

Commissioner DeBolt asked that since this machine is going to be located in the window, are there any code requirements in the commercial area that requires so much window area in the business?

Mr. Oliver indicated that businesses are only allowed to cover up to 25% of window space with signage.

Chair Riley asked what the benefits are from drinking alkaline water and asked if it was safe for human consumption.

Chair Riley opened the item for public comment.

Henry Kim, applicant, and his good friend (UNINTELLIGIBLE NAME), responded to the Commission's concerns and said that the water is safe for public consumption. He said their main target is health conscious individuals as it helps with hydration as water absorbs more quickly into the body, the immune system, it's an anti-oxidant, helps with blood flow and there are added minerals as well.

There being no additional speakers, Chair Riley closed the item for public comment and brought it back to the Commission for their comments and action.

Commissioner Grose asked if this is regulated by the Orange County Health Department. She also asked if the water was flavored

Mr. Oliver indicated it is regulated by the Orange County Health Department and they were advised of it and the OCHD passed it.

Mr. Kim indicated the water is not flavored.

Motion/Second: Grose/DeBolt

Motion to 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)", with a change to the hours of operation.

Before a vote could be taken on the above motion, Commissioner Solfelkanik made an amended motion.

Motion/Second: Solfelkanik/DeBolt

Motion to 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)", *with the deletion of Condition #10.*

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.*

Chair Riley called for discussion of the amended motion.

Commissioner Solfelkanik indicated he didn't understand why there would be a condition attached to this project limiting the hours of operation as he felt this is no different than an ATM machine at a bank which is open 24/7 and there is no restrictions on time. In addition, 7-Eleven stores are allowed to sale beer up to Midnight so he really doesn't see the logic in restricting a business that is selling water.

Chair Riley called for the vote.

The motion carried 6/0 (Commissioner Loe cast the dissenting vote): The Planning Commission approved the adoption of 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)", *with the deletion of Condition #10 below:*

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.*

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)."

Community Development Director Mendoza presented a short Staff report and indicated that this is not a Public Hearing; the Resolution is just so Staff can place this item on the agenda for a future meeting.

Motion/Second: Grose/Sofelkanik

Unanimously Carried: The Planning Commission directed Staff to bring this item back to a future Planning Commission meeting.

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Steven Mendoza invited the Commission to attend the General Plan celebration on Thursday, April 23rd at 4:00 PM in the Council Chamber.

10. COMMISSIONER REPORTS

Commissioner Solfelkanik

- Requested that the copy of the Rosenberg's Rules of Order remain in each Commissioner's binder for future reference.
- He felt that it would be a value to the City if we requested or required a copy of the commercial lease to be provided to the City. He said he felt that the City would benefit by knowing what agreements and conditions exist between commercial landlords and their lessees. He said he felt there was valuable information in the leases especially for the properties that don't come before the Commission. Staff was directed to place this item on a future agenda for formal discussion.

Mr. Mendoza said Staff would maybe bring back an example and do a quick survey to see if other cities require it and then bring it back to the Commission.

Commissioner DeBolt

- Requested a discussion at a future meeting to discuss what can be placed in a Staff report other than what they are getting currently.

Commissioner Grose

- Requested Staff to provide photos at the next Planning Commission meeting of completed projects.

11. ADJOURNMENT

The Planning Commission adjourned at 7:31 PM.

John Riley, Chair

ATTEST:

Steven Mendoza, Secretary

City of Los Alamitos

Planning Commission

Agenda Report Consent Calendar

May 27, 2015
Item No: 6A

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 No. PC 15-04

Summary: Consideration of a Resolution of Intention by the Planning Commission to make zoning changes relating to massage establishments as allowed by Assembly Bill 1147 (Citywide) (City initiated).

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. PC 15-04, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, TO AMEND LOS ALAMITOS MUNICIPAL CODE TITLE 17 AND MAKE CHANGES AS ALLOWED BY THE NEWLY ADOPTED ASSEMBLY BILL 1147 ON THE ESTABLISHMENT, EXPANSION, INTENSIFICATION OR RELOCATION OF NEW AND EXISTING MASSAGE ESTABLISHMENTS (ZOA 15-02) (CITYWIDE) (CITY INITIATED)."

Applicant: City Initiated

Location: Citywide

Approval Criteria: In order to implement zoning changes, 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.

Background

Cities have traditionally had local control over zoning and land use matters pertaining to massage establishments; however, in 2008 the California Legislature adopted SB 731, the Massage Therapy Act, which effectively eliminated local zoning authority over massage establishments and limited the City's ability to regulate business licensing and zoning for those establishments.

In September, 2014, the Governor signed AB 1147 into law, which took effect on January 1, 2015, and returns some land use and regulatory authority of massage establishments back to local governments.

Earlier this year the City Council adopted a moratorium relating to massage. The City Attorney's office has drafted two permanent ordinances which will go to the City Council for adoption. One Ordinance amends Chapter 5.32 relating to the rules and regulations of massage establishments. The second ordinance amends Title 17 relating to the land use aspect of massage establishments; this ordinance must first go to the Planning Commission for recommendation. Prior to this occurring, the Planning Commission must adopt a Resolution of Intention to make the amendments.

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 PC 15-04

Attachment 1

RESOLUTION NO. PC 15-04

A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF CITY OF LOS ALAMITOS, CALIFORNIA, TO AMEND LOS ALAMITOS MUNICIPAL CODE CHAPTER 17 AND MAKE CHANGES ALLOWED BY THE NEWLY ADOPTED ASSEMBLY BILL 1147 ON THE ESTABLISHMENT, EXPANSION, INTENSIFICATION OR RELOCATION OF NEW AND EXISTING MASSAGE ESTABLISHMENTS (ZOA 15-02) (CITYWIDE) (CITY INITIATED).

WHEREAS, in September, 2014, the Governor signed AB 1147 into law, which took effect on January 1, 2015 and instituted changes which restored local land use control to cities with regard to massage establishments; and,

WHEREAS, the City Council has adopted a moratorium on massage establishments pending the drafting of a new ordinance; and

WHEREAS, the Planning Commission is interested in imposing new land use requirements on massage establishments; 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 May 27, 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 to allow the City to establish land use controls over massage establishments 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 27th day of May, 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 27th day of May, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Mendoza, Secretary

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

May 27, 2015
Item No: 7A

To: Chair Riley and Members of the Planning Commission

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

Subject: Consideration of a Five-Unit Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 10742 Walnut Street (APN 242-192-01) Applicant: Olympia Stepakis

Summary: Consideration of a five-unit, townhome-style condominium project at 10742 Walnut Street (APN 242-192-01) on a 9,587 square foot vacant parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Olympia Stepakis).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 *In-Fill Development Projects*; and,
3. Adopt Resolution No. PC 15-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 15-01) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN ONE BUILDING AT 10742 WALNUT STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-192-01, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: OLYMPIA STEPAKIS)"; and,
4. Adopt Resolution No. PC 15-06, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 15-02) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN ONE BUILDING AT 10742 WALNUT STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-

192-01, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: OLYMPIA STEPAKIS)”; and,

5. Adopt Resolution No. PC 15-07, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 15-01 (TTM 17802) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE CONDOMINIUM UNITS IN ONE BUILDING AT 10742 WALNUT STREET, APN 242-192-01, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: OLYMPIA STEPAKIS).”

Applicant: Olympia Stepakis

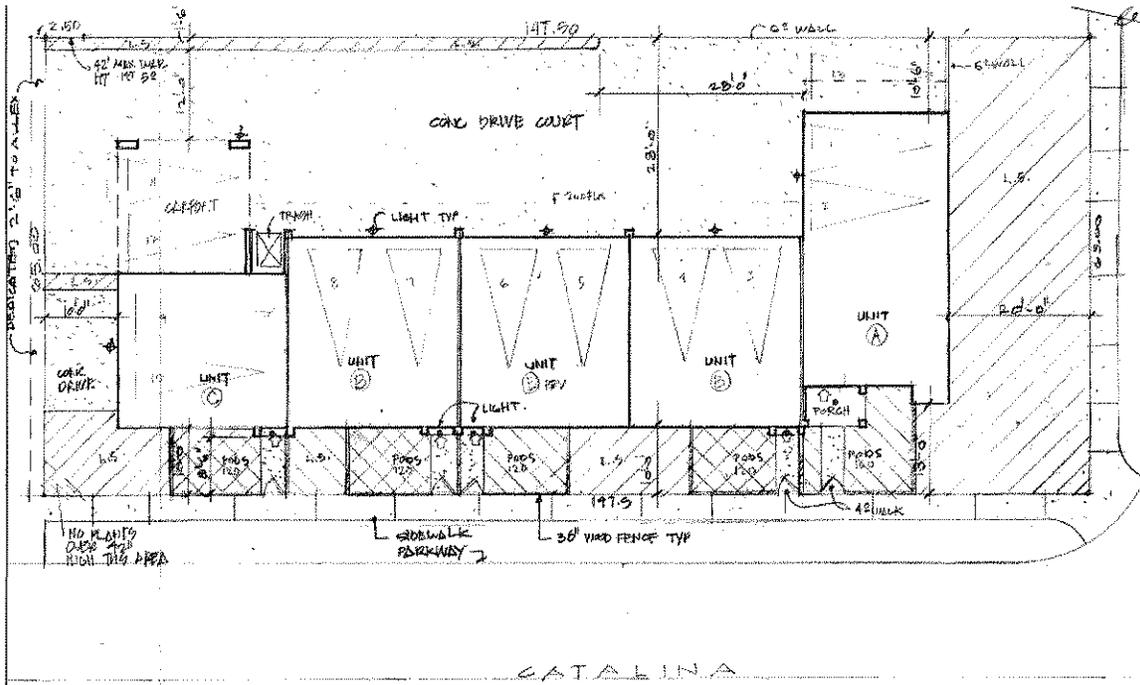
Project Location: 10742 Walnut Street (APN 242-192-01)

Notice: On May 13, 2015, Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum and at the Site. It was also published in the News Enterprise and public notices were mailed out to all property owners and tenants within 500 feet of the property on this date.

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

Background

The Applicant has submitted an application for a project to be located at 10742 Walnut Street. The project will involve the infill of vacant property through construction of five townhome-style condominium units. All five (5) of the units will be a single building as illustrated below. Four floor plans are proposed, Plan A, through C, ranging in size from 1,670 to 2,102 Square feet. They will all be three-bedroom units, with 2 ½ baths in four units, and 3 ½ baths in one 11,140 square foot (garages included) building. The structure will be three stories in height and each unit will have a private two-car garage. Outdoor space will be provided for each unit consisting of a ground-floor private yard area.



Here is how the Applicant describes the project:

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

This look of this project is similar to the one presented to the Commission at 3691 Howard Avenue as the architect, Ron Wikstrom, is the same.

Project Location

To the right the existing property is shown. The property consists of a 9,750 square foot parcel in the Old Town West neighborhood of the City with no existing structures occupying it.



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

Here are photos of parcel area:

Looking Southeast



Looking Southwest



Looking Northeast



Application and Review Process

On April 17, 2015, the Applicant submitted a Discretionary Application that requested the following entitlements which are required for the project:

- Site Plan Review (SPR 15-01)
- Tentative Tract Map (TTM 15-01 [TTM 17802])
- Conditional Use Permit (CUP 15-02)

Site Plan Review (SPR 15-01)

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

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

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

Analysis

• **Development Standards**

The proposed project would be located in the R-3 (Multiple Family) Residential Zoning District. The R-3 zoning district identifies areas designed to provide multiple-family housing. Types of development allowed in the district are multiple dwelling structures of four or more units, as well as less intensive residential developments that are allowed in the R-1 and R-2 zoning districts, which includes single-family dwelling units. The maximum density allowed is up to thirty (30) dwelling units per acre. The R-3 zoning district is consistent with the “Multiple-Family Residential” land use designation of the General Plan. Table 2 identifies the development features that are required under Section 17.08.030 Table 2-03 (Residential Zoning Districts General Development Standards).

The property owner will dedicate 2½ feet of the Eastern part of the parcel to the alley, which is required by the City in this neighborhood for enabling easier trash collection services by the large trucks used in the industry.

R-3 Residential Development Standards

	Required	Proposed Project	Requirement Met
Parcel Area	7,200 sq. ft.	9,587 sq. ft.	Yes
Parcel Width (Interior Parcel)	60 ft., 70 ft. for corner parcel	65 ft.	No – Legal Nonconforming Parcel
Parcel Depth	100 ft.	147.50 ft.	Yes
Maximum Density	30 du/ac	22 du/ac	Yes
Dwelling Unit Density (Gross Land Area per Dwelling Unit)	1,750 sq. ft. per unit	1,917 sq. ft. per unit	Yes
Minimum dwelling area (gross floor area) (Not including garage)	2 + bedrooms - 800 sq. ft.	Plan A: 2,102 sq. ft. Plan B: 1,670 sq. ft. Plan C: 1,870 sq. ft.	Yes
Maximum Height Limit – Main Structures	3 Stories or 35 ft.	3 Stories (32.5 ft.)	Yes
Setbacks:			
Front	20 ft.	20 ft.	Yes
Side	5 ft., 10 ft. on corner parcel	10 ft.	Yes

	Required	Proposed Project	Requirement Met
Rear	10 ft.	10 ft.	Yes
Maximum Site Coverage	50%	38.8%	Yes
Outdoor Living Space	200 sq. ft. per dwelling Private space. No dimension less than 10 ft.	The property has over 200 square feet of landscaping per unit and a private yard size with no dimension less than 10 ft.	Yes
Distance between structures (ft.) on one parcel	10 ft.	Only one structure	Yes
Storage Space	200 cubic feet per unit	200 cubic feet per unit	Yes

In addition to the requirements set forth above, there are specific requirements that are set forth elsewhere in the Los Alamitos Municipal Code.

- **Section 17.34.060 – Residential Condominiums (only relevant sections listed)**
 - Building Codes - The project will be required to comply with all current building codes as a condition of approval.
 - Utility Meters – Each unit will be required to be separately metered as a condition of approval.
 - Undergrounding of utilities – On-site utilities will be required to be undergrounded as a condition of approval.
 - Laundry Facilities – Each unit has its own laundry facilities.
 - Covenants, Conditions, and Restrictions (CC&Rs) – CC&Rs shall be required prior to final map approval and conditions will require that required provisions be included.

- **Parking**

This project will have 13 spaces total; 2 each in 2-car garages x 5 garages and 3 guest spaces in common areas.

Parking requirements in the Residential Zoning District (R-3) require two spaces for the first two bedrooms of each dwelling unit. For rooms that can readily be utilized as bedrooms (i.e., bedrooms, dens, and offices) an additional ½ space is required for each room in excess of the first two bedrooms. One of the required parking spaces for each dwelling unit shall be located in an enclosed garage. The following table identifies the required parking spaces for the proposed project.

R-3 Parking Requirements

	Required §17.26.040 Parking Space Requirements	Proposed Project
Required Spaces	Two spaces for the first two bedrooms of each dwelling unit; plus one-half space for each bedroom or other room that can readily be used as in excess of the first two bedrooms	5-3 bed units @ 2 ½ spaces each = 12.5 spaces Total = 13 spaces
Provided Spaces	13 spaces	13 spaces
Garage Spaces	5+ in garages	10 in garages

- **Circulation**

Vehicular access will be provided along the alley, through an alley-facing garage and one private driveway, with ingress and egress from the alley. The length of the driveway is 28 feet wide for the most part but has a 12-foot width at a thin point next to a carport. The garages off of the main driveway have enough room to accommodate the 28-foot turning radius required in the zoning code. Each proposed unit will have an attached two-car garage four of which face the private driveway and one that faces the alley. There will be a two-car carport that faces the alley, as well, and an extra spot next to the building in the Southwest corner.

- **Architecture**

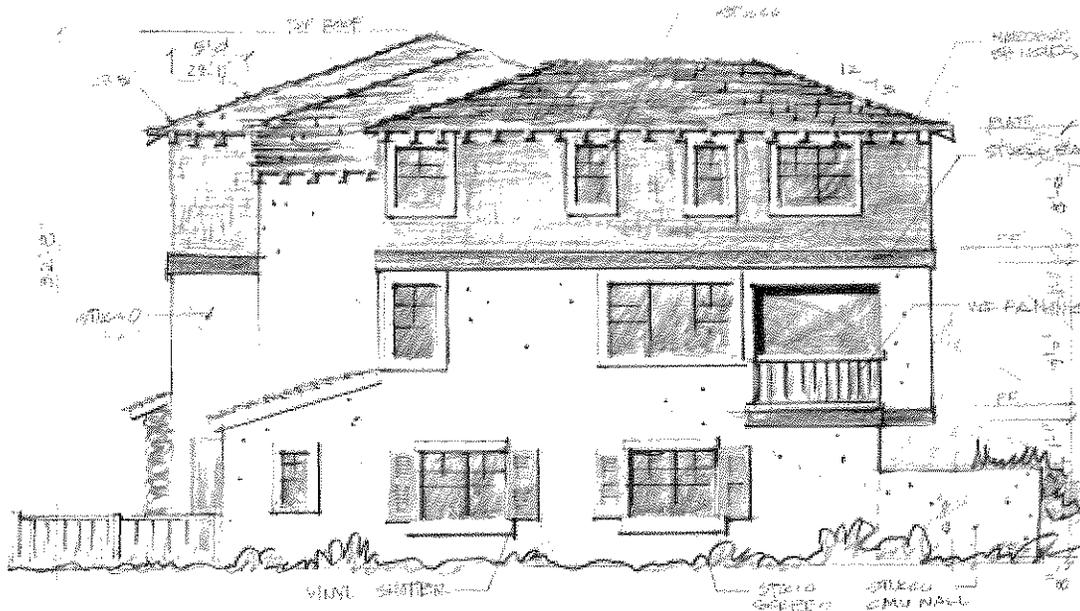
The proposed architectural style displays a few elements of typical classic American architecture including a small porch, siding, shutters, brick elements, multi-paned windows and doors, and projected roof beams under the eaves. The units will face the public street/sidewalk in a row house type of fashion with short (3 foot tall) fences enclosing the front yards for each unit. The building front façade will include a combination of stucco, siding, and stone. Window trim is included on all windows, and some of those windows will also include shutters. Roofing material will consist of shingles in colors that will complement the building façade colors.

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

The drawing below shows the proposed view of the project from Catalina Street, on the North side of the building:



This is the same building shown on the West Side toward Walnut Street:



- **Landscaping**

LAMC Section 17.20.030 (Landscape Area Requirements) speaks to landscaping requirements that multi-family uses shall provide. The Applicant must maintain a minimum 15 percent of the site in landscaped areas. According to the site plan the front setback area, common area, and the yard areas of each home will include landscape areas that total approximately 27.5 percent of the total site area, therefore

meeting this requirement. The Applicant proposes to install trees in the project but has not yet presented a landscape plan. Staff recommends that the Applicant install five trees at a minimum. This project will be required to comply with Chapter 13.05 "Water Efficient Landscaping," and Chapter 13.04 "Water Conservation", of the Los Alamitos Municipal Code. This has been noted by Staff in the conditions.

- **Fencing and Walls**

There is currently an existing stretch of wood fencing on the Southern property line. The applicant plans to replace this fence with a block wall and will add small, three-foot tall wood fencing around the private outdoor spaces for each unit.

- **Lighting**

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

Required Findings

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

1. *The design and layout of the proposed development are consistent with the development and design standards/guidelines of the applicable zoning district:* The design and layout of the five residential condominiums in one building at 10742 Walnut Street, as conditioned, is consistent with the development and design standards/guidelines of the Multiple Family (R-3) Residential Zoning District as well as with the requirements for residential condominiums set forth in Section 17.34.060. As shown above, the development meets, or will be conditioned to meet, all requirements except for the width of the property and it is excused from the requirement as a nonconforming lot.
2. *The design and layout of the proposed development are consistent with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards:* The design and layout of the five residential condominiums at 10742 Walnut Street would not interfere with the use and enjoyment of neighboring residential developments, as the immediately surrounding uses are multi-family residential with single family homes across the Walnut and Catalina Streets. The approved location is appropriate for a five unit residential condominium development in one building. The location of the private driveway ingress/egress access to the alley would not create traffic or pedestrian hazards and would create a safer environment along Walnut

and Catalina Streets by having less curb cuts. The property is zoned for this type of development.

3. *The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by this chapter:* The design of the five residential condominiums would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding development and improves upon the City's architecture with an updated residential building design, extensive landscaping, and maintenance requirements under a condominium ownership.
4. *The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance:* The design of the five residential condominiums would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color as described above. Such changes will enhance the existing property and maintain an appropriate level of maintenance, through the implementation of a homeowners' association and the use of covenants, conditions, and restrictions.
5. *The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity:* The five residential condominiums provide for public health, safety, and welfare of the residential and business communities by improving a long-vacant home site rather than causing sprawl elsewhere. The building will meet all building code requirements.
6. *The proposed development would not substantially depreciate property values in the vicinity:* The five residential condominium units would not depreciate property values in the vicinity, as the area is zoned for this type of use and it will improve the aesthetics.

Staff Conclusion

Staff has reviewed the proposed project and application materials and finds that the proposed project design and layout meet the minimum standards of the R-3 zoning district, including Section 17.08.030 (Property Development Standards), Section 17.16.040 (Architectural Design), and Chapter 17.20 (Landscaping) and that all of the findings can be made as set forth in attached Resolution PC 15-05.

Conditional Use Permit (CUP15-01)

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

Analysis

Condominiums require a conditional use permit under the City's Municipal Code. (LAMC §§ 17.08.020; 17.24.020.)

Required Findings

Staff reviewed the proposed project and researched the surrounding area and has made the following Conditional Use Permit findings as set forth in LAMC Section 17.42.050:

1. *The use will not endanger the public health, safety or general welfare if located where proposed and developed, and that the use will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibration:* The project, as proposed and conditioned, will not endanger the public health, or general welfare. The property is zoned for this type of five unit condominium development project and the project will comply with all applicable building and development codes. The condominium project will not foster circumstances that tend to generate nuisance conditions such as noise, glare, odor, or vibrations because it is a residential development that is consistent with the surrounding multiple-family and single-family residential uses.
2. *The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate:* The proposed five-unit residential condominium project meets all of the required conditions and specifications set forth in the zoning district where it is proposed to locate as this residential development project complies with all of the development standards for the Multiple Family Residential (R-3) Zoning and additional requirements set forth in Section 17.34.060 relating to residential condominiums.
3. *The location and character of the use, if developed according to the plan as submitted for approval, 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 location and character of the use, if developed in accordance with the plan as submitted for approval, will be in harmony with the area in which it is to be located because the residential condominiums are compatible with

the similar surrounding uses, and these types of projects are in fact intended to be built, in conformity with the City's General Plan, in this area, as more fully discussed below.

4. *The decision is based on substantial evidence in view of the record as a whole before the Commission:* The decision to approve Conditional Use Permit 15-02 is based on the Planning Commission's review of the plans and specifications submitted for the proposed project and on testimony given at the public hearing on May 27, 2015, before the Planning Commission.

Staff Conclusion

Staff believes the proposed Conditional Use Permit meets the requirements established within Section 17.42.050 (Findings and Decision) as more fully set forth in Resolution PC 15-06, attached hereto.

Tentative Tract Map (TTM 15-01 and Tentative Tract Map No.17841)

According to Government Code Section 66426 (a portion of the Subdivision Map Act) and the City's subdivision ordinance, a tentative tract map is required when a project proposes five or more condominiums.

Analysis

The proposed tentative tract map (Tentative Tract Map Number 17841) establishes one lot for the purpose of developing a condominium project for five condominiums in one residential building. The tentative tract map has the same dimensions and parameters of the existing lot and identifies the private driveway access and utility easements. No additional lots will be created or removed. Once approved by the Planning Commission, the Tentative Tract Map expires 24 months from the date of approval unless the applicant requests a time extension prior to the expiration. The Subdivision Map Act, along with Title 16 of the LAMC, regulates subdivisions.

The LAMC requires residential subdivisions of five units to pay parkland dedication (*Quimby*) fees. The current rate for single-family residential units is \$18,076.00. The project will be conditioned on paying a fee of \$90,380.00.

Required Findings

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

1. *The proposed map is consistent with the City's General Plan.* The proposed map allows for the development of 5 condominium units at a

density of 22 dwelling units an acre which is within the General Plan multi-family residential land use designation of 20 – 30 units per acre. The proposed design and improvements of the five-unit condominium subdivision are consistent with the applicable General Plan goals, policies, and implementation measures as set forth below.

2. *The design and improvement of the proposed subdivision is consistent with the City's General Plan:* The design and improvement of the five-unit condominium project are suitable for residential development in the R-3 zone and the subdivision can be developed in compliance with all of the applicable zoning regulations.
3. *The site is physically suitable for the proposed type of development:* The site is physically suitable for a residential condominium subdivision because the site is generally flat and will require minimal grading on site.
4. *The requirements of CEQA have been satisfied:* CEQA has been satisfied as a determination has been made that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – *In-Fill Development Projects*. There are no unusual circumstances which would trigger an exception to the exemption.
5. *The site is physically suitable for the proposed density of development:* The site is capable of supporting the development of five residential condominium units. The proposed project is at 22 dwelling units per acre, well under the City's R-3 zoning district that allows a maximum of 30 dwelling units per acre under a multi-family development project. Each proposed unit and the entire project meets the development standards for the R-3 zone including parcel area, parcel depth, maximum density, minimum dwelling area, maximum height, setbacks, site coverage, and minimum distances between buildings. The parcel width is minimally under the code requirement, but is allowed because it is a legal non-conforming lot.
6. *The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife in their habitat:* The proposed subdivision will not cause any environmental damage as this is an infill project on property that already has been designated as an area for residential units and there are no fish or wildlife habitat on site. The site has already been graded.
7. *The design of the subdivision and the proposed improvements are not likely to cause serious public health problems:* The proposed subdivision design and improvements will not adversely affect the public health of the citizens of the City of Los Alamitos as the project is the type of use which

is planned for in this area; the residential condominium project will be compatible with the single-family and multi-family residential uses in the area.

8. *The design of the subdivision and improvements will not conflict with public access easement through the property:* The design of the subdivision and the proposed improvements will not conflict with any existing telephone, street, and public utility easements. There are no public access easements through the property.
9. *The design and improvements of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations:* The project will be able to comply with all zoning regulations as specified above.
10. *The discharge of waste into an existing community sewer system will not result in or add to a violation of existing requirements prescribed by either the Regional Water Quality Control Board:* The discharge of waste water from the subdivision into the sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.
11. *The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision as the roof pitch allows for south facing exposure.*

Covenant Conditions & Restrictions

Prior to the sale of the first condominium, the Resolution Conditions will require the Applicant to prepare a document called Covenants, Conditions, and Restrictions (CC&Rs). This will provide the operating regulations for the proposed condominium project and ensure that the project's landscaping, irrigation, residential building exteriors, interior and exterior fences and walls, common areas and amenities, front yard areas, and back yard areas are maintained appropriately. The CC&Rs identify that the homeowners' association will have the duty to maintain the property in a clean, safe, attractive, and healthy condition at all times, free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Los Alamitos Municipal Code. Staff has included some conditions to ensure that the Association will act as primary enforcer of parking regulations in the community. Additionally, all of the requirements set forth in LAMC 17.34.060 will be required to be included in the CCRs.

Staff Conclusion

Staff believes the proposed Tentative Tract Map 15-01 meets the requirements and regulations established within Chapter 16.12 (Standards of Design) and the Subdivision

Map Act established in Government Code Sections 66410 et seq. and that all required findings can be made, as more fully set forth in Resolution No. PC 15-07, attached hereto.

General Plan Compatibility & Staff Recommendation

Staff believes that the proposed project is compatible with the surrounding land uses as it is immediately adjacent to similar high-density residential apartments and condominiums. The project would implement the City's General Plan, and specifically the ones shown in the table below:

Applicable General Plan Implementing Goals and Policies	Consistency of Proposed Project
Land Use Element	
Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.	This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.
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.	This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.
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.	This project will be in the multi-family residential neighborhood and is just the sort of project which will add to the character of the neighborhood.
Action 4.5 Development standards. Review development standards in residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.	This project has been compared to the development standards of the multi-family General Plan designation and has been found to be compliant.
Open Space, Recreation, and Conservation Element	
Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community.	This project will be required to pay park fees which will provide funds for future recreational fees to be met.
Policy 1.1 Park and recreation space. Establish a goal of providing 5 acres of park and recreation space for every 1,000 residents in Los Alamitos.	This project will be required to pay park fees which will provide funds for future recreational fees to be met.
Goal 4: Air, water, and energy resources that are protected from pollution and overuse.	This is a residential infill project that will take the place of sprawl that would be built on the fringes of this metropolitan area.
Action 4.2 Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAQMD.	BMP's are required for the construction of this project in the conditions of approval.
Mobility and Circulation Element	
Policy 1.6 Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.	This will not add driveways to the passing streets, but will access the site from an existing alleyway.
Public Facilities and Safety Element	
Action 4.5 Construction activity. Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. Replace backup audible warning devices with backup strobe lights or other warning devices during evening	These are BMP requirements that are a part of the conditions of approval for the project.

construction activity to the extent permitted by the California Division of Occupational Safety and Health.	
Growth Management Element	
Policy 1.1 New development. New development shall pay its share of the costs of public facilities and services needed to serve the new residents.	Park fees will be required to be paid.

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

Housing Strategy Area 4: Adequate Housing Supply

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

Staff supports approval of CUP (Conditional Use Permit) 15-02, SPR (Site Plan Review) 15-01, and TTM (Tentative Tract Map) 15-01 (17841) due to what appears to be exceptional layout, design, and architecture of the project.

- Attachments:*
- 1) *Site Plan Review Resolution No. PC 15-05*
 - 2) *Conditional Use Permit Resolution No. PC 15-06*
 - 3) *Tentative Tract Map Resolution No. PC 15-07*

- Exhibits:*
- A. *Conditions of Approval*
 - B. *Site Plans*
 - C. *TTM 17841*

Attachment 1

RESOLUTION NO. PC 15-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 15-01) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN ONE BUILDING AT 10742 WALNUT STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-192-01, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: OLYMPIA STEPAKIS).

WHEREAS, a completed application for a Site Plan Review was submitted by Olympia Stepakis on April 16, 2015, requesting approval for grading of an empty lot, and building five residential condominium units at 10742 Walnut Street, APN 242-192-01; and,

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

WHEREAS, the Planning Commission reviewed the application for Site Plan Review at a duly noticed public hearing on May 27, 2015, at which time it considered all of the evidence presented, both written and oral.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, 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. The Planning Commission hereby makes the following findings which is based on all of the evidence presented, both written and oral; the Staff report is incorporated by reference:

1. *The design and layout of the proposed development are consistent with the development and design standards/guidelines of the applicable zoning district:* The design and layout of the five residential condominiums in one building at 10742 Walnut Street, as conditioned, is consistent with the development and design standards/guidelines of the Multiple Family (R-3) Residential Zoning District as well as with the requirements for residential condominiums set forth in Section 17.34.060. As shown above, the development meets, or will be conditioned to meet, all requirements except for the width of the property and it is excused from the requirement as a nonconforming lot.

2. *The design and layout of the proposed development are consistent with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards:* The design and layout of the five residential condominiums at 10742 Walnut Street would not interfere with the use and enjoyment of neighboring residential developments, as the immediately surrounding uses are multi-family residential with single family homes across the Walnut and Catalina Streets. The approved location is appropriate for a five unit residential condominium development in one building. The location of the private driveway ingress/egress access to the alley would not create traffic or pedestrian hazards and would create a safer environment along Walnut and Catalina Streets by having less curb cuts. The property is zoned for this type of development.
3. *The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by this chapter:* The design of the five residential condominiums would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding development and improves upon the City's architecture with an updated residential building design, extensive landscaping, and maintenance requirements under a condominium ownership.
4. *The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance:* The design of the five residential condominiums would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color as described above. Such changes will enhance the existing property and maintain an appropriate level of maintenance, through the implementation of a homeowners' association and the use of covenants, conditions, and restrictions.
5. *The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity:* The five residential condominiums provide for public health, safety, and welfare of the residential and business communities by improving a long-vacant home site rather than causing sprawl elsewhere. The building will meet all building code requirements.
6. *The proposed development would not substantially depreciate property values in the vicinity:* The five residential condominium units would not depreciate property values in the vicinity, as the area is zoned for this type of use and it will improve the aesthetics.

7. The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – *In-Fill Development Projects*. There are no unique circumstances which would trigger an exception to the exemption.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Site Plan Review SPR15-01, as represented by the plans and elevations in “Exhibit B” and subject to the conditions located in “Exhibit A.”

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 27th day of May, 2015, by the following vote:

ATTEST:

John Riley, Chair

Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

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

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 27th day of May, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven A. Mendoza, Secretary

Attachment 2

RESOLUTION NO. PC 15-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP15-02) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN ONE BUILDING AT 10742 WALNUT STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-192-01, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: OLYMPIA STEPAKIS).

WHEREAS, an application for a Conditional Use Permit was submitted for the construction of five residential condominiums in one building at 10742 Walnut Street, APN 242-192-01, on April 16, 2015; and,

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

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on May 27, 2015 at which time it considered all of the evidence presented, both written and oral.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, 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. Conditional Use Permit 15-02 is hereby approved to allow the construction of five residential condominiums in three buildings at 10742 Walnut Street based upon the following findings. These findings are based on all of the evidence presented and the Staff report is incorporated herein by reference:

1. *The use will not endanger the public health, safety or general welfare if located where proposed and developed, and that the use will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibration:* The project, as proposed and conditioned, will not endanger the public health, or general welfare. The property is zoned for this type of five unit condominium development project and the project will comply with all applicable building and development codes. The condominium project will not foster circumstances that tend to generate nuisance conditions such as noise,

glare, odor, or vibrations because it is a residential development that is consistent with the surrounding multiple-family and single-family residential uses.

2. *The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate:* The proposed five-unit residential condominium project meets all of the required conditions and specifications set forth in the zoning district where it is proposed to locate as this residential development project complies with all of the development standards for the Multiple Family Residential (R-3) Zoning and additional requirements set forth in Section 17.34.060 relating to residential condominiums.

3. *The location and character of the use, if developed according to the plan as submitted for approval, 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 location and character of the use, if developed in accordance with the plan as submitted for approval, will be in harmony with the area in which it is to be located because the residential condominiums are compatible with the similar surrounding uses, and these types of projects are in fact intended to be built, in conformity with the City's General Plan, in this area, as more fully discussed below.

The project would implement the City's General Plan, and specifically the ones shown in the table below:

Applicable General Plan Implementing Goals and Policies	Consistency of Proposed Project
Land Use Element	
Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.	This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.
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.	This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.
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.	This project will be in the multi-family residential neighborhood and is just the sort of project which will add to the character of the neighborhood.
Action 4.5 Development standards. Review development standards in residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.	This project has been compared to the development standards of the multi-family General Plan designation and has been found to be compliant.
Open Space, Recreation, and Conservation Element	
Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community.	This project will be required to pay park fees which will provide funds for future recreational fees to be met.
Policy 1.1 Park and recreation space. Establish a goal of providing 5 acres of	This project will be required to pay

park and recreation space for every 1,000 residents in Los Alamitos.	park fees which will provide funds for future recreational fees to be met.
Goal 4: Air, water, and energy resources that are protected from pollution and overuse.	This is a residential infill project that will take the place of sprawl that would be built on the fringes of this metropolitan area.
Action 4.2 Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAQMD.	BMP's are required for the construction of this project in the conditions of approval.
Mobility and Circulation Element	
Policy 1.6 Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.	This will not add driveways to the passing streets, but will access the site from an existing alleyway.
Public Facilities and Safety Element	
Action 4.5 Construction activity. Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.	These are BMP requirements that are a part of the conditions of approval for the project.
Growth Management Element	
Policy 1.1 New development. New development shall pay its share of the costs of public facilities and services needed to serve the new residents.	Park fees will be required to be paid.

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

Housing Strategy Area 4: Adequate Housing Supply

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

4. *The decision is based on substantial evidence in view of the record as a whole before the Commission:* The decision to approve Conditional Use Permit 15-02 is based on the Planning Commission's review of the plans and specifications submitted for the proposed project and on testimony given at the public hearing on May 27, 2015, before the Planning Commission.
5. The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 153322 – *In-Fill Development Projects*. There are no unique circumstances which would trigger an exception to the exemption.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves the Conditional Use Permit 15-02 subject to the conditions attached and incorporated by reference as Exhibit "A" to this Resolution.

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 27th day of May, 2015, by the following vote:

John Riley, Chair

ATTEST:

Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

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

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 27th day of May, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven A. Mendoza, Secretary

Attachment 3

RESOLUTION NO. PC 15-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 15-01 (TTM 17802) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE CONDOMINIUM UNITS IN ONE BUILDING AT 10742 WALNUT STREET, APN 242-192-01, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: OLYMPIA STEPAKIS).

WHEREAS, a completed application for a Tentative Tract Map was submitted by Olympia Stepakis on April 16, 2015, requesting to subdivide a property and build five residential condominiums in one building at 10742 Walnut Street, APN 242-192-01; and,

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

WHEREAS, the Planning Commission considered the application at a duly noticed public hearing on May 27, 2015, at which time it considered all of the evidence presented, both written and oral.

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

1. *The proposed map is consistent with the City's General Plan. The proposed map allows for the development of five condominium units at a density of 22 dwelling units an acre which is within the General Plan multi-family residential land use designation of 20 – 30 units per acre. The proposed design and improvements of the five-unit condominium subdivision are consistent with the applicable General Plan goals, policies, and implementation measures as set forth below.*

The project would implement the City's General Plan, and specifically the ones shown in the table below:

Applicable General Plan Implementing Goals and Policies	Consistency of Proposed Project
Land Use Element	
Goal 4: Neighborhoods and buildings that are well maintained and	This will be a new, well designed

demonstrate a sense of pride and identity.	building in the neighborhood which will encourage neighbors to take a look at their own homes.
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.	This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.
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.	This project will be in the multi-family residential neighborhood and is just the sort of project which will add to the character of the neighborhood.
Action 4.5 Development standards. Review development standards in residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.	This project has been compared to the development standards of the multi-family General Plan designation and has been found to be compliant.
Open Space, Recreation, and Conservation Element	
Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community.	This project will be required to pay park fees which will provide funds for future recreational fees to be met.
Policy 1.1 Park and recreation space. Establish a goal of providing 5 acres of park and recreation space for every 1,000 residents in Los Alamitos.	This project will be required to pay park fees which will provide funds for future recreational fees to be met.
Goal 4: Air, water, and energy resources that are protected from pollution and overuse.	This is a residential infill project that will take the place of sprawl that would be built on the fringes of this metropolitan area.
Action 4.2 Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAQMD.	BMP's are required for the construction of this project in the conditions of approval.
Mobility and Circulation Element	
Policy 1.6 Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.	This will not add driveways to the passing streets, but will access the site from an existing alleyway.
Public Facilities and Safety Element	
Action 4.5 Construction activity. Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.	These are BMP requirements that are a part of the conditions of approval for the project.
Growth Management Element	
Policy 1.1 New development. New development shall pay its share of the costs of public facilities and services needed to serve the new residents.	Park fees will be required to be paid.

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

Housing Strategy Area 4: Adequate Housing Supply

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

2. *The design and improvement of the proposed subdivision is consistent with the city's general plan:* The design and improvement of the five-unit condominium project are suitable for residential development in the R-3 zone and the subdivision can be developed in compliance with all of the applicable zoning regulations.
3. *The site is physically suitable for the proposed type of development:* The site is physically suitable for a residential condominium subdivision because the site is generally flat and will require minimal grading on site.
4. *The requirements of CEQA have been satisfied:* CEQA has been satisfied as a determination has been made that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – *In-Fill Development Projects*. There are no unusual circumstances which would trigger an exception to the exemption.
5. *The site is physically suitable for the proposed density of development:* The site is capable of supporting the development of five residential condominium units. The proposed project is at 22 dwelling units per acre, well under the City's R-3 zoning district that allows a maximum of 30 dwelling units per acre under a multi-family development project. Each proposed unit and the entire project meets the development standards for the R-3 zone including parcel area, parcel depth, maximum density, minimum dwelling area, maximum height, setbacks, site coverage, and minimum distances between buildings. The parcel width is minimally under the code requirement, but is allowed because it is a legal non-conforming lot.
6. *The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife in their habitat:* The proposed subdivision will not cause any environmental damage as this is an infill project on property that already has been designated as an area for residential units and there are no fish or wildlife habitat on site. The site has already been graded.
7. *The design of the subdivision and the proposed improvements are not likely to cause serious public health problems:* The proposed subdivision design and improvements will not adversely affect the public health of the citizens of the City of Los Alamitos as the project is the type of use which is planned for in this area; the residential condominium project will be compatible with the single-family and multi-family residential uses in the area.
8. *The design of the subdivision and improvements will not conflict with public access easement through the property:* The design of the

subdivision and the proposed improvements will not conflict with any existing telephone, street, and public utility easements. There are no public access easements through the property.

9. *The design and improvements of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations:* The project will be able to comply with all zoning regulations as specified above.
10. *The discharge of waste into an existing community sewer system will not result in or add to a violation of existing requirements prescribed by either the Regional Water Quality Control Board:* The discharge of waste water from the subdivision into the sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.
11. *The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision as the roof pitch allows for south facing exposure.*

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Tentative Tract Map 15-01 (TTM 17841) attached as Exhibit "C," subject to the conditions located in Exhibit "A."

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 27th day of May, 2015, by the following vote:

John Riley, Chair

ATTEST:

Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

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

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 27th day of May, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven A. Mendoza, Secretary

**STEPAKIS FIVE UNIT CONDOMINIUM PROJECT
CONDITIONS OF APPROVAL
SPR 15-01, CUP15-02, and TTM 15-01 (17841)**

GENERAL CONDITIONS

1. Approval of this application is to build a five unit condominium development project in one building at 10742 Walnut Street (APN 242-192-01) with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a vesting Site Plan Review, Conditional Use Permit, and Tentative Tract Map, noted thereon, and on file in the Community Development Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code and any applicable state law. If any changes are proposed regarding the location or alteration of the plans dated March 15, 2015 (as amended during the hearing), a request for an amendment of this approval must be submitted to the Community Development Director. If the Community Development Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Community Development Director without requiring a public meeting.
2. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the Applicant of any such claim, action or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
3. The Applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department within 30 days of final approval of all resolutions. The property Applicant shall be required to record the Acknowledgment of these Conditions of Approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department.

4. In case of violation of any of the conditions of approval of applicable law, the property owner and tenant will be issued a Notice of Correction if said violation is not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all Staff time directly attributable to enforcement of the conditions of approval, mitigation measures, and/or City law including but not limited to, revocation of the herein approvals.
5. Project plans for the condominium development shall be subject to a complete code compliance review with the Community Development Department when the condominium plans are submitted for plan check and shall comply with all applicable City of Los Alamitos ordinances, regulations, and policies prior to building permit issuance, including, but not limited to, the requirements established or authorized by Title 15, 16, and 17 of the City of Los Alamitos Municipal Code.
6. Approval of Site Plan Review 15-01, and Conditional Use Permit 15-02 shall be valid for a period of eighteen (18) months from the date they are approved. If construction is commenced within this eighteen (18) month period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect.
7. Approval of TTM 15-01 (TTM 17841) is valid for twenty-four (24) months. Prior to the expiration of the Map the Applicant may request a twelve (12) month extension in accordance with the Los Alamitos Municipal Code.

PLANNING

8. California Government Section 66020(d)(1) requires that the project Applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including planning processing fees, building permit fees are not included under this noticing requirement.
 - a. Pursuant to Government Code Section 66020(d)(1), the Applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:
 - i. Fees: \$90,380.00 (Quimby Park Fees)
 - ii. Dedications: n/a
 - iii. Reservations: n/a
 - iv. Other Exactions: n/a

- v. The Applicant may appeal the imposition or amount of the fees described above within ninety (90) days following the adoption of this resolution and pursuant to the procedures set forth in the Government Code.
9. A landscape Irrigation Plan prepared by a licensed landscape architect shall be submitted to the Community Development Department prior to the issuance of building permits. The Irrigation Plan shall include an irrigation system layout with the location of controllers and points of connection with data on valve sizes and gallons per minute (G.P.M.), the size and location of sleeves and all spray heads, including the location of conventional systems and drip systems; an irrigation legend with complete specifications; irrigation notes and construction details of all assemblies and components; a recommended irrigation schedule, preferably on an annual basis; and a summary block on the initial page of submitted plans that will present the above information clearly and accurately. The City reserves the right to require subsequent checks, or approval of the landscape plans prior to issuance of a grading permit.
10. Landscaping shall comply with the City's water conservation ordinances in accordance with Chapter 13.04 (Water Conservation) and Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code.
11. The Applicant shall install, at a minimum, five 15 gallon trees within the landscaped areas of the parcel.
12. Front-yard landscaping for each individual condominium unit, private driveway street trees, common open space landscaping, and landscaping area shall be installed prior to occupancy of any condominium units. The developer shall be responsible for maintaining the common area landscaping until such time as the project nears complete sell-out and the homeowner's association takes over maintenance responsibility.
13. Trees shall be planted outside of any Sight Safety Triangle or be trimmed to eight feet from above the adjacent top of curb.
14. Prior to permit issuance, Applicant shall submit a lighting plan to the Community Development Department to the satisfaction of the Director of Community Development.
15. The Applicant shall provide adequate exterior lighting for each residential unit that maintains performance standards as described in Chapter 8.48 Lighting Performance Standards in the Los Alamitos Municipal Code. All lighting structures shall be placed so as to confine direct rays to the subject property.

16. The Applicant shall provide an illuminated uniform address number near the entryway of each unit, or other location acceptable to the Director of Community Development.
17. The Applicant shall provide sidewalks and gutters with the latest handicap accessibility features required by state and federal law.
18. The common open space area improvements shall be reviewed and approved by the Community Development Department prior to issuance of building permits.
19. The Applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to the Building and Safety Division Plan check.
20. All utility service lines shall be placed underground.
21. All utility meters, when not enclosed in a cabinet, shall be screened from view from any place on or off site, by either plant materials or decorative screen, while allowing sufficient access for reading. Each unit shall be separately metered.
22. During construction, the Applicant will display a sign visible to the public from Howard Street with a contact number of the construction superintendant to address any questions or concerns about demolition, grading, and construction activities.
23. Hours and days of demolition, grading, and construction operations shall be prohibited between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturday. There shall be no construction activities on Sunday or a Federal holiday celebrated by the City of Los Alamitos without express approval by the Director of Community Development.
24. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of an existing dwelling shall be equipped with properly operating and maintained mufflers.
25. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.
26. Stock piling and/or vehicle-staging areas shall be placed as far as practical from residential homes.
27. The Applicant shall have rodent and pest controls on site during demolition and grading activities to mitigate impacts to the surrounding properties and neighborhood.

28. Prior to demolition and construction, a perimeter security fence not exceeding seven feet in height, shall be installed around the project site. The fencing shall include a green screen material or approved equivalent. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.
29. During construction the site shall be maintained and kept clear of all trash, weeds, and overgrown vegetation.
30. Prior to the sale of any individual condominium, a Homeowners' Association shall be created to maintain the common area landscaping, driveway trees, maintenance of common open space and furniture, walls and fencing. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses. A reserve fund shall be maintained to cover replacement and major repair costs. The homeowners' association shall be authorized to enforce the Covenants, Conditions, and Restrictions (CC&Rs). The developer shall prepare project CC&Rs for the entire development for review and approval by the Director of Community Development, prior to any permanent Certificate of Occupancy being issued.
31. The CC&Rs shall be approved by the City Attorney's office and the Community Development Department prior to the issuance of any Certificate of Occupancy (temporary or permanent). The CC&Rs shall be recorded prior to or at the same time that the final map is recorded and two copies of the recorded CC&Rs shall be provided to the Community Development Department. The CC&Rs shall include the following stipulations:
 - a. All units shall maintain within the garage the ability to park two cars at all times. Garages shall not be converted to any other use.
 - b. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
 - c. There shall be no business activities or day care conducted within or from the garages.
 - d. The CC&R's shall identify for the tenants a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of such items as the recreation area, landscape area maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such as trash trucks, fire trucks, etc., from maneuvering around the private driveway.
 - e. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.

- f. The CC&R's shall include stipulations that maintenance of the private drive aisles, storm drain, sewer system, and open space areas within the interior of the development is the responsibility of the Homeowner's Association, including the common landscaped areas.
- g. The following provisions shall be included within the CC&R's:
 - i. Attorney Fees: The City shall be entitled to recover its attorney's fees and costs incurred in connection with its actions to enforce the conditions of these Declarations or Tentative Tract Map TTM 15-01(17802), Conditional Use Permit CUP 15-02, Site Plan Review SPR 15-01 approvals, or to abate the violation thereof. The City may impose a lien or assessment on the property to recover such attorney's fees and costs.
 - ii. Public Safety Access: The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and Local laws.

ENGINEERING

- 32. The Applicant shall submit Improvement Plans prepared by a Registered Civil Engineer for public works (off-site) improvements, and on-site improvements. Plan check fees shall be paid in advance.
- 33. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. Plan shall be 24" x 36", with elevations to nearest 0.01 foot, minimum scale 1" = 20'. Plan shall be prepared by Registered Civil Engineer. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.
- 34. Hydrologic and hydraulic calculations demonstrating adequate site drainage from a 10-year return frequency storm (25-year frequency in sump areas) prepared by a Registered Civil Engineer shall be submitted with the Grading Plan.
- 35. Driveway slope shall be a minimum slope of one (1) percent for asphalt and .5% for concrete.
- 36. The Applicant shall comply with all requirements of the Rossmoor/Los Alamitos Area Sewer District for sewer connections and sewer improvements.
- 37. If utility cuts are excessive in the street the street must have a grid and overlay placed on it per the satisfaction of the City Engineer.

38. All existing off-site public improvements (sidewalk, curb and gutter, driveways, and street paving) at the development site which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer, and per OCPFRD Standard Plan.
39. A City Public Works permit shall be taken out for all work in public right-of-way prior to start of work. All work shall be done in accordance with APWA Standards and to the satisfaction of the City Engineer and must be completed before issuance of Certificate of Occupancy.
40. A bond or surety device shall be posted with the City in an amount and type sufficient to cover the amount of off-site and on-site work to be done, as approved by the City Engineer.
41. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the commencement of structural construction.
42. Final compaction report prepared by a qualified Soil Engineer shall be submitted to the City Engineer for review and approval prior to the commencement of structural construction.
43. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a *Final Water Quality Management Plan (WQMP)* that:
 - Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.
 - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - Incorporates Treatment Control BMPs as defined in the DAMP.
 - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

PUBLIC WORKS

44. The Applicant shall install new sidewalk on Catalina and Walnut Streets, in front of the entire subject parcel.
45. The Applicant shall install new curb and gutter at the corner of the cross gutter on Catalina and Walnut Streets, in front of the entire subject parcel.
46. The Applicant shall install a new drive approach to the alley on Catalina Street, east of the subject parcel.
47. The Applicant shall install new concrete alley, from alley drive approach to southeast property line of the subject parcel.
48. In the event that two or more utility cuts are made into the asphalt street on either Walnut or Catalina Streets, the Applicant shall slurry seal the street to the satisfaction of the City Engineer.
49. The Applicant shall install 3 new 24" Brisbane Box Trees on Catalina Street evenly spaced in the parkway from the alley drive approach to the wheelchair ramp, in front of the subject parcel.
50. The Applicant shall install 1 new 24" Brisbane Box Tree on Walnut Street evenly spaced in the parkway from property line to the wheelchair ramp, in front of the subject parcel.
51. The Applicant shall install irrigation to each of the City trees planted. The irrigation shall be a bubbler sprinkler NOT a tree well type of bubbler sprinkler.

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

52. The Applicant shall provide the Sewer District with the proposed sewage flow for the project.
53. The Applicant shall confirm with the Sewer District whether a 6-inch sewer lateral is sufficient.

BUILDING AND SAFETY DIVISION

54. The Applicant must comply with all current California Building Codes.
55. The Applicant shall submit three sets of complete building plans to the Building and Safety Department for review.

56. Prior to obtaining grading permits, the Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Building and Safety Division.

ORANGE COUNTY FIRE AUTHORITY (OCFA)

57. Plan Submittal: **The Applicant or responsible party shall submit the plan(s) listed below to the Orange County fire Authority for review. Approval shall be obtained on each plan prior to the event specified.** If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.

Prior to issuance of a grading permit, or a building permit if a grading permit is not required:

- fire master plan (service code PR145)

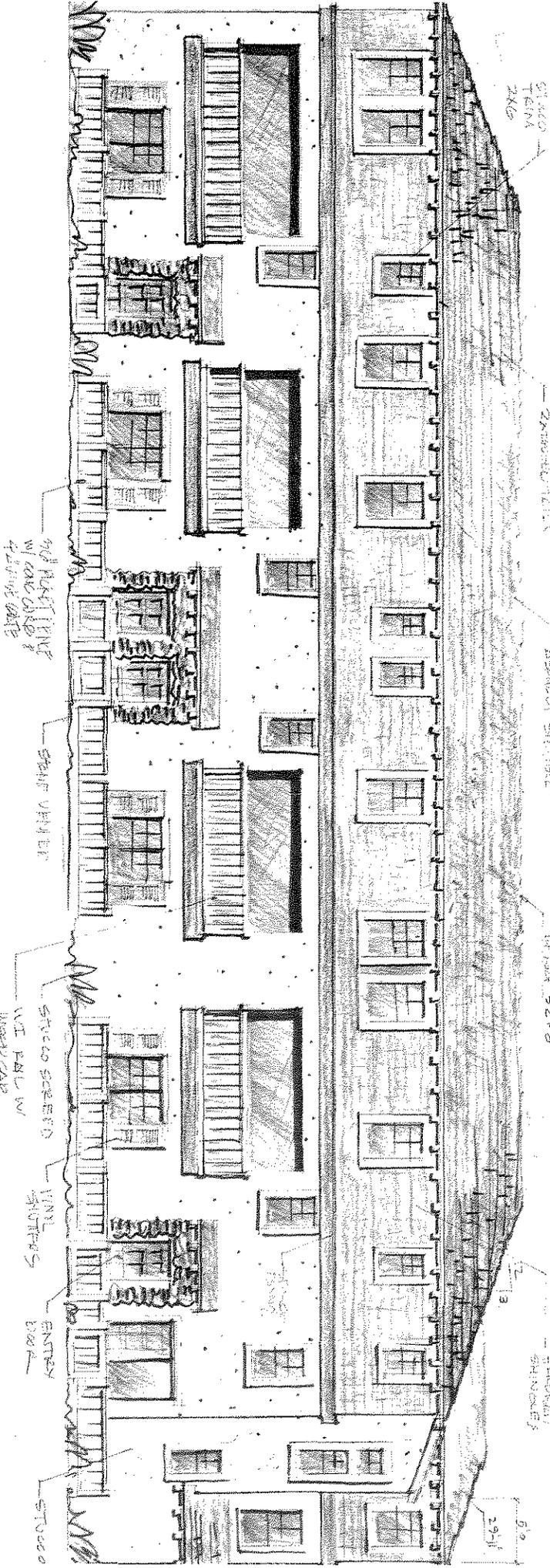
Prior to issuance of a building permit:

- fire sprinkler system (service codes PR400)
- Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the Applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least two days in advance to schedule the lumber drop inspection.

Exhibit B

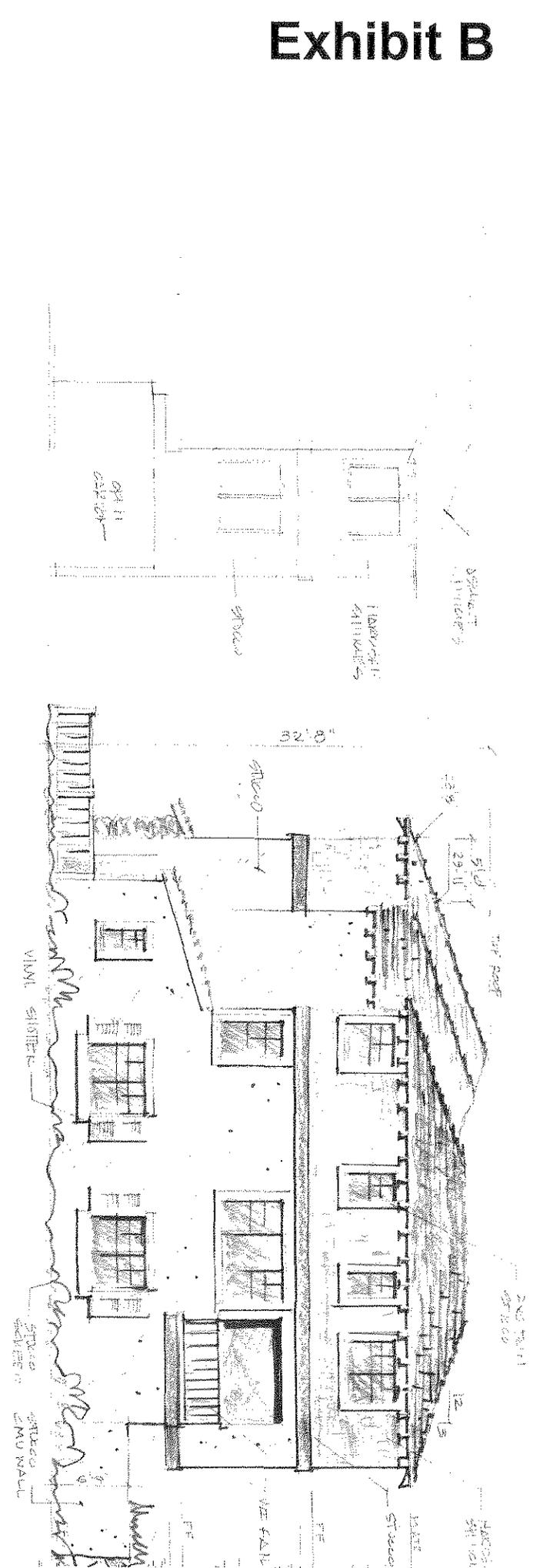
WEST SIDE

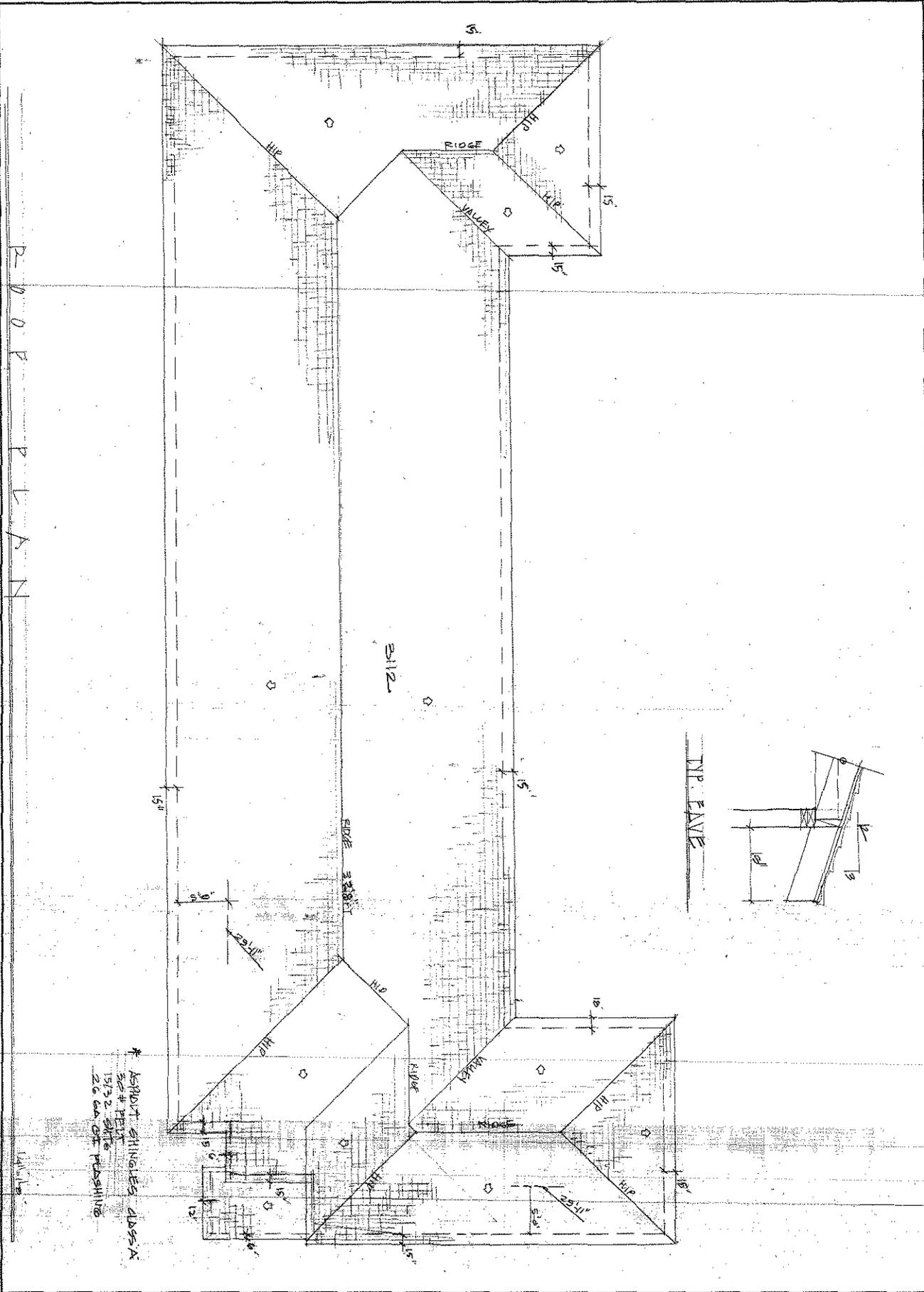
14-1-13



WEST DRIVE COURT VIEW

WEST SIDE ELEVATION





R O O F P L A N

* ASBUILT SHINGLES CLASS A
 30# FELT
 1 3/4" 2" SLIT
 26 GA. GFT. FLASHING

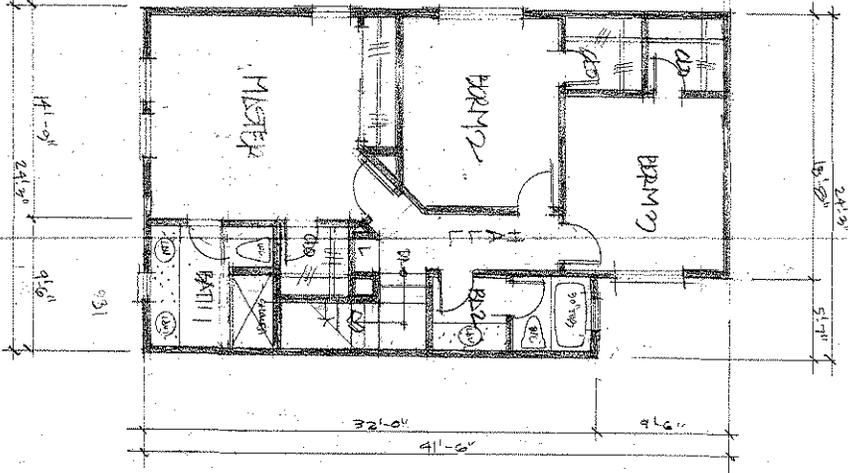
FIVE UNIT CONDOS FOR:
OLYMPIA STAPAKIS
 2821 TUCKER LANE
 LOS ALAMITOS, CALIF 90720
 562-698-7120 CONTACT NICK ZAMVAKELLIS 562-618-5278



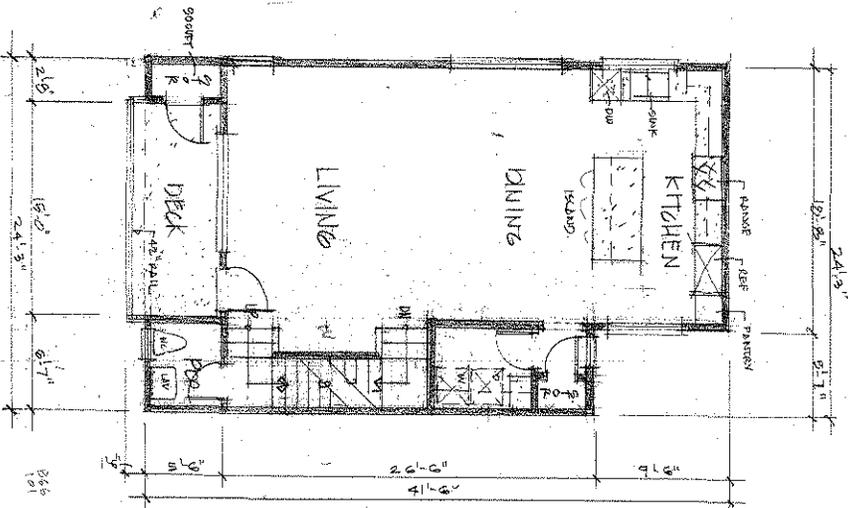
Ron Wikstrom
 8907 North Road Street, South Arc, CA 95128
 Telephone: 714-293-2184 • Fax: 714-261-0784
 ron@wikstrolm.com

DATE	11/15
SCALE	AS SHOWN
PROJECT	OLYMPIA STAPAKIS
CLIENT	OLYMPIA STAPAKIS
ARCHITECT	RON WIKSTROM
ENGINEER	
CONTRACTOR	
OWNER	

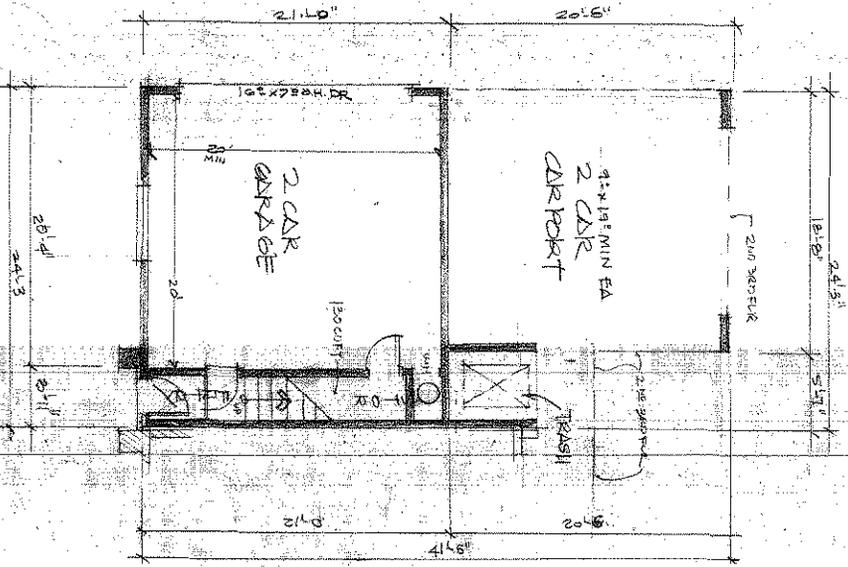
3RD FLOOR



2ND FLOOR



1ST FLOOR



BLDG AREA	
HOUSE 1ST	19
HOUSE 2ND	866
HOUSE 3RD	951
TOTAL	1876
COVERED	427
DECK	95
PORCH	120
CARPORT	282
PORCH	18
OVERALL	2280 SQFT

FIVE UNIT CONDOS FOR:
OLYMPIA STAPAKIS
 2821 TUCKER LANE
 LOS ALAMITOS, CALIF 90720
 562-598-7120 CONTACT NICK ZAMVAKELLIS 562-618-5278



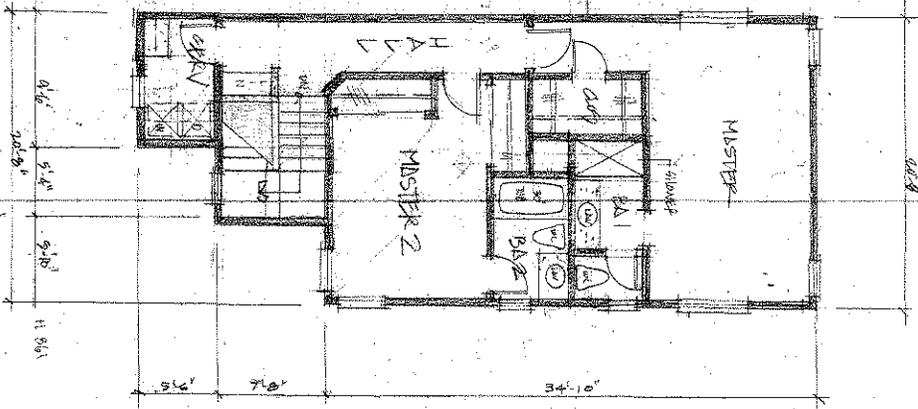
Ron Wikstrom
 2897 North Rose Street, Suite 200, Los Alamitos, CA 90720
 Telephone: 714-946-0788 • Fax: 714-946-0788
 www.ronwikstrom.com

REVISIONS

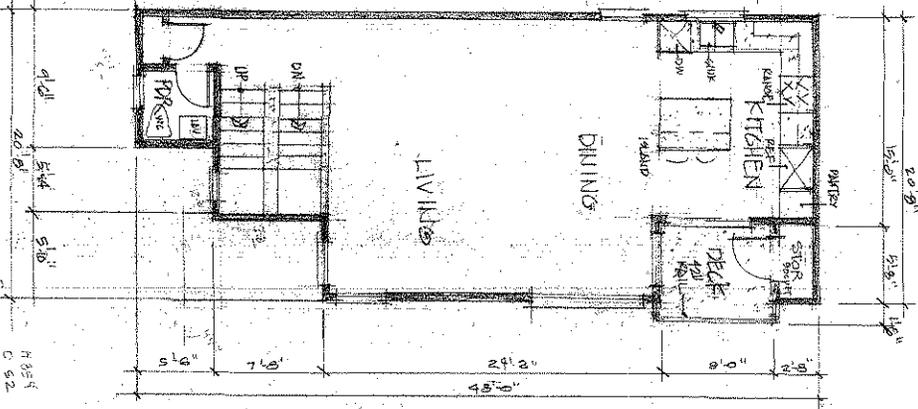
5/11

Scale	1/4" = 1'-0"
Date	5/11/05
Drawn by	AW
Check by	AW
Sheet No.	4
Project No.	1870.5

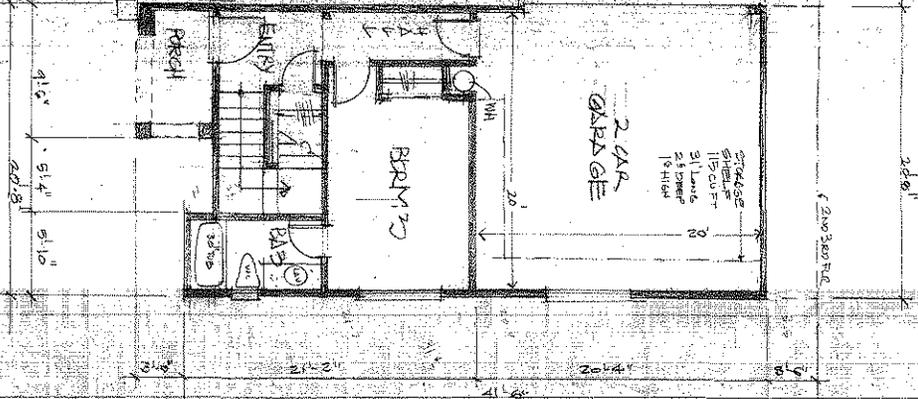
2ND FLOOR



2ND FLOOR



2ND FLOOR



FLOOR AREA

HOME 1ST	887
HOME 2ND	854
HOUSE 2ND	861
TOTAL	2102
COMMON	420
POUCH	57
POOL	168
STORAGE	205 SQUFT

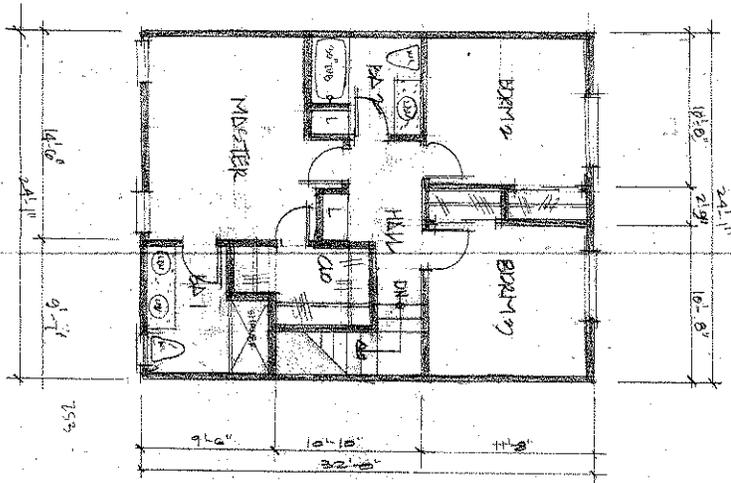
FIVE UNIT CONDOS FOR:
OLYMPIA STAPAKIS
 2821 TUCKER LANE
 LOS ALAMITOS, CALIF 90720
 562-598-7120 CONTACT NICK ZAMVAKELLIS 562-618-6278



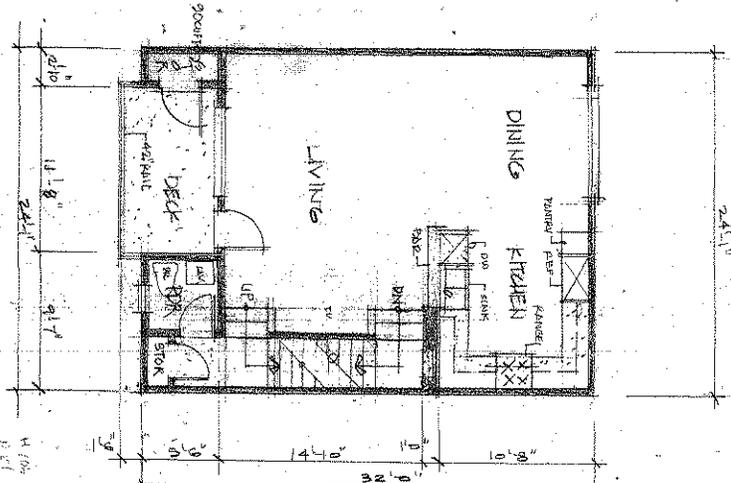
Ron Wikstrom
 2827 North Ross Street Santa Ana, CA 92704
 Telephone 714-833-0188 • Fax 714-833-0284
 ron@ronwikstrom.com

NO.	1
DATE	11-15
BY	2
REVISION	

3RD FLOOR



2ND FLOOR



1ST FLOOR

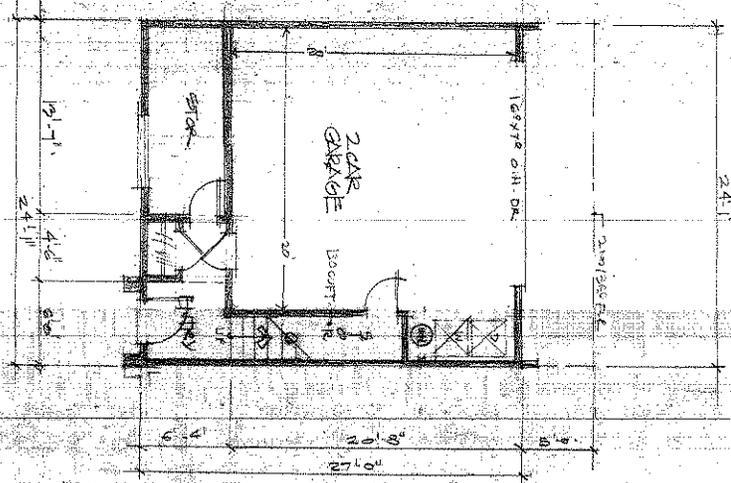


PLATE AREA

HOUSE FT	211
HOUSE SQ	706
100% 250	159
TOTAL	1670
DECK	437
PAVING	81
ROCK	120
STAIRCASE	15
STAIRCASE	2200FT

FIVE UNIT CONDOS FOR:
OLYMPIA STAPAKIS
 2821 TUCKER LANE
 LOS ALAMITOS, CALIF 90720
 562-598-7120 CONTACT NICK ZAMVAKELLIS 562-618-5278



Ron Wilstrom
 6097 North Ross Street, Santa Ana, CA 92705
 Telephone: 714-989-2184 • Fax: 714-541-2184
 www.ronwilstrom.com

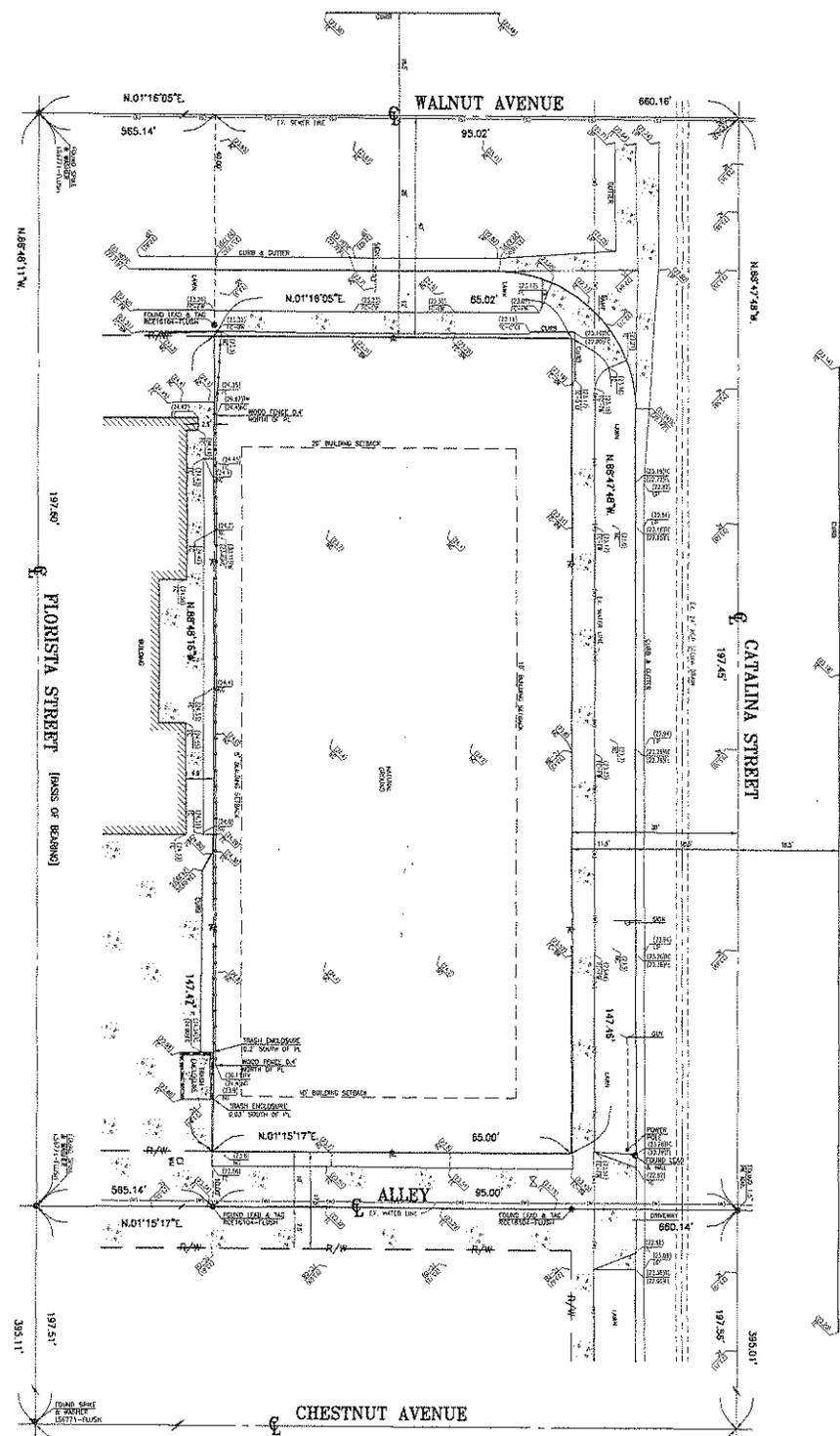
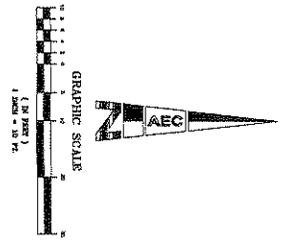
DATE	1/15
SCALE	1/4" = 1'-0"
BY	OW
NO.	3

REVISIONS BY

TENTATIVE TRACT MAP NO. 17841 FOR CONDOMINIUM PURPOSES

LEGEND

1	FRONT PROPERTY LINE	20	ASBESTOS BUILDING
2	FRONT PROPERTY LINE	21	SPICE OF WALK
3	FRONT PROPERTY LINE	22	CLUB FACILITY
4	FRONT PROPERTY LINE	23	FISHED CONCRETE
5	FRONT PROPERTY LINE	24	FRONT PROPERTY LINE
6	FRONT PROPERTY LINE	25	FRONT PROPERTY LINE
7	FRONT PROPERTY LINE	26	FRONT PROPERTY LINE
8	FRONT PROPERTY LINE	27	FRONT PROPERTY LINE
9	FRONT PROPERTY LINE	28	FRONT PROPERTY LINE
10	FRONT PROPERTY LINE	29	FRONT PROPERTY LINE
11	FRONT PROPERTY LINE	30	FRONT PROPERTY LINE
12	FRONT PROPERTY LINE	31	FRONT PROPERTY LINE
13	FRONT PROPERTY LINE	32	FRONT PROPERTY LINE
14	FRONT PROPERTY LINE	33	FRONT PROPERTY LINE
15	FRONT PROPERTY LINE	34	FRONT PROPERTY LINE
16	FRONT PROPERTY LINE	35	FRONT PROPERTY LINE
17	FRONT PROPERTY LINE	36	FRONT PROPERTY LINE
18	FRONT PROPERTY LINE	37	FRONT PROPERTY LINE
19	FRONT PROPERTY LINE	38	FRONT PROPERTY LINE
20	FRONT PROPERTY LINE	39	FRONT PROPERTY LINE
21	FRONT PROPERTY LINE	40	FRONT PROPERTY LINE
22	FRONT PROPERTY LINE	41	FRONT PROPERTY LINE
23	FRONT PROPERTY LINE	42	FRONT PROPERTY LINE
24	FRONT PROPERTY LINE	43	FRONT PROPERTY LINE
25	FRONT PROPERTY LINE	44	FRONT PROPERTY LINE
26	FRONT PROPERTY LINE	45	FRONT PROPERTY LINE
27	FRONT PROPERTY LINE	46	FRONT PROPERTY LINE
28	FRONT PROPERTY LINE	47	FRONT PROPERTY LINE
29	FRONT PROPERTY LINE	48	FRONT PROPERTY LINE
30	FRONT PROPERTY LINE	49	FRONT PROPERTY LINE
31	FRONT PROPERTY LINE	50	FRONT PROPERTY LINE
32	FRONT PROPERTY LINE	51	FRONT PROPERTY LINE
33	FRONT PROPERTY LINE	52	FRONT PROPERTY LINE
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37	FRONT PROPERTY LINE	56	FRONT PROPERTY LINE
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77	FRONT PROPERTY LINE	96	FRONT PROPERTY LINE
78	FRONT PROPERTY LINE	97	FRONT PROPERTY LINE
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80	FRONT PROPERTY LINE	99	FRONT PROPERTY LINE
81	FRONT PROPERTY LINE	100	FRONT PROPERTY LINE

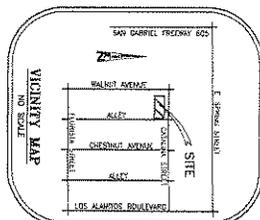


LEGAL DESCRIPTION

That certain parcel of land, more particularly described as follows:

Lot One (1) in Block Twenty (20) of Town of Los Alamitos, as shown on a licensed surveyor's map filed in Book 1, Page 25 of the Public Records of the County of Orange, California, and also that portion of the southeast 2000 feet of certain street as advanced in resolution 1411 of the Board of Directors of the City of Los Alamitos, California, as shown on a licensed surveyor's map filed in Book 1, Page 25 of the Public Records of the County of Orange, California, and also that portion of the southeast 2000 feet of certain street as advanced in resolution 1411 of the Board of Directors of the City of Los Alamitos, California, as shown on a licensed surveyor's map filed in Book 1, Page 25 of the Public Records of the County of Orange, California, and also that portion of the southeast 2000 feet of certain street as advanced in resolution 1411 of the Board of Directors of the City of Los Alamitos, California, as shown on a licensed surveyor's map filed in Book 1, Page 25 of the Public Records of the County of Orange, California.

APN: 242-192-01



UNITY STATEMENT

THESE UNITS ARE BEING OFFERED FOR SALE AS SEPARATE UNITS AND NOT AS PART OF A TRACT. THE BUYER OF ANY UNIT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES ASSOCIATED WITH THE ACQUISITION AND OWNERSHIP OF THE UNIT.

GENERAL NOTES

1. SITE ADDRESS IS 10742 WALNUT STREET.
2. SITE HAS NO BUILDING TO BE DEMOLISHED.
3. THE EXISTING USE ON SUBJECT SITE IS WAREHOUSE.
4. THE SITE IS ZONED R-3 MEDIUM-DENSITY RESIDENTIAL.
5. THE CURRENT SITE SETBACKS ARE AS FOLLOWS:
FRONT - 20' REAR - 10' SIDE - 5'
6. THE PROPOSED USE FOR SUBJECT SITE IS A 5 UNIT CONDOMINIUM.
7. THE FINAL MAP IS TO BE DONE IN ONE PHASE.
8. WORK SHALL BE PROVIDED BY A 4" LINE LOCATED IN CANYON STREET.
9. ELECTRIC SERVICE IS TO BE PROVIDED BY SEE CANALAN STREET.
10. SEWER SERVICE IS PROVIDED BY PUBLIC LINE LOCATED WITHIN CANALAN STREET.
11. GAS SERVICE IS PROVIDED BY A 2" LINE LOCATED WITHIN CANALAN STREET.
12. (ELECTRICAL SERVICE IS TO BE PROVIDED BY POLE LINE ABOVE THE ROAD.)
13. NO STOP DRUMS WITHIN THE AREA.
14. CABLE TELEVISION SERVICE IS TO BE PROVIDED BY COMCAST CABLE.

BENCHMARK

RECORDED BY GCS 2005 - FOUND 1.3/4" IR ANGLE CORNER OF HONOLULU BROWNS BROWN STAMPED TCC 4 1897 SET IN THE SOUTHWEST CORNER OF A CONCRETE DRIVEWAY. THE CORNER IS 15.0 FEET FROM THE EAST LINE OF THE DRIVEWAY. THE CORNER IS 15.0 FEET FROM THE WEST LINE OF THE DRIVEWAY. THE CORNER IS 15.0 FEET FROM THE SOUTH LINE OF THE DRIVEWAY. THE CORNER IS 15.0 FEET FROM THE NORTH LINE OF THE DRIVEWAY.

TENTATIVE TRACT MAP NO. 17841

10742 WALNUT STREET

SHEET NO. 1 OF 1

PROJECT ENGINEER: ANACAL ENGINEERING COMPANY

DATE: 11/15/15

SCALE: 1" = 10'

DRAWN: V. F. L.

CHECKED: C. J. G.

JOB NO. 14-224T.M. LOS ALAMITOS, CALIFORNIA

ANACAL ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA 92805
PHONE: 714-774-1763 FAX: 714-774-4690
E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

May 27, 2015
Item No: 7B

To: Chair Riley and Members of the Planning Commission

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

From: Tom Oliver, Associate Planner

Subject: Zoning Ordinance Amendment 15-01
A Zoning Map Amendment to Amend the Zoning Map of the City to Rezone Certain Parcels in the City to Comply with the New 2015-2035 General Plan (Citywide) (City initiated)

Summary: Consideration of a Zoning Map Amendment to rezone certain parcels in the City to conform to the requirements of the 2015-2035 General Plan (Citywide) (City initiated).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. The City Council of the City of Los Alamitos, California, has certified a final Environmental Impact Report for the Los Alamitos General Plan to include land use changes for various parcels and adopting environmental findings, a statement of overriding considerations and a mitigation monitoring and reporting plan pursuant to the California Environmental Quality Act. The EIR for the General Plan covered the corresponding zone changes; and,
3. Adoption of Resolution No. PC 15-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 15-01 TO AMEND THE ZONING MAP OF THE CITY TO REZONE VARIOUS PARCELS IN THE CITY TO CONFORM TO THE 2015-2035 GENERAL PLAN (CITY INITIATED)."

Applicant: City Initiated

Location: 3311 Sausalito Street, 3342 Cerritos Avenue, 3370 Cerritos, 3131 Katella Avenue, 3191 Katella Avenue, 3201 Katella Avenue, 10945 Oak Street, 3231 Katella Avenue, & 10909 Oak Street.

Approval Criteria: Section 17.70.020 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment be recommended by a resolution to the City Council.

Noticing: Notices announcing the Public Hearing for May 27, 2015, were mailed to all property owners and occupants within 500 feet of the proposed location on May 13, 2015. A Public Hearing notice regarding this meeting was also published in the News Enterprise on May 13, 2015.

Environmental: The City Council of the City of Los Alamitos, California, certified the Final Program Environmental Impact Report on March 23, 2015 for the Los Alamitos General Plan to include land use changes for various parcels and adopting environmental findings, a statement of overriding considerations and a mitigation monitoring and reporting plan pursuant to the California Environmental Quality Act. The zone changes fall within the Program EIR.

Background

The 2015-2035 Los Alamitos General Plan was approved and the Program Environmental Impact Report (EIR) was certified by the City Council on March 23, 2015. In order to bring the City's new Zoning Map into compliance with the new General Plan Land Use Map, an Ordinance approving the changes to the zoning map must be approved by the City Council. Prior to the City Council's action there must be a recommendation from the Planning Commission.

In its April 22nd meeting, the Planning Commission approved a Resolution of Intention directing Staff to bring back the draft Zoning Ordinance Amendments to the Planning Commission for recommendation to the City Council. The first of these ordinances is to amend the Zoning Map into conformance with the new General Plan so there will be consistency between the General Plan and Zoning.

The table below shows the locations and changes for the Amendment; these changes are depicted in Exhibit A to the draft ordinance:

APN	ADDRESS	OWNER	ZONE CHANGE FROM - TO
242-212-09	3131 Katella Avenue	Katella Property Owner, LLC (Supermedia Site)	Commercial Professional Office (C-O) to General Commercial (C-G)
242-212-08	10909 Oak Street	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-10	3191 Katella Avenue	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-11	3201 Katella Avenue	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-12	10945 Oak Street	Rossmoor/Los Alamitos Area Sewer District	Community Facilities (C-F) to General Commercial (C-G)
242-212-13	3231 Katella Avenue	Rossmoor/Los Alamitos Area Sewer District	Community Facilities (C-F) to General Commercial (C-G)
242-222-06	3370 Cerritos Avenue	Douglas Family, LLC	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)
242-222-11	3342 Cerritos Avenue	Monte Collins & Deborah Collins Slimmer	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)
242-222-13	3311 Sausalito Street	Cottonwood Church	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)

Findings

The Planning Commission is required by Los Alamitos Municipal Code Section 17.70.050 to make the certain findings for Zoning Ordinance Amendments.

The first finding is that the proposed amendment ensures and maintains consistency with the General Plan. The proposed ordinance brings the zoning map into compliance with the recently adopted Land Use Map in the General Plan Land Use Element and therefore cures the current inconsistencies on these parcels.

Second, the proposed amendments will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse impacts anticipated in the amendment to the zoning map.

Third, the proposed project has been reviewed in compliance with CEQA and the City's environmental review procedures. The Program EIR that was prepared for the City's

General Plan examined the environmental impacts relating to the land use changes for the above listed parcels. As zoning is required to be consistent with the General Plan, the impacts relating to the zone changes were covered by the Program EIR and there are no new impacts which would occur from such changes. As such, the zone changes are within the scope of the Program EIR.

Last, the sites must be physically suitable for the requested zoning designations and anticipated land use developments. The suitability of the zone changes were analyzed when the land use changes were made in the recently adopted General Plan. It has already been determined that these sites are suitable for the types of developments which will be allowed under the new zoning designations.

Recommendation

Staff recommends that the Planning Commission conduct a Public Hearing to discuss this subject and then adopt Resolution No. 15-03 recommending that the City Council adopt Ordinance No. TBD, making changes to the Los Alamitos Zoning Map to rezone certain parcels in the City to conform to the requirements of the 2015-2035 General Plan

*Attachments: 1) Planning Commission Resolution No. PC 15-03
2) Draft City Council Ordinance No. TBD
3) Mapped changes*

Attachment 1

RESOLUTION NO. PC 15-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 15-01 TO AMEND THE ZONING MAP OF THE CITY TO REZONE VARIOUS PARCELS IN THE CITY TO CONFORM TO THE 2015-2035 GENERAL PLAN (CITY INITIATED).

WHEREAS, the 2015-2035 Los Alamitos General Plan was approved by the City Council on March 23, 2015; and,

WHEREAS, in its April 22, 2015 meeting, the Planning Commission approved a Resolution of Intention directing Staff to bring back to future Commission meetings draft Zoning Ordinance Amendments that recommend to the City Council modifications to the Los Alamitos Zoning Code, to bring the Zoning Code and its map into conformance with the 2015-2035 General Plan; and,

WHEREAS, the Planning Commission opened a duly noticed Public Hearing concerning this Amendment on May 27, 2015; and,

WHEREAS, the Planning Commission considered all applicable Staff reports and all public testimony and evidence presented at the Public Hearing.

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

Section 1. The Planning Commission hereby recommends that the City Council adopt Ordinance No. TBD (ZOA 15-01), amending the Zoning Map of the City of Los Alamitos to make the changes listed therein and as shown on Exhibit A thereto. This recommendation is based upon the following findings as required by Los Alamitos Municipal Code Section 17.70.050:

1. The proposed amendments ensure and maintain consistency with the General Plan. The proposed changes to the zoning map are necessary to make the zoning consistent with the General Plan.
2. The proposed amendments will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse impacts anticipated in the amendment to the zoning map. The changes only bring consistency and will not create any new adverse impacts that were not already existent. These zone changes were studied in the Program Environmental Impact Report.

3. The sites being rezoned are physically suitable for the requested zoning designations and anticipated land use developments as these issues were examined at the time that the General Plan land use designations were changed.
4. The proposed amendments have been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The City Council of the City of Los Alamitos, California, certified the Final Environmental Impact Report on March 23, 2015 for the Los Alamitos General Plan to include land use changes for various parcels and adopting environmental findings, a statement of overriding considerations and a mitigation monitoring and reporting plan pursuant to the California Environmental Quality Act. As zoning is required to be consistent with the General Plan, the impacts relating to the zone changes are identical to the impacts that were covered in the Program EIR and there are no new impacts which would occur from such changes. As such, the zone changes are within the scope of the Program EIR.

PASSED, APPROVED, AND ADOPTED this 27th day of May, 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 27th day of May, 2015, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven Mendoza, Secretary

Attachment 2

DRAFT ORDINANCE NO. TBD

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT (ZOA) 15-XX TO REZONE VARIOUS PARCELS IN THE CITY TO CONFORM TO THE 2015-2035 GENERAL PLAN (CITY INITIATED).

WHEREAS, the 2015-2035 Los Alamitos General Plan was approved by the City Council on March 23, 2015; and,

WHEREAS, the Planning Commission held a duly noticed public hearing concerning this Amendment on May 27, 2015; and,

WHEREAS, at the conclusion of the public hearing, the Planning Commission adopted a resolution recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed Public Hearing concerning this Amendment on _____, 2015; and,

WHEREAS, the City Council considered all applicable Staff reports and all public testimony and evidence presented at the public hearing.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Los Alamitos, California finds that the above recitals are true and correct and incorporates them by reference herein.

SECTION 2. The Los Alamitos Zoning Map, is amended to change the properties listed below as indicated and as more particularly shown on Exhibit A, attached hereto and incorporated herein by reference.

APN	ADDRESS	OWNER	ZONE CHANGE FROM - TO
242-212-09	3131 Katella Avenue	Katella Property Owner, LLC (Supermedia Site)	Commercial Professional Office (C-O) to General Commercial (C-G)
242-212-08	10909 Oak Street	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-10	3191 Katella Avenue	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-11	3201 Katella Avenue	City of Los Alamitos	Community Facilities (C-F) to General Commercial (C-G)
242-212-12	10945 Oak Street	Rossmoor/Los Alamitos Area	Community Facilities

		Sewer District	(C-F) to General Commercial (C-G)
242-212-13	3231 Katella Avenue	Rossmoor/Los Alamitos Area Sewer District	Community Facilities (C-F) to General Commercial (C-G)
242-222-06	3370 Cerritos Avenue	Douglas Family, LLC	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)
242-222-11	3342 Cerritos Avenue	Monte Collins & Deborah Collins Slimmer	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)
242-222-13	3311 Sausalito Street	Cottonwood Church	Planned Light Industrial (P-M) to Multiple Family Residential (R-3)

SECTION 3. This approval is based upon the following findings:

A. The proposed amendments ensure and maintain consistency with the General Plan. The proposed changes to the zoning map are necessary to make the zoning consistent with the General Plan.

B. The proposed amendments will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse impacts anticipated in the amendment to the zoning map. The changes only bring consistency and will not create any new adverse impacts that were not already existent. These zone changes were studied in the Program Environmental Impact Report.

C. The sites being rezoned are physically suitable for the requested zoning designations and anticipated land use developments as these issues were examined at the time that the General Plan land use designations were changed.

D. The proposed amendments have been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The City Council of the City of Los Alamitos, California, certified the Final Environmental Impact Report on March 23, 2015 for the Los Alamitos General Plan to include land use changes for various parcels and adopting environmental findings, a statement of overriding considerations and a mitigation monitoring and reporting plan pursuant to the California Environmental Quality Act. As zoning is required to be consistent with the General Plan, the impacts relating to the zone changes are identical to the impacts that were covered in the Program EIR and there are no new impacts which would occur from such changes. As such, the zone changes are within the scope of the Program EIR.

SECTION 4. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the

same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

SECTION 5. This Ordinance shall take effect thirty days after approval as provided in Government Code Section 36937.

SECTION 6. The City Council of the City of Los Alamitos, California, certified the Final Environmental Impact Report on March 23, 2015 for the Los Alamitos General Plan to include land use changes for various parcels and adopting environmental findings, a statement of overriding considerations and a mitigation monitoring and reporting plan pursuant to the California Environmental Quality Act.

PASSED, APPROVED AND ADOPTED THIS ____ DAY OF _____, 2015.

Richard D. Murphy, Mayor

ATTEST:

Windmera Quintanar, City Clerk, CMC

APPROVED AS TO FORM:

Cary Reisman
City Attorney

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

I, Windmera Quintanar, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. 15-TBD was duly introduced and placed upon its first reading at a regular meeting of the City Council on the ____ day of _____, 2015 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the ____ day of _____, 2015, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Windmera Quintanar, City Clerk, CMC

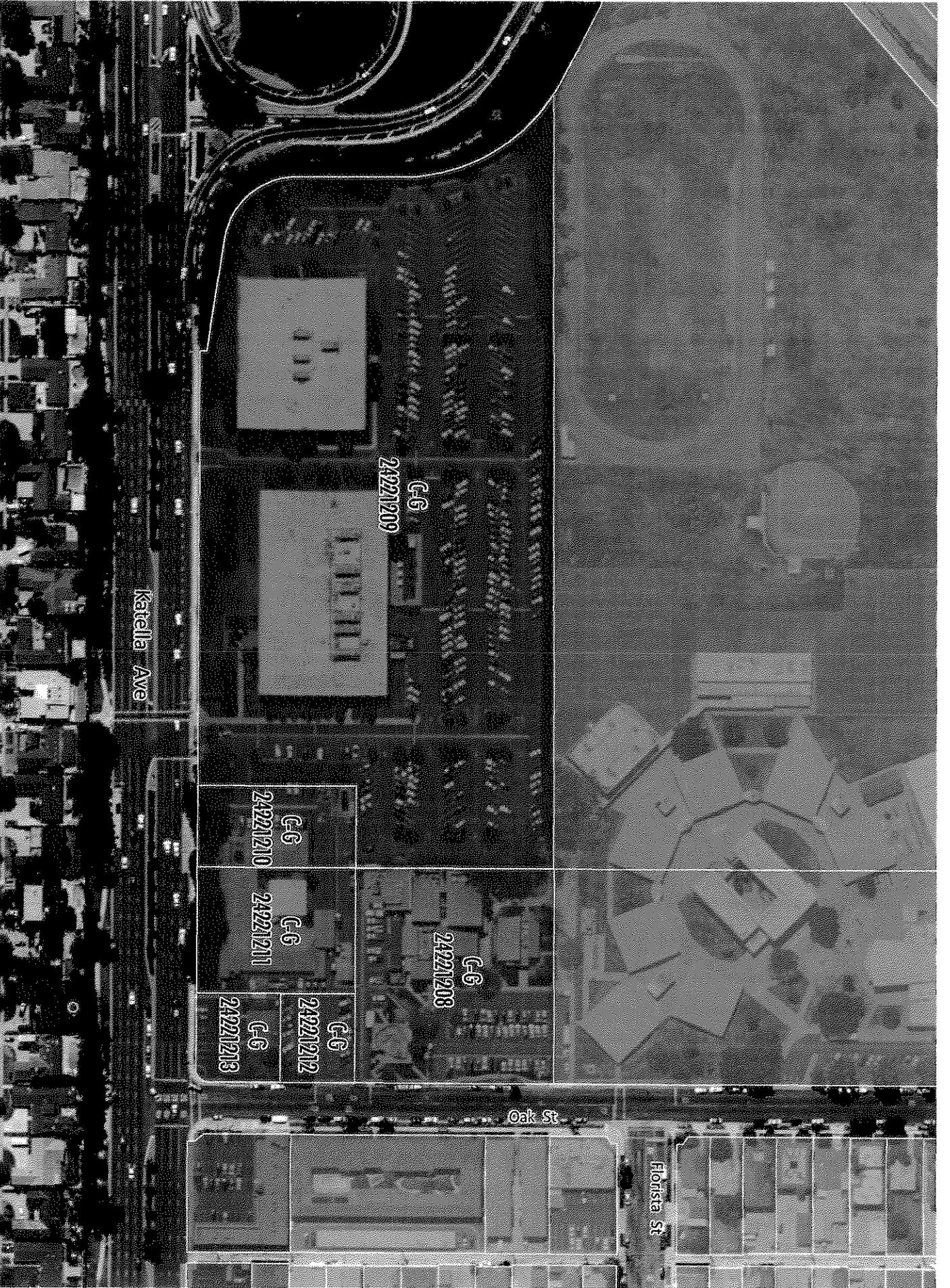
Attachment 3

0 125 250 500 Feet



Katella Ave and Oak St

0 125 250 500 Feet



Katella Ave and Oak St

0 125 250 500 Feet

Cerritos Ave and Chestnut St





Cerritos Ave and Chestnut St

City of Los Alamitos

Planning Commission

Agenda Report Staff Report

May 27, 2015
Item No: 8A

To: Chair Riley and Members of the Planning Commission
From: Steven Mendoza, Community Development/Public Works Director
Subject: Commissioner Request - Commercial Property Leases

Summary: This Staff report provides the venue for discussing the collection and storage of commercial property leases as requested by Commissioner Sofelkanik.

Recommendation: Direct Staff accordingly

Background

During the April 22, 2015 Commission meeting, Commissioner Sofelkanik proposed having commercial property leases on file with the City. This Staff report provides the venue for discussing the item and to seek consensus from the Commission before Staff and the City Attorney devote resources to research.

Discussion

In California, leases are not recorded and, therefore, treated as a private matter. The lease agreement may contain confidential information that the landlord or tenant wishes to keep private. Landlords or tenants do not want all the terms of the lease agreement to be made public. Accordingly, it is common practice to record a notice of lease agreement that identifies the lease agreement in general, but does not actually record the lease agreement itself.

Many states, excluding California, provide that recording is necessary to create long-term interest in real estate. Certain interests in land may be invalid if they are not written in a document recorded with the county. Additionally, if the owner of property sells the property, and the lease agreement has not been recorded, then the future owner of the property will not be bound to the terms of the lease agreement.

It is not unheard of; the city of Chicago has a lease tax wherein the lease is placed on file with the city and a transaction tax is charged. The same is true within Arizona. The State of Arizona and most of its municipalities impose lease taxes on landlords who engage in almost all forms of rental activity (including all forms of commercial rental activity and many forms of residential rental activity). Little information is provided that would warrant such a process in Los Alamitos.

ITEM 8B

PROJECT UPDATES

This will be a

PowerPoint Presentation