

# CITY OF LOS ALAMITOS

Community Center  
10911 Oak Street  
Los Alamitos, CA 90720

## AGENDA CITY COUNCIL SPECIAL MEETING Tuesday, March 1, 2016 – 5:00 p.m.

I, Richard D. Murphy, as Mayor of the City of Los Alamitos, do hereby call a special meeting of the City Council of the City of Los Alamitos, to be held at the time and place listed above to discuss the matters listed below.



Richard D. Murphy, Mayor of the City of Los Alamitos

### 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 City Clerk's Office or on the City's website at [www.cityoflosalamitos.org](http://www.cityoflosalamitos.org) once the agenda has been publicly posted.

Each matter on the agenda, no matter how described, shall be deemed to include any appropriate motion, whether to adopt a minute motion, resolution, payment of any bill, approval of any matter or action, or any other action. Items listed as "for information" or "for discussion" may also be the subject of an "action" taken by the City Council at the same meeting.

Any written materials relating to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 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 City Clerk's Office at (562) 431-3538, extension 220, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk at the meeting for individuals with hearing impairments.

Persons wishing to address the City Council on any item on the City Council Agenda should complete a blue "Request to Speak" card and will be called upon at the time the agenda item is called or during the City Council's consideration of the item and may address the City Council for up to three minutes.

1. **CALL TO ORDER**
  
2. **ROLL CALL**  
Council Member Edgar  
Council Member Grose  
Council Member Kusumoto  
Mayor Pro Tem Hasselbrink  
Mayor Murphy

**3. SPECIAL ORDERS OF THE DAY**

**A. Parking Workshop to Obtain Additional Public Input Regarding the Establishment of Limited Parking in Old Town East, Medical Center Area and Surrounding Areas (Community Development)**

This Workshop is being held to seek additional public input.

Recommendation: The results of this Workshop will be summarized for future action by the City Council.

**B. Consideration of an Urgency Ordinance Establishing a Temporary Moratorium on All New Uses and Expansion or Relocation of Existing Uses in the Planned Light Industrial (P-M) Zone and Prohibiting the Issuance of Permits or Other Entitlements for Such Uses Pending the Review and Possible Amendment of Zoning and Other Regulation to Such Zones and Directing the Commission to Begin the Review of Uses in All Zones (Community Development)**

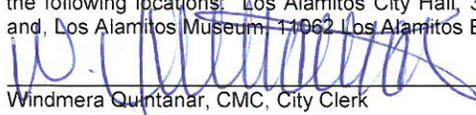
Mayor Murphy and Council Member Kusumoto are requesting Council consideration of an ordinance to prohibit the issuance of permits or other entitlements in the City's industrial area.

Recommendations:

1. Adopt Ordinance No. 2016-12 entitled, "AN INTERIM ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ESTABLISHING A TEMPORARY MORATORIUM ON ALL NEW USES AND EXPANSION OR RELOCATION OF EXISTING USES IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONE AND PROHIBITING THE ISSUANCE OF PERMITS OR OTHER ENTITLEMENTS FOR SUCH USES PENDING THE REVIEW AND POSSIBLE AMENDMENT TO THE ZONING CODE, AND DECLARING THE URGENCY THEREOF, TO BECOME EFFECTIVE IMMEDIATELY" by Roll Call Vote; and,
2. ADOPT RESOLUTION NO. 2016-04 ENTITLED, "A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, TO DIRECT THE PLANNING COMMISSION TO CONSIDER CODE AMENDMENTS REGARDING ALL USES IN ALL ZONES AND BRING BACK SUGGESTED CODE CHANGES TO THE CITY COUNCIL."

**4. ADJOURNMENT**

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.

  
Windmera Quintanar, CMC, City Clerk

2/25/16  
Date

# City of Los Alamitos

## Agenda Report Special Orders

March 1, 2016  
Item No: 3A

**To:** Mayor Richard D. Murphy & Members of the City Council

**From:** Bret M. Plumlee, City Manager

**Subject:** Parking Workshop to Obtain Additional Public Input Regarding the Establishment of Limited Parking in Old Town East, Medical Center Area and Surrounding Areas.

**Summary:** The Workshop is being held to seek additional public input.

**Recommendation:** The results of this Workshop will be summarized for future action by the City Council.

### Discussion

During the January 19, 2016 Council meeting Staff was directed to perform additional community outreach related to parking in Old Town East, Medical Center Area and surrounding areas. To meet this objective, a Parking Workshop has been organized to facilitate additional outreach in advance of a future decision by Council. The Parking Workshop will be held on Tuesday, March 1, 2016 at 5 p.m. at the Los Alamitos Community Center at 10911 Oak Street. This will provide citizens with an opportunity to learn about the parking issue, raise concerns, provide ideas, and express preferences for time-limited parking. PlaceWorks' Colin Drukker will act as the primary facilitator. Fehr & Peers will participate as the topical expert and help lead discussions and answer questions. PlaceWorks and Fehr & Peers will prepare a PowerPoint presentation for use at the meeting and for future use and reference. The outline of the meeting is provided below:

- Check-In and Open House (30 minutes) - To allow attendees to arrive and get acquainted with the material; the first part of the meeting would take the form of an open house. City Staff and the consultants would facilitate an informal discussion using materials and graphics prepared in previous efforts.
- Introductory Presentation (15 minutes) - Consultant Team and City Staff will review the topic of parking; efforts; meetings, and studies conducted to date, project objectives, and the purpose of the Town Hall.

- Polling and Discussion (60 minutes) - The third part of the meeting will consist of a variety of parking options, parking locations, and some direct questions. Following an explanation of each slide by City Staff and the consultants, participants will be asked to register their opinion via a hand-held polling device. A hand-held polling device (AKA “pulse pad” or “clicker”) is combined with TurningPoint software to turn PowerPoint presentations into live surveys. Such polling enables citizens to register their opinions and see the instantly tabulated responses of all participants. This tool also makes it easier for participants to register an opinion without being in the spotlight or feeling group pressure. The polling device can even feel empowering and add an element of fun.
  
- Closing and Next Steps (10 minutes) - PlaceWorks, with assistance from Fehr & Peers and City Staff, would lead a room-wide discussion and summary of what participants have expressed and describe next steps in the process. The consultants would remain available for the balance of the meeting for continued conversation with attendees.

#### Role of Mayor and City Council Members

Council will participate as active listeners spread throughout the room at tables that will seat property owners, tenants and customers and other interested parties in attendance. Council will be free to move from table to table and will be supplied with various questions to facilitate conversation related to parking.

#### Marketing and Outreach

This Workshop was advertised and the public was informed in the following manner:

- Advertisement purchased in the News Enterprise on Wednesday, February 24, 2016
- Press Release distributed
- Facebook Posting
- Website Updated
- NextDoor.com Posting
- Hand Delivered Flyers to each business in subject area
- Mailed Flyers to Property Owners' home address
- Emails to parties previously expressing an interest
- Submitted to Los Al TV

#### Future Action

The results of the Workshop will be tabulated and summarized for inclusion within future Staff reports of the City Council.

## **Background**

The City has been considering various solutions to discourage area employees from long term parking in public parking spaces to free up spaces for shoppers, diners and customers visiting the areas. To this effort the following tasks have been undertaken:

### **September 2014, Parking Solutions Working Group Established**

The City created a Parking Solutions Working Group (PSWG) consisting of the City Manager, Department Heads, and Police Staff to investigate parking solutions for the commercial area of Old Town East and the Medical Center Area. Examples of solutions included increased enforcement, alterations of parking time limits, and parking meters. The PSWG conducted a 7-month process of studying area parking, reviewing national research and best practices, conducting outreach, and refining recommendations.

### **2014/2015, Stakeholder Interviews**

As an early step in the research, the City Manager and Development Services Director interviewed a cross-section of interested stakeholders: business operators, employers, property owners, developers, neighborhood leaders, public safety staff, parking enforcement personnel and other close observers. Interviews were conducted in-person. Many of these participants have been part of the area for decades.

### **April / May 2015, Parking Assessment**

To assist in the analysis, the PSWG reached out to the traffic consultant Fehr & Peers, who was familiar with the City via the General Plan. Fehr & Peers developed a parking assessment of the study area, which included an inventory of the current parking supply, the collection of parking data, and an analysis of the parking demand in the Old Town East and Medical Center areas. The results of this study were presented in a May 2015 report, which was provided to the City and PSWG for use in their discussions.

### **August 2015, Tabletop Stakeholder Meeting**

During the Los Alamitos Traffic Commission meeting on August 12, 2015, area stakeholders gathered around in a table top setting to discuss parking-related issues. Business owners, employees and property owners came together collectively to address parking related solutions within the subject area, including but not limited to, the future installation of parking meters or the implementation of time-limited parking in the area's public parking spaces.

### **September 2015, Traffic Commission**

One month following the stakeholder meeting, the Traffic Commission unanimously made the following recommendation:

1. That the City enforces the existing 2-hour parking;
2. That the City paint/update the existing curb painting;
3. That the Traffic Commission reconvene to review in 4 months; and
4. That the Traffic Commission strongly recommends that the City Council work with City Staff to develop a plan for approaching and working collaboratively with the hospital and other large business owners to alleviate their employees parking in public spaces.

### **October 2015, City Council Meeting, Recommendations, Expansion of Study Area, and Increased Parking Enforcement**

After reviewing the parking assessment, the PSWG recommended a 4-step process to improve parking conditions at a City Council meeting on October 18, 2015.

- Step 1: Increased Enforcement
- Step 2: Implement Additional Time Limited Parking
- Step 3: Second Parking Assessment
- Step 4: Establish Paid (Meter) Parking

The City Council also expanded the study area to include Katella Avenue and Los Alamitos Boulevard, and began increased enforcement of current parking limitations through the hiring of a second Police Aide dedicated to parking enforcement.

### **November 2015, City Council Consideration of Parking Time Limits and Request for Further Outreach**

The City Council convened on November 16, 2015 to consider establishing time limits throughout the study areas. Before approving any action, the City Council requested additional outreach to the residents in the Old Town East neighborhood to gauge support for the current Residential Permit Parking Program and commercial parking on residential streets.

### **January 2016, City Council Review of Outreach**

On January 19, 2016, the City Council reconvened to discuss the results of the survey, which was mailed to property owners and hand delivered to tenants in December 2015. Of the 80 households (approximately 200 residents) in the Old Town East neighborhood, the City received 61 completed surveys (32 tenants and 29 property owners). The results are shown below. The City Council requested additional public outreach before further action, leading to the public workshop in March.

### Old Town East Parking Survey Questions and Results

Q1. Would you be supportive of allowing nearby business customers and employees to park in front of your home during the hours 6:00 a.m. to 6:00 p.m.? **92% No**

Q2. Do you want the Residential Permit Parking Program to continue in your neighborhood? If yes, please comment if you think that parking time limits (i.e. 2 or 3 hours) could be a good alternative in the neighborhood. **95% Yes**

Q3. If the Residential Permit Parking Program were discontinued, would you like to see additional parking in the neighborhood created through installing diagonal, nose-in parking? **61% Yes**

### What are the current recommendations before City Council?

The PSWG finalized its 4-step recommendation for parking reform to assist in the long term success of the Old Town East, Town Center, and Medical Center areas. This recommendation was based on a deliberate process driven by data, literature review, public input, case studies, and the PSWG members' acquired understanding of parking principles and best management practices. This recommendation was first presented to City Council in October 2015.

#### **Step 1. Increased Enforcement**

Parking enforcement does serve an important function in keeping prime parking spaces available to customers. Where enforcement is weak and rates are low, employees will have a tendency to park in a location that is most convenient for them. Customers, arriving later than first-shift employees, can't park in these convenient spaces and must look a block or two away. With the recent hire of a second Police Aide dedicated to Parking Enforcement, Staff has implemented this step toward enforcement of area parking. This will assist with a better understanding of the parking situation in the area and will double the enforcement presence.

Enforcement should be increased using guidelines for best management practices. This recent expansion of an officer will improve the customer experience. The City's 2015-16 Budget provided the funds to hire a Police Aide to perform parking enforcement.

#### **Step 2. Implement Additional Time Limited Parking**

It is the PSWG's belief that improved enforcement and implementation of time limitations will force employees back onto their employer's site which will then free up much needed parking in the area. As an interim measure, the City's Staff is proposing to establish time limits (2 hours or 3 hours) that would be strictly enforced with additional police staffing.

The primary alternative that cities can use to create vacancies in prime parking spaces is to set time limits and give tickets to violators. Time limits, however, bring several disadvantages: enforcement of time limits is labor-intensive and difficult.

Area employees, who quickly become familiar with enforcement patterns, often become adept at the "two-hour shuffle", moving their cars regularly or swapping spaces with a coworker several times during the workday. Even with strictly enforced time limits, if there is no incentive to persuade employees to seek less convenient, bargain-priced spots, employees will probably still park in prime spaces.

**Step 3. Second Parking Assessment**

After implementing the additional parking enforcement and time limits; Staff will then re-evaluate the parking situation in the area and will engage the Parking Consultant to complete a second parking assessment to determine the parking capacity post implementation in the hopes that the peak demand will have been reduced from 11 a.m. to 2 p.m.

**Step 4. Establish Paid (Meter) Parking**

After the second parking assessment is completed, if parking demand is not reduced to the desired level, City Staff will recommend exploring other parking solutions including parking meters. This will ensure parking availability for visitors along the blocks in the subject area that experience the highest parking occupancy rates. The goal of the paid parking pilot program is a significant reduction in the abuse of time limited spaces by employees who park all day, thereby improving parking space availability for visitors, and ease the overall experience of people who drive to the area.

**FISCAL IMPACT**

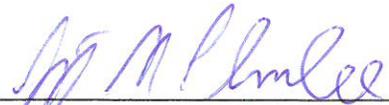
None.

Submitted by:



Steven A. Mendoza  
Development Services Director

Approved by:



Bret M. Plumlee  
City Manager

*Attachment: 1. Correspondence from Teresa Murphy*

February 23, 2016

Hi Steve,

The surgical center is the main culprit for the Florista Public parking on Street and also in the Public Lot off Pine. I happened to come in this morning early for a meeting at 7 and by 7:45 the "blue scrubs" which is what they wear there began to file across the street into the entry of the building. Tuesday and Thursday are always the busy days as they do the most surgery, except on street sweeping day they fill up the Pine lot early. Including the director parks in the Pine lot every day.

We do still see hospital employees parking on Reagan and Cherry as they go to the medical center. Doctors included. I was over to the Total Care facility for business and I noticed that the Tram has very early stop hours so of course if anyone is this direction they can't use the Tram effectively. I know at UCI because one can only park in the structure no matter what Trams are available at all times. A part of doing business. Often it is impossible to pick someone up from Emergency because that lot, which is private, is always full. Also to even pick up the woman and baby being released is an issue.

The other issue I see because I use Cherry to exit the shelter to go East on Katella the trucks and delivers block that street many days a week. They use the street as a double parking zone just like New York but they stay there for a very long time. The surgical center also has a truck in front of their building at least two days a week.

I have not observed any real difference since the city bagged the limit signs. The employees that use the public parking no matter where it is available are going to use it no matter what since they see themselves a tax payer and it is a public street.

The other entity that fills the Pine Lot frequently is Casa as they have 34 employees and they have very little parking and most days they have 14 employees on location.

Another option that might really help the parking for a short time would be to allow "one hour" parking in the "residential permit areas" from 10-4 Monday through Friday only. Too short a time for employees but enough time to run into a doctor or into one of the food places now on Florista as the increase, which is great, in the number of people going to Nick's, Baja and the other places has such increased.

The other area that is a problem, since I go to the Post Office twice a day, is the Reagan area from Serpentine to Catalina with the high school students filling up the street. When the Post Office lot is full, and believe me sometimes it is, one can not find a parking spot because the street on both sides are filled from 7:30 until school is out.

Those are just my observations in this area. Obviously one can often shoot a cannon down Reagan on weekend days.

Wish I would be in town but hope this gives you a perspective from our vantage point watching the street.

*Theresa E. Murphy*

*Executive Director*

*Precious Life Shelter*

[www.preciouslifeshelter.org](http://www.preciouslifeshelter.org)

562-431-5025

<http://www.youtube.com/watch?v=qoT2TxYctO4>

# City of Los Alamitos

## Agenda Report Special Orders

March 1, 2016  
Item No: 3B

**To:** Mayor Richard D. Murphy & Members of the City Council

**From:** Mayor Richard D. Murphy & Council Member Kusumoto

**Subject:** Consideration of an Urgency Ordinance Establishing a Temporary Moratorium on All New Uses and Expansion or Relocation of Existing Uses in the Planned Light Industrial (P-M) Zone and Prohibiting the Issuance of Permits or Other Entitlements for Such Uses Pending the Review and Possible Amendment of Zoning and Other Regulation to Such Zones and Directing the Commission to Begin the Review of Uses in All Zones

**Summary:** Mayor Murphy and Council Member Kusumoto are requesting Council consideration of an ordinance to prohibit the issuance of permits or other entitlements in the City's industrial area.

### Recommendations:

1. Adopt Ordinance No. 2016-12 entitled, "AN INTERIM ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ESTABLISHING A TEMPORARY MORATORIUM ON ALL NEW USES AND EXPANSION OR RELOCATION OF EXISTING USES IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONE AND PROHIBITING THE ISSUANCE OF PERMITS OR OTHER ENTITLEMENTS FOR SUCH USES PENDING THE REVIEW AND POSSIBLE AMENDMENT TO THE ZONING CODE, AND DECLARING THE URGENCY THEREOF, TO BECOME EFFECTIVE IMMEDIATELY" by Roll Call Vote; and,
2. Adopt Resolution No. 2016-04 entitled, "A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, TO DIRECT THE PLANNING COMMISSION TO CONSIDER CODE AMENDMENTS REGARDING ALL USES IN ALL ZONES AND BRING BACK SUGGESTED CODE CHANGES TO THE CITY COUNCIL."

### Discussion

Development within the Planned Light Industrial Zone, if not planned effectively, could lead to the development of land uses that is inconsistent with the March 2015 General Plan. In order to make sure that the goals of the General Plan are realized, that the land uses within the various industrial zones are compatible, and that there are no uses

in the industrial zone which are undesirable in the City of Los Alamitos, Mayor Murphy and Councilmember Kusumoto recommend that the City Council adopt an interim "urgency ordinance" prohibiting the issuance of permits or other entitlements in the Planned Light Industrial (P-M) Zone, including those portions of the P-M on which overlay zones have been established and that portion of the P-M zone which is to become the Limited Industrial zone. Such a moratorium will protect the public health, safety and welfare which will otherwise be harmed if uses are allowed to be established, relocated or enlarged while the City is studying the matter.

Moratorium History

<b>Topic</b>	<b>Date</b>	<b>Action Taken</b>
Massage Moratorium	January 20, 2015	Council Adopted
Tattoo Parlors and Massage Moratorium	September 20, 2010	Council Adopted
Art Debolt requested moratorium to prevent Zone Change/General Plan Amendment/Specific Plan or new construction related to medical uses or parking structures.	August 17, 2009	No Action taken, Received and Filed
R-3 Moratorium	August 8, 2005	Council Approved
Adult Materials Moratorium	March 8, 1982	Council Adopted

**Background**

Pursuant to Government Code Section 65858, the City is permitted to adopt moratoria to protect the Health, Safety and Welfare of its citizens. In this case, Mayor Murphy and Councilmember Kusumoto have requested such action to ensure that the City's existing Zoning Ordinance is compatible with the newly adopted March 2015 General Plan, that there is internal compatibility within the various industrial zones, and that there are no uses in the industrial zones which are undesirable for the City of Los Alamitos.

The proposed moratorium will allow the City to address these matters without worry that uses are being established during the review period which would thwart the outcome of the review and possible amendments to the City's zoning ordinance which may prohibit or restrict such uses.

This also directs Staff and the Planning Commission to study and recommend amendments to the City's Code to establish clear, legally consistent, and uniform regulations pertaining to the Zoning Code as it relates to uses in the City.

Impacts of Moratorium

A moratorium is designed to protect the citizenry but if not written carefully, may have unpredictable economic impacts to existing property owners, landlords and tenants that may be interested in leasing new spaces, doing tenant improvements and expanding or relocating their business to meet the needs of their customers or to meet cash flow needs. A moratorium places a freeze on the ability to obtain building permits. While not going into specifics, one Los Alamitos business has filed an application to obtain approval from the Planning Commission to enclose an unused loading dock for storage for their product. Another Los Alamitos business is interested in modernizing their

lumber mill within the Industrial zone. Section 3D.2 of the attached ordinance contains an exemption that would allow minor work to be done which would not expand the business operations. The moratorium would not prevent the normal operations of an existing business.

A moratorium is counterintuitive to the City's "Pro Economic Development" reputation and may cause a ripple effect that could cause companies and investors seeking to conduct business and make additional investments in Los Alamitos to think twice before investing in the City.

## **Fiscal Impact**

Approval may result in the delay or loss of an undetermined amount of Planning Permit Fees, Building Permit fees, and Business License fees.

Submitted by:

  
Richard D. Murphy  
Mayor

  
Warren Kusumoto  
Council Member

*Attachments:* 1. Ordinance No. 2016-12  
2. Resolution No. 16-04

## ORDINANCE NO. 2016-12

**AN INTERIM ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ESTABLISHING A TEMPORARY MORATORIUM ON ALL NEW USES, AND ON THE EXPANSION OR RELOCATION OF EXISTING USES IN THE PLANNED LIGHT INDUSTRIAL (PM) ZONE AND PROHIBITING THE ISSUANCE OF PERMITS OR OTHER ENTITLEMENTS FOR SUCH USES PENDING THE REVIEW AND POSSIBLE AMENDMENT OF THE ZONING CODE AND DECLARING THE URGENCY THEREOF, TO BECOME EFFECTIVE IMMEDIATELY**

**THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

SECTION 1. The City Council adopts this ordinance based upon the following findings and determinations:

- A. The City of Los Alamitos ("City") has an overriding interest in planning and regulating the use of property within the City. Implicit in any plan or regulation is the City's interest in maintaining the quality of urban life and the character of the City's neighborhoods. Without stable, well-planned neighborhoods, areas of the City can quickly deteriorate, with tragic consequences to social, environmental and economic values.
- B. The City of Los Alamitos adopted its new March 2015 General Plan which included the following land use designations:

Planned Industrial Max FAR 1.50	Light industrial, manufacturing, and office park uses such as research and development, manufacturing, boat building, appliance repair and service, plastic fabrication, and printing plants. Commercial recreation uses are not permitted.
Limited Industrial Max FAR 1.50	All uses permitted in Planned Industrial as well as commercial recreation uses within industrial buildings such as soccer, gymnastics, archery, indoor health/fitness, and batting cages.
Medical Overlay Max FAR 3.0	While the underlying land use remains Planned Industrial, this Overlay encourages and permits medical businesses as primary uses on the north side of the Los Alamitos Medical Center campus.
Retail Overlay Max FAR 1.0 for Retail	While the underlying land use remains Planned Industrial, this Overlay encourages and permits retail businesses as primary uses on the Arrowhead Products site at the time that the property owner determines that industrial uses are no longer desired.

- C. One of the five land use goals set forth in the Land Use Element of the March 2015 General Plan is to maintain compatibility of commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses and public facilities.
- D. The Land Use Element requires the City to update its zoning ordinance to be compatible with the General Plan by implementing a new Limited Industrial zone as well as a Medical Overlay and Retail Overlay of the existing Planned Industrial area. The City Council has already added a Medical Use Overlay zone and Retail Use Overlay zone to the zoning provisions of the Los Alamitos Municipal Code and has applied those overlay zones to various Planned Light Industrial zoned areas in the City. The Limited Industrial zone change is currently being processed through the Planning Commission.
- E. The City Council believes that in addition to creating the new Limited Industrial zone and the two overlay zones, it is necessary to carefully examine what uses should be allowed in each of the four industrial zones to insure compatibility within the zone and with surrounding and planned surrounding uses.
- F. The City Council further believes that there are certain uses that are currently allowed or conditionally allowed in the Planned Light Industrial zone which may no longer be appropriate for the City of Los Alamitos in general.
- G. If uses are allowed to continue to develop, expand or relocate in the current Planned Light Industrial zone before the City can adequately study this matter, it could create irreparable harm by allowing undesired and incompatible uses to develop in the City which could impact future development and defeat the purpose of the updated General Plan.
- H. Government Code § 65858 allows the City Council to adopt as an urgency measure an interim ordinance prohibiting new uses that may frustrate or be in conflict with a contemplated zoning proposal the Community Development Department, Planning Commission and City Council intend to study.
- I. In order to protect the public health, safety and welfare, and in accordance with the provisions of Government Code § 65858, the City Council hereby adopts the moratorium set forth in Section 2 below in order to provide time to study the appropriate uses in all property currently zoned Planned Light Industrial (P-M), including those properties in the P-M zone with overlay zones.

## SECTION 2. Imposition of Moratorium.

- A. A moratorium is hereby established on all new uses and expansion or relocation of land uses in the current Planned Light Industrial (P-M) zone of the City, including the P-M zones with the Medical Overlay and Retail Overlay, as well as that portion of the P-M zone which is designated to become Limited Industrial. No new building permits or any entitlements, including but not limited to site plan

approvals, conditional use permits and variances, shall be issued for the establishment, expansion or relocation of any such use in these P-M zones.

- B. For purposes of this moratorium, “uses” shall mean all those uses listed under that section heading in Table 2-04 in Section 17.10.020 under the P-M zoning district as indicated below. The definitions of the individual uses shall be the same as defined in the Los Alamitos Municipal Code or, if no definition exists in the Code, as the use is commonly understood to operate.

<b>Table 2-04</b>				
<b>Allowed Uses and Permit Requirements for</b>				
<b>Commercial / Industrial Zoning Districts (see Parking Requirements, Chapter 17.26)</b>				
<b>P</b>	<b>Permitted use</b>			
<b>CUP</b>	<b>Conditional use permit required</b>			
<b>—</b>	<b>Use not allowed</b>			
<b>TUP</b>	<b>Temporary use permit</b>			
<b>AUP</b>	<b>Administrative use permit</b>			
LAND USE	PERMIT REQUIRED BY ZONING DISTRICT			Specific Use
	C-O	C-G	P-M	Regulations
<b>AGRICULTURE AND OPEN SPACE</b>				
Agriculture, exclusive of livestock	—	—	CUP	
<b>BUSINESS AND PROFESSIONAL USES</b>				
Banks/financial institutions (without drive-through facilities)	P	P	—	
Offices, administrative or professional	P	P <sup>(6)</sup>	C <sup>(20)(21)</sup>	
Offices, incidental to an allowed primary use	P	P	P	
Public utility commercial office	P	P/CUP <sup>(5)</sup>	P	
<b>CANNABIS USES</b>				
Cannabis delivery	—	—	—	17.39
Commercial cannabis activities	—	—	—	17.39
Cultivation, even by qualified patients and caregivers	—	—	—	17.39
<b>EATING AND DRINKING</b>				
Bars/nightclubs	CUP	CUP	CUP	
Employee’s cafeteria/coffee shop	—	—	P	
Restaurants, with drive-through facilities	CUP	CUP	CUP	
Restaurants, full service	P	P	CUP <sup>(13)</sup>	
Restaurants, take-out	P	P	CUP	
Restaurants with large outside seating areas	CUP	CUP	—	17.38.190, 17.42
Restaurants with small outside seating areas	AUP	AUP	—	17.38.190, 17.41
<b>EDUCATION, PUBLIC ASSEMBLY AND RECREATION</b>				
Adult entertainment businesses	—	—	P	17.48
Amusement and recreation establishments, indoor <sup>(3)</sup>	CUP	CUP	CUP	
Amusement and recreation establishments, outdoor <sup>(3)</sup>	—	—	CUP	
Arcades	CUP	CUP	—	17.38.060
Auditoriums, meeting halls, and theaters	CUP	—	—	
Bingo	P	P	P	5.16

**Table 2-04**  
**Allowed Uses and Permit Requirements for**  
**Commercial / Industrial Zoning Districts (see Parking Requirements, Chapter 17.26)**

**P** Permitted use  
**CUP** Conditional use permit required  
**—** Use not allowed  
**TUP** Temporary use permit  
**AUP** Administrative use permit

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT			Specific Use
	C-O	C-G	P-M	Regulations
Health/fitness facilities/spas	—	CUP	—	
<b>Industrial training center</b>	—	—	P	
Libraries and reading rooms	P	—	—	
Live entertainment, incidental to an allowed use	CUP <sup>(3)</sup>	CUP <sup>(3)</sup>	—	
Museums	—	P	—	
Outdoor commercial recreation facilities	—	—	CUP	
Religious facilities	CUP	—	—	
Schools, commercial - small	P <sup>(1)</sup>	P <sup>(1)</sup>	—	
Schools, commercial - large	CUP <sup>(2)</sup>	CUP <sup>(2)</sup>	—	
<b>INDUSTRY, MANUFACTURING, AND PROCESSING USES</b>				
Aircraft and related aircraft accessories manufacturing	—	—	P	
Carpet cleaning and dyeing plants	—	—	P	
Ceramics manufacturing	—	—	P	
Clothing manufacturing	—	—	P	
Contractor's storage yards—new materials only	—	—	CUP <sup>(14)</sup>	
Construction equipment rental/sales, with incidental repair and service	—	—	CUP	
Cutlery and handtool manufacturing	—	—	P	
Food products manufacturing	—	—	P <sup>(7)</sup>	
Frozen food locker	—	—	P	
Furniture and fixtures manufacturing, cabinet shops, and woodworking shops (wholesale only)	—	—	P	
Hazardous waste facility, off-site	—	—	CUP	17.36
Ice and cold storage plant	—	—	P	
Laboratories				
Biological and x-ray	P	P <sup>(5)</sup>	P	
Medical and dental	P	P <sup>(5)</sup>	P	
Film processing	—	—	P	
Laundries and dry cleaning plants	—	P	P	
Machine shop	—	—	P	
Metal plating	—	—	P	
Metal working, light fabrication	—	—	P	
Motor vehicle/transportation equipment manufacturing and assembly	—	—	P	
Paint mixing	—	—	P <sup>(9)</sup>	
Paper product fabrication	—	—	P	
Plastic products fabrication	—	—	P	
Pottery manufacturing	—	—	CUP	
Printing and publishing	—	—	P	

**Table 2-04  
Allowed Uses and Permit Requirements for  
Commercial / Industrial Zoning Districts (see Parking Requirements, Chapter 17.26)**

**P** Permitted use  
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LAND USE	PERMIT REQUIRED BY ZONING DISTRICT			Specific Use
	C-O	C-G	P-M	Regulations
Recycling facilities	P	P	P	17.38.140
Rubber products	—	—	P <sup>(11)</sup>	
Sign manufacturing	—	—	P	
Textile manufacturing	—	—	P	
Underground bulk storage of petroleum or gas	—	—	CUP	
Upholstery shops	—	—	P	
Welding services	—	—	P	
Warehousing	—	—	P	
Wholesaling & distribution	—	—	P	
<b>RESIDENTIAL USES</b>				
Caretaker or employee housing	—	—	p <sup>(19)</sup>	
Emergency shelters—up to 20 beds	CUP	—	P	17.38.170
Emergency shelters—more than 20 beds	CUP	—	CUP	17.38.170
Mixed-use projects, residential and commercial	—	CUP	—	
Residential care facilities	CUP	—	—	
Senior residential housing projects	CUP	CUP	—	17.38.160
Single room occupancy unit	—	—	CUP	17.38.180
Supportive housing	CUP	—	—	
Transitional housing	CUP	—	—	
<b>RETAIL TRADE <sup>(4)</sup></b>				
Alcoholic beverage sales, on- or off-site consumption, in conjunction with an allowed use	CUP	CUP	—	
Alcoholic beverage sales, off-site consumption	—	—	CUP	17.38.050
Antiques, art, collectibles, and gifts	P	P	—	
Art and art supplies stores	—	P	P	
Bakeries, retail	—	P	P	
Bakeries, retail and wholesale	—	—	P	
Book, stationery, newspaper, and magazine stores <sup>(2)</sup>	P	P	—	
Building material yard (new materials)	—	—	CUP <sup>(12)</sup>	
Confectionery shops	P	P	—	
Convenience store/mini-mart	CUP	CUP	CUP	
Drive-in and drive-thru sales	CUP	CUP	—	
Electrical supply stores	—	—	P	
Farmer's market	CUP	CUP	CUP	
Florists	P	P	P	
Gas/fueling stations	CUP	CUP	CUP <sup>(13)</sup>	
Gift shops, specialty shops	P	P	P for specified	

**Table 2-04  
Allowed Uses and Permit Requirements for  
Commercial / Industrial Zoning Districts (see Parking Requirements, Chapter 17.26)**

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LAND USE	PERMIT REQUIRED BY ZONING DISTRICT			Specific Use Regulations
	C-O	C-G	P-M	
			locations; otherwise prohibited <sup>(22)</sup>	
Grocery stores/food markets	P	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	
Hardware stores	—	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	
Jewelry stores	—	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	
Lumber yards, planing mills excluded	—	—	P	
Medical equipment and supplies	P	P <sup>(5)</sup>	—	
Motor vehicle parts stores, incidental installation and repair	—	CUP	P	
Motor vehicle parts stores, no installation or repair on-site	—	P	P	
Motor vehicle sales, leasing, and rental with or without incidental servicing	CUP	CUP	P	
Office supply stores	P	P	—	
Outdoor retail sales and activities	—	CUP	—	17.38.110
Outdoor retail sales, temporary	—	CUP/SEP	—	17.54.050(E)
Pawn shops	CUP	CUP	—	
Pet stores	—	P	CUP <sup>(15)</sup>	
Pharmacies, drug stores <sup>(13)</sup>	P	P	P	
Plant nurseries	—	P	—	
Retail sales, general	CUP	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	
Secondhand/consignment shops	CUP	CUP	—	
Warehouse retail store (big box retail)	P	P	CUP	

**SERVICES<sup>(4)</sup>**

**Table 2-04**  
**Allowed Uses and Permit Requirements for**  
**Commercial / Industrial Zoning Districts (see Parking Requirements, Chapter 17.26)**

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LAND USE	PERMIT REQUIRED BY ZONING DISTRICT			Specific Use
	C-O	C-G	P-M	Regulations
Animal services				
Animal hospital	—	—	CUP <sup>(15)</sup>	
Animal hospital – small animal	CUP	—	CUP <sup>(15)</sup>	
Grooming services	—	—	CUP <sup>(15)</sup>	
Kennels	—	—	CUP <sup>(15)</sup>	
Veterinary clinic	—	—	CUP <sup>(15)</sup>	
Business support services	P	P	P	
Call centers	P	—	P	
Catering services	—	—	P	
Check cashing services	P	—	—	
Child day care centers	CUP	CUP	CUP <sup>(18)</sup>	17.38.090
Copying, printing, and mailing services	P	P	P	
Drive-thru establishments	CUP	CUP	—	
Dry cleaning establishments – no on-site processing	P	P <sup>(5)</sup>	—	
Fortunetelling/palm reading/psychic reading	P	P	—	
Hotels/motels	CUP	CUP	CUP	
Internet cafés	CUP	CUP	—	
Laundry (commercial)	—	—	P	
Locksmith	P	P	P	
Massage establishment	—	CUP	—	5.32
Medical services (state-licensed)				
Ambulance services	CUP	—	CUP	
Clinics and offices	P	P <sup>(5)</sup>	P <sup>(8)</sup>	
Extended care facilities	CUP	—	—	
Health facilities, therapy and rehabilitation	P	P <sup>(5)</sup>	—	
Hospitals, including convalescent	CUP	—	P <sup>(8)</sup>	
Mortuaries	CUP	—	—	
Motor vehicle services				
Car washes	—	CUP	—	
Impound yards – no dismantling or wrecking	—	—	CUP <sup>(17)</sup>	
Repair	—	—	CUP	17.38.070
Repair incidental to motor vehicle sales, leasing, and rental	CUP	CUP	CUP	17.38.070
Service station	CUP	CUP	CUP <sup>(13)</sup>	17.38.070
Moving companies, storage allowed	—	—	CUP	
Personal services	P	P	P <sup>(8)</sup>	
Photofinishing shops	—	P	—	
Photography studios	P	P	—	
Plumbing services	—	—	P <sup>(10)</sup>	
Property maintenance service	—	—	P	
Repair services, excluding motor vehicles	—	—	P	

**Table 2-04**  
**Allowed Uses and Permit Requirements for**  
**Commercial / Industrial Zoning Districts (see Parking Requirements, Chapter 17.26)**

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LAND USE	PERMIT REQUIRED BY ZONING DISTRICT			Specific Use
	C-O	C-G	P-M	Regulations
Social service facilities	CUP	—	—	
Storage				
Outdoor	—	—	CUP	17.38.120
Personal storage facility	—	—	CUP <sup>(16)</sup>	
Travel agencies	P	P	—	
Video and disc rental services	P	P	—	
<b>TRANSPORTATION AND COMMUNICATION USES</b>				
Antennas	P	P	P	17.18
Parking lots	CUP	P	P	
Parking structures	CUP	CUP	CUP	
Studios—motion picture, radio, or television	—	—	P	
Vehicle and freight terminal	—	—	CUP	
Wireless communications facilities				
Major	CUP	CUP	CUP	17.30
Minor	P	P	P	17.30
<b>OTHER USES</b>				
Other uses that the commission determines by resolution to be similar in character	CUP	CUP	CUP	17.10.020(H)
Temporary uses/activities	TUP	TUP	TUP	17.54
Utility facilities, public	—	CUP	P	17.16.160

- (1) Twenty (20) students or fewer per class, and two thousand five hundred (2,500) square feet or less in net structure area.
- (2) Twenty (20) students or more per class, or greater than two thousand five hundred (2,500) in net building area.
- (3) Excluding those uses that are regulated under Section 17.48 (Adult Zoning Regulations).
- (4) CUP required for retail sales or service establishments that operate between the hours of ten p.m. to six a.m., in the C-O and C-G zoning districts.
- (5) On properties with non-arterial street frontage, CUP on properties with arterial street frontage.
- (6) In multi-story structures, offices may occupy up to one hundred (100) percent of the gross floor area in the second and higher stories, and up to fifteen (15) percent of the ground floor upon verification of the square footage by the director. In single-story structures located in shopping centers, up to fifteen (15) percent of the gross floor area of the center is allowed for office uses upon verification of the square footage by the director.
- (7) Excluding fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.
- (8) Incidental to an allowed industrial use.
- (9) No boiling process employed, no aboveground tank farm or surface storage is allowed except above surface thinner storage – which cannot exceed two hundred (200) gallons.
- (10) All storage of supplies and equipment shall be within a structure or enclosed area.
- (11) Provided that no rubber is melted, that an internal mixer is used and that the residue is collected in compliance with applicable law.
- (12) Located at least three hundred (300) feet away from R-1 (Single-Family Residential), R-2 (Limited Multiple-Family Residential), R-3 (Multiple-Family Residential), and C-F (Community Facilities) Zoning Districts.
- (13) Commission shall make additional finding that this use is primarily dependent upon activities generated by the industrial uses allowed in the P-M zoning district.

- (14) Located at least three hundred (300) feet from any residential or community facilities zoning districts.
- (15) All operations are conducted completely within a masonry structure.
- (16) Provided that outdoor storage uses are entirely and effectively sight-screened from adjacent public rights-of-way or private property by masonry walls (limited to a maximum height of eight feet), building walls, or view-obscuring landscaping.
- (17) Storage and activities shall be conducted within an enclosed structure or an area enclosed by solid, decorative masonry walls with solid gates not less than six feet in height. Walls and gates shall be maintained in a sound and aesthetically pleasing fashion. Vehicles shall be screened from public view and shall not be stacked higher than the block wall. Vehicles may not be stored outside the enclosed yard area. Storage areas shall be paved and landscaped in compliance with applicable standards.
- (18) Provided for employees of the primary use. CC&Rs may be required limiting adjacent uses in the same complex to those that are compatible with a (child) day care center.
- (19) Dwelling, single where used exclusively by a caretaker or superintendent of an allowed industrial use and their family.
- (20) Nonmedical office shall not exceed thirty (30) percent of each Planned Light Industrial zoned (P-M) parcel.
- (21) Excludes medical office.
- (22) "Specified locations" are those storefronts facing Katella Avenue, Los Alamitos Boulevard, and Cerritos Avenue only. Retail requires a CUP to locate any other unit of the Planned Light Industrial (P-M) zone.

C. This moratorium applies to all property currently zoned Planned Light Industrial, even if during the term of the moratorium, and any extension thereof, the land is rezoned to Limited Industrial or an overlay put on such property.

D. This Ordinance shall not prohibit:

- 1. The renewal of a business license for an existing business provided that the renewal seeks to maintain the business in its current location and configuration, and is operating in a manner, and housed within a building, which complies with all City, State, Federal or otherwise applicable, codes, rules, regulations or laws.
- 2. Permits for construction that consists solely of interior remodeling, interior rehabilitation, minor exterior repair work, or routine maintenance for an existing business, provided that there is no increase in the overall size of the operations of the existing business.

SECTION 3. This Ordinance is exempt from CEQA based on the following findings:

- A. This Ordinance is not a project within the meaning of Section 15061(b)(3) of the CEQA Guidelines because it has no potential for resulting in a physical change in the environment, directly or indirectly.
- B. This Ordinance is categorically exempt from CEQA under Section 15308 of the CEQA Guidelines, as it is a regulatory action taken by the City pursuant to its police power and in accordance with Government Code Section 65858, to assure maintenance and protection of the environment and adoption of contemplated local legislation, regulation and policies.
- C. This Ordinance is not subject to CEQA under the general rule set forth in Section 15061(b)(3) of the CEQA Guidelines that CEQA only applies to projects which have the potential for causing a significant effect on the environment. For the reasons set forth in subparagraphs (1) and (2) above, it can be seen with

certainty that there is no possibility that this ordinance will have a significant effect on the environment.

#### SECTION 4. Need.

The need for this moratorium is set forth in the findings contained in Section 1 above. In summary, all new, expanded, and relocated development in the Planned Light Industrial (P-M) zone, including those with an overlay and that property designated to become Limited Industrial, must be prohibited until the City has the opportunity to determine the compatibility of the allowed uses with the newly adopted General Plan and the required zoning to make the zoning code compatible with the General Plan. Allowing development to continue during the time that the City is studying this matter could allow incompatible uses to develop which will thwart these efforts and create development patterns that may no longer be desirable.

#### SECTION 5. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

#### SECTION 6. Effective Date.

This Ordinance shall take effect immediately as an urgency ordinance necessary for the immediate preservation of the public peace, health or safety, pursuant to the California Government Code Section 36937 (b) when passed by a 4/5 vote of the City Council and shall remain in effect for 45 days from the passage thereof, unless extended in the manner set forth in Government Code § 65858.

#### SECTION 7. Further Actions.

- A. The City Clerk shall certify to the adoption of this Urgency Ordinance.
- B. Staff and the Planning Commission shall immediately begin to study and make a recommendation on the appropriate uses for the Planned Light Industrial zone, the new proposed Limited Industrial Zone and the two industrial zones that are to have medical and retail overlays. In examining the uses, Staff and the Planning Commission shall consider and review all uses listed in Table 2-04 of Section 17.10.020 of the Los Alamitos Municipal Code and not just those uses on which this moratorium has been imposed.

C. At least 10 days before the expiration of this Ordinance, Staff shall report back to the City Council on the actions that have been taken to alleviate the conditions which led to the adoption of this Ordinance.

**INTRODUCED, PASSED, APPROVED, AND ADOPTED** at a Special meeting of the Los Alamitos City Council, this 1<sup>st</sup> day of March, 2016

\_\_\_\_\_  
Richard D. Murphy, Mayor

ATTEST:

\_\_\_\_\_  
Windmera Quintanar, CMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Cary S. Reisman, City Attorney

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

I, Windmera Quintanar, CMC, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Urgency Ordinance No. 2016-02, was adopted at a Special meeting of the City Council on the 1<sup>st</sup> day of March, 2016, pursuant to Government Code Section 36937 (b), by the following roll-call vote, to wit:

AYES:            COUNCIL MEMBERS:  
NOES:            COUNCIL MEMBERS:  
ABSENT:         COUNCIL MEMBERS:  
ABSTAIN:        COUNCIL MEMBERS:

\_\_\_\_\_  
Windmera Quintanar, CMC, City Clerk

## RESOLUTION NO. 2016-04

### A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, TO DIRECT THE PLANNING COMMISSION TO CONSIDER CODE AMENDMENTS REGARDING ALL USES IN ALL ZONES AND BRING BACK SUGGESTED CODE CHANGES TO THE CITY COUNCIL

**WHEREAS**, the City Council is interested in reevaluating Chapter 17 of the Los Alamitos Municipal Code as it relates to uses in all zones; and,

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

**WHEREAS**, the City Council considered this item on March 1, 2016.

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

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

SECTION 2. The City Council resolves to initiate consideration of a City-initiated Zoning Ordinance Amendment incorporating code changes concerning All Uses in All Zones and will direct the Planning Commission to begin wording of the amendments.

**PASSED, APPROVED, AND ADOPTED** this 1st day of March, 2016.

\_\_\_\_\_  
Richard D. Murphy, Mayor

**ATTEST:**

\_\_\_\_\_  
Windmera Quintanar, CMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Cary S. Reisman, City Attorney

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

I, Windmera Quintanar, CMC, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Resolution No 2016-04, was adopted at a special meeting of the City Council on the 1<sup>st</sup> day of March, 2016, pursuant to Government Code Section 36937 (b), by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS:  
NOES: COUNCILMEMBERS:  
ABSENT: COUNCILMEMBERS:  
ABSTAIN: COUNCILMEMBERS:

---

Windmera Quintanar, CMC, City Clerk