

# CITY OF LOS ALAMITOS

3191 Katella Avenue  
Los Alamitos, CA 90720

## AGENDA PLANNING COMMISSION SPECIAL MEETING Wednesday, April 6, 2016 – 6:00 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](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 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 Cuiilty
  - Vice Chair Andrade
  - Commissioner DeBolt
  - Commissioner Grose
  - Commissioner Loe
  - Commissioner Riley
  - 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 Regular Meeting of February 24, 2016.**

**6. CONSENT CALENDAR**

None.

**7. PUBLIC HEARINGS**

**A. Zoning Ordinance Amendment (ZOA) 16-05  
Continued Review of Uses in the Planned Light Industrial Zone  
(Citywide) (City initiated)**

Continued review of the land use table for the Industrial Zone (other zones to follow) and consider a Zoning Ordinance Amendment to implement those uses supported by the Commission within the Planned Light Industrial (P-M) Zone and its overlay zones (Citywide) (City initiated).

Recommendation:

1. Continue the Public Hearing; and, if appropriate,
2. Determine that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) under the general rule that CEQA does not apply to activities which can be seen with certainty to have no effect on the environment; and,
3. Adoption of Resolution No. 16-07, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 16-05 THEREBY MAKING CHANGES TO THE TABLE OF ALLOWED USES IN SECTION 17.10.020, TABLE 2-04, SECTION 17.38.140 RELATING TO RECYCLING FACILITIES, AND DEFINITIONS IN CHAPTER 17.76, OF THE LOS ALAMITOS MUNICIPAL CODE (CITY INITIATED)."

**8. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**

**9. COMMISSIONER REPORTS**

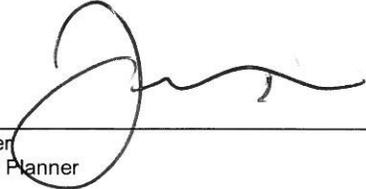
**10. ADJOURNMENT**

**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



\_\_\_\_\_  
Date

3/31/16

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

**REGULAR MEETING – February 24, 2016**

**1. CALL TO ORDER**

The Planning Commission met in Regular Session at 7:01 p.m., Wednesday, February 24, 2016, in the Council Chambers, 3191 Katella Avenue; Chair Cuiilty presiding.

**2. ROLL CALL**

**Present:** Commissioners: Chair Mary Anne Cuiilty  
Commissioner Art DeBolt  
Commissioner Wendy Grose  
Commissioner Gary Loe  
Commissioner Riley  
Commissioner Sofelkanik

**Absent:** Vice Chair Larry Andrade

**Staff:** Development Services Director Steven Mendoza  
Associate Planner Tom Oliver  
City Attorney Cary Reisman  
Department Secretary Dawn Sallade

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Cuiilty.

**4. ORAL COMMUNICATION**

Chair Cuiilty opened the meeting for Oral Communication for items not on the agenda.

There being no persons wishing to speak, Chair Cuiilty closed Oral Communication.

**5. APPROVAL OF MINUTES**

**A. Approve the Minutes for the Regular Meeting of December 16, 2015.**

Commissioner DeBolt asked that the following sentence be added to page 5 and above paragraph 7 for clarity purposes:

*Ms. Kranitz said they would get something on file before the City could get a General Plan through the Planning Commission and then the Council so absent a moratorium...*

Motion/Second: Grose/DeBolt.

Carried 5/0/1 (Andrade absent and Riley abstained): The Planning Commission approved the Minutes of the Regular meeting of December 16, 2015 with the correction above.

**6. CONSENT CALENDAR**

None.

**7. PUBLIC HEARINGS**

**A. Zoning Ordinance Amendment (ZOA) 15-05  
Nonconforming Use Provisions**

Continued discussion with Staff of desired provisions relating to Nonconforming Use Provisions, Zoning Ordinance Amendment (ZOA) 15-05 (Citywide) (City initiated).

Development Services Director Steven Mendoza summarized the Staff report, referring to the information contained therein, and indicated he's prepared to answer questions from the Planning Commission.

Chair Culty re-opened the continued Public Hearing.

City Attorney Cary Reisman indicated Commissioners DeBolt and Sofelkanik cannot participate in the continued discussion as they were absent at the last meeting unless they either watched the video or had read the minutes of that meeting.

Commissioner DeBolt indicated he had watched the video of the meeting in its entirety.

Commissioner Sofelkanik indicated he had neither watched the video nor had he read the minutes as they were not submitted for approval as yet.

Kevin Hayes, Lincoln Property Company, representing the Katella property owner at 3131 Katella Avenue, handed out a proposed text amendment to the ordinance. It's policy talking points and the second one is an abandonment language change within the last draft that they reviewed (§17.64.080 Abandonment A & B). He indicated that they are very excited that they are actively pursuing a retail development next door to City Hall in accordance with the General Plan amendment that went through last year and they are even more excited to announce that they have signed a fully executed lease with Whole Foods to open one of their new 365 concepts. There are a number of contingencies that can impact whether the development comes to bear and Whole Food becomes a tenant and their ownership seeks assurances that an office use will not be deemed abandoned if for whatever reason the Whole Food lease for the development fails. He said since the last time they were at the Commission meeting, the language has been greatly improved and he said the Commission has done a fine job and wisely preserved Nonconforming uses where there's no intent to abandon that nonconforming use; however, it's important that they look at the language and make sure there are no unintended consequences.

They have a lot of experience as a large landlord where an economy can slump and properties remain vacant for more than 180 days. The property next door has obviously been vacant since September. During that entire period of time, they have actively marketed the property; they have signs out front, it's listed on the multiple listing services, they have a brokerage agreement in place and they are still evaluating the highest and best use for the site as any owner would. They've owned properties that have sat vacant for 2-1/2 to 3 years before signing a lease but in no event were they abandoning that use; similarly, if an owner involuntarily seizes a nonconforming use because it needs a period of time to rebuild following a fire, flood, earthquake or some other casualty. That period of non-use cannot be evidence of intent to abandon the nonconforming use. A land owner with a brokerage agreement, actively marketing their property would demonstrate that they are continuing that nonconforming use but potentially the economy or the tenants haven't come along. The proposed revisions also protect the City during economic downturns; if the economy is slow or there's a casualty in market conditions do not yet favor the conforming use, property values will decrease if the building on the property is deemed abandoned and nonconforming; it lowers the property tax revenues to the City and increases urban blight. They have owned buildings that have been vandalized; copper stripped out, vagrants occupying despite their best efforts to keep people out. They've had a person die on one of their properties when they tried to strip the copper out of the electrical vault which was still active. These are the type of things that happen in these buildings that become truly abandoned.

The proposed amendment does not interfere with the City's ability to realize the benefits of converting the conforming use when marketing conditions are right for it. LPC (Lincoln Property) and Whole Foods are optimistic that market conditions are right for retail and he feels that's evidenced not only by them executing a lease; it being announced to Wall Street through Whole Foods but additionally executing an ENA with the City to grow this footprint and help be a great partner to the City in developing a first class retail center. However, the City Staff, Commissioners, City Council members, Lincoln Property Company and Whole Foods have all been around long enough to know that land development processes are inherently risky. Lincoln Properties seeks a minor common sense clarification to the City's abandonment rules that they believe will be a benefit to the City and property owners throughout the City.

Chair Cuiilty said she agrees that the new language that Mr. Hayes introduced is actually something that can be understood.

Commissioner DeBolt indicated he would like to add the proposed text.

In response to Commissioner Riley's question, Mr. Mendoza reported that Staff and the City Attorney have reviewed Mr. Hayes' proposed text and stated that Staff can certainly work with it.

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

Motion/Second: Grose/DeBolt

Carried 5/0/1 (Andrade absent & Sofelkanik abstained): The Planning Commission adopted Resolution No. 16-04 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE FOR ZONING ORDINANCE AMENDMENT (ZOA) 15-05 TO REPEAL CHAPTER 17.64 AND ADD A NEW CHAPTER 17.64 RELATING TO NONCONFORMING USES (CITY INITIATED)."

**B. Conditional Use Permit (CUP) 15-05 – Restaurant with Outside Seating Area in the General Commercial (C-G) Zone**

Consideration of an Conditional Use Permit to allow an Outside Seating Area at a Restaurant (Mighty Kitchen) in the General Commercial (C-G) Zone (Applicant: Craig Hofman of Hof's Hut Restaurants, Inc.). The Applicant has asked that this item be continued to the next Planning Commission meeting for continued consideration of parking options.

Development Services Director Mendoza summarized the Staff report, referring to the information contained therein, and indicated Staff is recommending this item be continued to March 23, 2016.

Chair Cuiilty opened the Public Hearing and indicated the Public Hearing will remain open until the next Commission meeting on March 23, 2016.

Motion/Second: Grose/Sofelkanik

Carried 6/0/0 (Andrade absent): The Planning Commission moved to continue the Public Hearing to March 23, 2016 providing the Applicant more time to work with Staff to address parking related issues.

**C. Zoning Ordinance Amendment 15-09  
Allowing Recreation Uses Only for Certain Parcels in the Planned Light Industrial Zone (City initiated)**

Continued consideration of a Zoning Ordinance Amendment (ZOA 15-09) to create a Limited Industrial (L-I) Zone to allow commercial recreation uses only for certain parcels in the Planned Light Industrial (P-M) Zone to comply with the new 2015-2035 General Plan and to amend the Zoning Map by placing the Zone on specified parcels (City initiated).

Development Services Director Mendoza summarized the Staff report, referring to the information contained therein, and indicated he's prepared to answer questions from the Planning Commission.

Chair Culty re-opened the Public Hearing and brought it back to the Commission for their comments and action.

Commissioner DeBolt said he had an issue with page 13 of 20 in the ordinance and in Table 2-05; under P-M/L-I, the 1.50 FAR is a good number but it is a maximum number; he felt that it should be .4 FAR. He recommends that they: 1) Put a maximum of 1.50 but thinks in this case, it should be done as a range such as .4 – 1.50 and then footnote it so that the project will come before the Planning Commission. The Commission can then decide as to whether the project is good or they want something less which becomes a variable that the Planning Commission makes the decision on. The applicant submits on what they want but it has to be in the range of .4 to 1.50 and then the Planning Commission has the latitude to say no if they so choose.

Commissioner Riley said his concern with that is it's going to be a challenge for developers or business owners to feel comfortable bringing something forward if they don't have outlines on what meets the requirements. If there's a range from .4 to 1.5, then maybe depending upon what they're proposing, the City is going to want .4 but they want something different and then the City shoots it down, it puts them in a challenging position because they don't know what they're suppose to design to.

Commissioner DeBolt said it's always after the fact; the project that comes in and triggers it too high is already approved and then we want to back track a little bit.

Commissioner Riley said what's challenging is that we don't give a range in other areas like they know what the maximum's are and they're resigned to it.

Commissioner DeBolt pointed out that we're going from .4 to 1.5; we've had .4 for how long and now we're virtually quadrupling that density and he doesn't know what that means until he sees a project in front of him.

Commissioner Riley said he's with Commissioner DeBolt in that we don't want to have excessive density but at the same time, we need to have development standards that aren't going to put the onus and this risk on people to put something in front of the Commission that can just get shot down because we didn't define the standard clearly.

City Attorney Reisman explained that he would leave that to the Planners. He said he thinks the Commission's suggestion .4 to 1.5 would not be illegal or improper.

Commissioner DeBolt asked if we could leave this at .4 until we can come back and address this one issue.

Mr. Mendoza said he feels that that is perfectly acceptable.

Associate Planner Oliver reminded the Commission that the .4 was the maximum before so if they say a range between .4 and 1.5, then they're going to have to start at the old maximum.

Mr. Mendoza explained that .4 would be the minimum and we would have to be careful with that. It wouldn't allow somebody to do less. Further, if this is ready, this can go forward just excluding that change. So there are a few things to consider which are Commissioner DeBolt's recommended changes in text form and either including or excluding the 1.50.

Commissioner Riley asked how problematic is it to keep that at .4 and then come back and change it later.

Mr. Mendoza said Staff would just bring a new code amendment and a Resolution of Intention to look at the floor area.

Commissioner Riley asked if Staff had a preference.

Mr. Mendoza indicated Staff did not but would like to get the L-I wrapped up but no desire to do it if the Commission doesn't agree on the floor area ratio. So the floor area ratio can remain and then the Commission just passes it to the Council without that change yet. If the Planning Commission doesn't have a problem with that, Staff certainly doesn't either.

Motion/Second: Grose/DeBolt

Carried 6/0/0 (Andrade absent): The Planning Commission moved to Adopt Resolution No. 16-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 15-09 TO ESTABLISH A LIMITED INDUSTRIAL ZONE, TO AMEND THE ZONING MAP TO PLACE THE LIMITED INDUSTRIAL ZONE ON PROPERTIES GENERALLY SURROUNDING THE CORNER OF SERPENTINE DRIVE AND REAGAN STREET, AND TO AMEND SECTIONS 17.04.020 - TABLE 2-01, 17.10.10, 17.10.020 - TABLE 2-04, 17.10.030 – TABLE 2-05, AND 17.76.020, OF THE LOS ALAMITOS MUNICIPAL CODE RELATING TO THE USES ALLOWED IN THE LIMITED INDUSTRIAL ZONE AND ELIMINATING COMMERCIAL RECREATIONAL USES FROM THE PLANNED INDUSTRIAL ZONE (CITY INITIATED) AND REMAIN P-M/L-I, PARCEL COVERAGE FROM 1.50 FAR TO .4 FAR IN THE ORDINANCE ONLY."

**D. Conditional Use Permit (CUP) 16-01  
Request for a Medical Use (Dentist) in the General Commercial (C-G)  
Zone Review**

Continued consideration of Conditional Use Permit (CUP 16-01) to allow a Medical Office (Dentist) in the General Commercial (C-G) Zone on a major arterial at 10688 Los Alamitos Boulevard, APN 242-245-01 (Applicant: Sandy Yavitz, of Los Alamitos Center Plaza II, LLC).

Development Services Director Steven Mendoza summarized the Staff report, referring to the information contained therein, and indicated Staff has received letters and would like to continue this item so Staff can repackage this item with more information, etc. to March 23, 2016.

Chair Cuijly reopened the Public Hearing.

Jim Wood, partner to the applicant, indicated he has nothing to present at this time but will return on March 23, 2016.

Chair Cuijly indicated the Public Hearing will remain open until the next Commission meeting on March 23, 2016.

Commissioner Grose asked what type of dentist the applicant is.

Associate Planner Tom Oliver indicated the dentist will be prepared to answer questions on March 23, 2016.

Motion/Second: Grose/DeBolt

Carried 6/0/0 (Andrade absent): The Planning Commission moved to continue the Public Hearing to March 23, 2016 providing the Applicant more time to work with Staff to address parking related issues.

**E. Conditional Use Permit (CUP) 16-02**

**Outdoor Storage in the Planned Light Industrial (P-M) Zone**

Consideration of a Conditional Use Permit to allow an Outdoor Storage area at the back of a Trend Offset building, 10631 Humbolt Street, in the Planned Light Industrial (P-M) Zone (Applicant: Kristie Nelsen, Kardent Design). Due to an error in publishing the Public Notice, the Hearing for this subject should be deferred to the March 23, 2016 Planning Commission meeting.

Development Services Director Steven Mendoza indicated this application is for a loading dock at Trend Off-Set Printing.

Mr. Mendoza went on to explain that the Public Hearing notice was noticed incorrectly as the wrong address was placed on the notice and for this reason Staff recommends taking no action on this item tonight. The item will be noticed for the March 23, 2016 Planning Commission meeting.

**8. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**

- Introduced City Attorney Cary Reisman to the Commission.

**9. COMMISSIONER REPORTS**

- Commissioner Grose reported that she will be participating in the Race at the Base and encourage all Commissioners to attend.

**10. ADJOURNMENT**

The Planning Commission adjourned at 7:55 PM.

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Mary Anne Culty, Chair

ATTEST:

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Steven Mendoza, Secretary

# City of Los Alamitos

## Planning Commission

### Agenda Report Public Hearing

April 6, 2016  
Item No: 7A

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

**From:** Steven A. Mendoza, Development Services Director

**Subject:** Zoning Ordinance Amendment (ZOA) 16-05  
Continued Review of Uses in the Planned Light Industrial Zone  
(Citywide) (City initiated)

**Summary:** Continued review of the land use table for the Industrial Zone (other zones to follow) and consider a Zoning Ordinance Amendment to implement those uses supported by the Commission within the Planned Light Industrial (P-M) Zone and its overlay zones (Citywide) (City initiated).

#### Recommendation:

1. Continue the Public Hearing; and, if appropriate,
2. Determine that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) under the general rule that CEQA does not apply to activities which can be seen with certainty to have no effect on the environment; and,
3. Adoption of Resolution No. 16-07, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 16-05 THEREBY MAKING CHANGES TO THE TABLE OF ALLOWED USES IN SECTION 17.10.020, TABLE 2-04, SECTION 17.38.140 RELATING TO RECYCLING FACILITIES, AND DEFINITIONS IN CHAPTER 17.76, OF THE LOS ALAMITOS MUNICIPAL CODE (CITY INITIATED)."

**Applicant:** City Council Initiated

**Location:** Planned Light Industrial (P-M) Zoning District

**Approval Criteria:** Section 17.70.020 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment

be recommended by the Planning Commission through a resolution to the City Council.

**Noticing:**

Notice was published in the News Enterprise as a 1/8 page notice on Wednesday, March 9, 2016, and notices mailed out to all property owners and tenants within -- and 500 feet outside of -- the Planned Light Industrial Zone on that same date. The Notice also included all properties in the proposed Limited Industrial Zone that the Planning Commission recommended for adoption at the last meeting. Tonight is a continuation of the noticed March meeting therefore no new notice was required.

**Environmental**

Determine that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) under the general rule that CEQA does not apply to activities which can be seen with certainty to have no effect on the environment.

**Background**

On March 1, 2016, the Los Alamitos City Council adopted 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**

This consideration of Land Uses in all zones will proceed one zone at a time, and began at the March 23<sup>rd</sup> Planning Commission Meeting with the Planned Light Industrial (P-M) Zone (and its overlay zones and proposed Limited Industrial zone) uses.

Tonight's discussion is a continued hearing from March 23, 2016 on the changes of allowed uses in the P-M zone. During the March meeting the bulk of the discussion of appropriate land uses for the Industrial Zone was completed; however, Staff requested additional time to make these changes and look at a couple of issues.

**Discussion**

Attached for the Commission's review is a draft Ordinance which includes a modified use table as Exhibit A and modified definitions as Exhibit B. Also attached to this report

is a chart for the Commission's use which shows the uses allowed in the medical and retail overlay zones to the P-M zone. The land use map from the General Plan is also attached for the Planning Commission's easy reference as to where these zones were located as they directly correspond to the General Plan land use categories.

All of the changes requested by the Commission were made with the exception of making antennas a conditionally permitted use. In addition to federal law requiring City's to permit the installation of dish antennas that are 1 meter or less in size, there are also both State and federal regulations relating to other types of antenna such as for Amateur radio use. Like wireless, this is a complicated topic which requires research and drafting that is beyond the scope of this current Ordinance. This is a topic which can be revisited at a later time and as discussed at the last Planning Commission meeting, the wireless communication facilities have been left alone at this time as there is a need to revise the entire wireless ordinance based on recent changes to the law.

In addition to changing the land uses, there are now five (5) separate types of recycling facilities which are listed. The only allowed recycling facilities will be reverse vending machines and small collection facilities that are for the beverage container convenience zone collection centers. State law requires the availability of at least one recycling option in each "convenience zone." Options include in-store redemption (which most retailers eschew due to health concerns), reverse vending machines or small or large collection facilities. Convenience zones are based upon distance (0.5 miles) from markets selling beverages in CRV containers. As directed, this use has been made conditionally approved use; additionally, the LAMC also requires a site plan review for such use. Corresponding changes have been made to the related definitions and to Section 17.38.140 relating to recycling.

## **Recommendation**

Staff recommends that the Planning Commission open the continued Public Hearing to discuss this subject, after which, Staff recommends that the Planning Commission recommend approval of this ordinance to the City Council through the attached resolution.

- Attachments:*
- 1) *Resolution No. 16-07*
  - 2) *Ordinance No. TBD, including exhibits relating to land use and definitions*  
*Exhibit A (Table 2-04)*  
*Exhibit B (Assistant City Attorney's Table 2-04)*
  - 3) *Assistant City Attorney's Table 2-04 with Changes*

## RESOLUTION NO. 16-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 16-05 THEREBY MAKING CHANGES TO THE TABLE OF ALLOWED USES IN SECTION 17.10.020, TABLE 2-04, SECTION 17.38.140 RELATING TO RECYCLING FACILITIES, AND DEFINITIONS IN CHAPTER 17.76, OF THE LOS ALAMITOS MUNICIPAL CODE (CITY INITIATED)**

**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 required 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 and resolved 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; and,

**WHEREAS**, the Planning Commission opened a duly noticed public hearing concerning this Amendment on March 23, 2016 and continued the public hearing to a special meeting on April 6, 2016; and,

**WHEREAS**, the Planning Commission held the continued public hearing concerning this Amendment on April 6, 2016; 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 16-05), attached hereto.

SECTION 2. In making this recommendation the Planning Commission makes the following findings:

1. The proposed amendments ensure and maintain internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with this zoning code. General Plan Goal 3 asks that the City strive for Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities, and these changes will

serve to improve that compatibility and will make Los Alamitos a better place to live; and,

2. The proposed amendments would not be detrimental to the public convenience, health, interest, safety, or welfare of the City. The exercise of creating these amendments to the code is intended to improve the convenience, health, interest, safety, and welfare of the City by elimination of certain industrial uses that are not desired in the City; and,

3. It has been determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) under the general rule that CEQA does not apply to activities which can be seen with certainty to have no effect on the environment.

**PASSED, APPROVED, AND ADOPTED** this 6th day of April, 2016.

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Chair Mary Anne Cuijly

ATTEST:

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Steven Mendoza, Secretary

APPROVED AS TO FORM:

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Cary S. Reisman, 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 6th day of April, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Steven Mendoza, Secretary

## DRAFT ORDINANCE NO. TBD

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT (ZOA) 16-05 THEREBY MAKING CHANGES TO THE TABLE OF ALLOWED USES IN SECTION 17.10.020, TABLE 2-04, SECTION 17.38.140 RELATING TO RECYCLING FACILITIES, AND DEFINITIONS IN CHAPTER 17.76, OF THE LOS ALAMITOS MUNICIPAL CODE (CITY INITIATED)

**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 and resolved 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; and,

**WHEREAS**, the Planning Commission considered all applicable Staff reports, all public testimony, and evidence presented at a duly noticed public hearing concerning this Amendment on March 23, 2016 which hearing was continued to a Special Meeting on April 6, 2016; and,

**WHEREAS**, on April 6, 2016, the Planning Commission held the continued public hearing; and

**WHEREAS**, at that meeting the Planning Commission adopted Resolution No. 16-07, recommending that the City Council approve this Ordinance as it is in the best interest of the citizens of Los Alamitos to eliminate the specified industrial uses from the City in order to make it a better place to live; and,

**WHEREAS**, after consideration of all applicable Staff reports and all public testimony and evidence presented at the Public Hearings, the City Council does hereby make the following findings for the changes to Title 17 of the Los Alamitos Municipal Code as set forth in this Ordinance:

1. The proposed amendments ensure and maintain internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with this zoning code. General Plan Goal 3 asks that the City strive for Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities, and these changes will serve to improve that compatibility and make Los Alamitos a better place to live; and,

2. The proposed amendments would not be detrimental to the public convenience, health, interest, safety, or welfare of the City. The exercise of creating these amendments to the code is intended to improve the convenience, health, interest, safety, and welfare of the City by elimination of certain industrial uses that are not desired in the City; and,
3. It has been determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) under the general rule that CEQA does not apply to activities which can be seen with certainty to have no effect on the environment.

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

SECTION 1. Los Alamitos Municipal Code Section 17.10.020, Table 2-04, is hereby amended as shown in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 2. Section 17.38.140 (Recycling Facilities) of the Los Alamitos Municipal Code is hereby amended to read as follows:

Recycling facilities may be allowed in the commercial and industrial zoning districts, subject to the provisions in this section.

- A. Reverse Vending Machines. Reverse vending machines located within a commercial structure do not require discretionary permits.
- B. Reverse vending machines located outside a commercial structure shall be established in conjunction with a commercial use or community service facility that is in compliance with the zoning, building, and fire codes of the City. Reverse vending machines shall only be allowed for beverage container convenience zone collection centers, subject to a conditional use permit.
  1. Reverse vending machines shall be located within thirty (30) feet of the entrance to the commercial structures and shall not obstruct pedestrian or vehicular circulation.
  2. Reverse vending machines shall be constructed and maintained with durable, waterproof, and rustproof material and maintained in a clean, litter-free condition on a daily basis.
  3. Reverse vending machines shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative.
- C. Small Collection Facilities. Small collection facilities may be sited in commercial and industrial zoning districts with the approval of a site plan review and conditional use

permit by the commission. Such facilities shall only be allowed for beverage container convenience zone collection centers.

1. Small collection facilities shall be established in conjunction with an existing commercial or community service facility that is in compliance with the planning, building, and fire codes of the City.

2. Small collection facilities shall be no larger than five hundred (500) square feet, not including space that will be periodically needed for removal of materials or exchange of containers. Occupation of parking spaces by the facility and the attendant may not reduce the available parking spaces below the minimum number required for the primary use.

3. Additional parking spaces shall not be required for customers of a small collection facility located in an established parking parcel, except that one space shall be provided for the attendant.

4. Small collection facilities shall be set back at least ten (10) feet from property lines and shall not obstruct pedestrian or vehicular circulation.

5. Small collection facilities shall accept only glass, metals, plastic containers, papers, and reusable items. Used motor oil containers may be accepted with the approval of the local public health official.

6. Small collection facilities shall use no power driven processing equipment, except for reverse vending machines.

7. Containers shall be used that are constructed and maintained with durable waterproof and rustproof materials, covered when the site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule.

8. Recyclable material shall be stored in containers or in the mobile unit vehicle and materials shall not be left outside of containers when attendant is not present.

9. The site shall be maintained free of litter and other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, and shall be swept at the end of each collection day.

10. Attended facilities located within one hundred (100) feet of a property zoned or occupied for residential use shall operate only during the hours between nine a.m. and seven p.m.

11. Containers for the twenty-four (24) hour donation of materials shall be at least one hundred (100) feet from any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between the containers and the residential use.

12. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be marked clearly to identify the name and telephone number of the facility operator and the hours of operation, and display

a notice stating that no material shall be left outside the recycling enclosure or containers.

SECTION 3. The definitions from Section 17.76.020 of the Los Alamitos Municipal Code included on Exhibit B, attached hereto and incorporated herein by reference are amended as set forth therein.

SECTION 4. Notwithstanding any other ordinance of the City to the contrary regarding nonconforming uses, a use which was legally established but which has been eliminated from the allowed uses may remain in existence indefinitely and such use may be allowed to change name or ownership. However, such use may not be expanded in any manner nor may a less intense non-conforming use be substituted for such use.

SECTION 5. 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 6. This Ordinance shall take effect thirty days after approval as provided in Government Code Section 36937.

SECTION 7. Staff is hereby directed to file a Categorical Exemption from CEQA with the County Clerk's office.

**PASSED, APPROVED AND ADOPTED THIS \_\_th DAY OF \_\_\_\_\_, 2016.**

\_\_\_\_\_  
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. 2016-TBD was duly introduced and placed upon its first reading at a regular meeting of the City Council on the \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2016, and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the \_\_\_ day of \_\_\_\_\_, 2016, by the following vote, to wit:

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

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

**EXHIBIT A**  
**TABLE 2-04**  
**Allowed Uses and Permit Requirements for**  
**Commercial/Industrial Zoning Districts (see parking Requirements, Chapter 17.26)**

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	

Agriculture, exclusive of livestock	—	—	CUP	CUP	
-------------------------------------	---	---	-----	-----	--

Banks/financial institutions (without drive-through facilities)	P	P	—	—	
Offices, administrative or professional	P	P <sup>(6)</sup>	C <sup>(20) (21)</sup>	C <sup>(20) (21)</sup>	
Offices, incidental to an allowed primary use	P	P	P	P	
Public utility commercial office	P	P/CUP <sup>(5)</sup>	P	P	

Bars/nightclubs	CUP	CUP	CUP	CUP	
Employee's cafeteria/coffee shop	—	—	P	P	
Restaurants, with drive-through facilities	CUP	CUP	CUP	CUP	
Restaurants, full service	P	P	CUP <sup>(13)</sup>	CUP <sup>(13)</sup>	
Restaurants, take-out	P	P	CUP	CUP	
Restaurants, with outside seating areas	CUP	CUP	—	—	

Adult entertainment businesses	—	—	P	P	17.48
Arcades	CUP	CUP	----	----	17.38.060
Auditoriums, meeting halls, and theaters	CUP	—	----	----	
Bingo	P	P	P	P	5.16
Commercial recreation establishments, Indoors	CUP	CUP	—	CUP	
Commercial recreation establishments, Outdoors	—	—	—	CUP	

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
Health/fitness facilities	—	CUP	----	CUP	
Industrial training center	—	—	P	P	
Libraries and reading rooms	P	—	----	----	
Live entertainment, incidental to an allowed use	CUP <sup>(3)</sup>	CUP <sup>(3)</sup>	----	----	
Museums	—	P	----	----	
Religious facilities	CUP	—	----	----	
Schools, commercial - small	P <sup>(1)</sup>	P <sup>(1)</sup>	----	CUP <sup>(23)</sup>	
Schools, commercial - large	CUP <sup>(2)</sup>	CUP <sup>(2)</sup>	----	CUP <sup>(23)</sup>	

Aircraft and related aircraft accessories manufacturing	—	—	<u>PCUP</u>	<u>CUPP</u>	
Carpet cleaning and dyeing plants	—	—	<u>P----</u>	<u>P----</u>	
Ceramics manufacturing	—	—	<u>P----</u>	<u>P----</u>	
Clothing manufacturing	—	—	<u>CUPP</u>	<u>CUPP</u>	
Contractor's storage yards—new materials only	—	—	CUP <sup>(14)</sup>	CUP <sup>(14)</sup>	
Construction equipment rental/sales, with incidental repair and service	—	—	CUP	CUP	
Cutlery and handtool manufacturing	—	—	<u>CUPP</u>	P	
Food products manufacturing	—	—	<u>P<sup>(7)</sup></u>	<u>P<sup>(7)</sup></u>	
• <u>Manufacturing</u>	—	—	<u>CUP<sup>(7)</sup></u>	<u>CUP<sup>(7)</sup></u>	
• <u>Wholesaling and distribution</u>			<u>CUP<sup>(7)</sup></u>	<u>CUP<sup>(7)</sup></u>	
Frozen food locker	—	—	<u>P----</u>	<u>P----</u>	
Furniture and fixtures manufacturing, cabinet Shops, and woodworking shops (wholesale only)	—	—	<u>CUPP</u>	<u>CUPP</u>	
Hazardous waste facility, off-site	—	—	CUP	<u>CUP----</u>	17.36
Ice and cold storage plant	—	—	<u>P----</u>	<u>P----</u>	
Laboratories					

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
Biological and x-ray	P	P <sup>(5)</sup>	P	P	
Medical and dental	P	P <sup>(5)</sup>	P	P	
Film processing	—	—	P	P	
Laundries and dry cleaning plants	—	P	<u>P----</u>	<u>P----</u>	
Machine shop	—	—	P	P	
Metal plating	—	—	<u>P----</u>	<u>P----</u>	
Metal working, light fabrication	—	—	P	<u>P CUP</u>	
Motor vehicle/transportation equipment manufacturing and assembly	—	—	<u>PCUP</u>	<u>PCUP</u>	
Paint mixing	—	—	<u>P-CUP</u> <sup>(9)</sup>	<u>PCUP</u> <sup>(9)</sup>	
Paper product fabrication	—	—	P	<u>PCUP</u>	
Plastic products fabrication	—	—	<u>PCUP</u>	<u>PCUP</u>	
Pottery manufacturing	—	—	CUP	CUP	
Printing and publishing	—	—	<u>PCUP</u>	<u>CUPP</u>	
Recycling facilities	P	P	<u>P-----</u>	<u>P-----</u>	17.38.140
<ul style="list-style-type: none"> <li><u>Outdoor reverse vending machine for beverage container convenience zone collection center only</u><sup>24</sup></li> </ul>			<u>CUP</u>	<u>CUP</u>	
<ul style="list-style-type: none"> <li><u>Small collection facilities, for beverage container convenience zone collection center only</u></li> </ul>			<u>CUP</u>	<u>CUP</u>	
<ul style="list-style-type: none"> <li><u>Large Collection Facility</u></li> </ul>			<u>----</u>	<u>----</u>	
<ul style="list-style-type: none"> <li><u>Processing Facility</u></li> </ul>			<u>----</u>	<u>----</u>	
<ul style="list-style-type: none"> <li><u>Scrap and Dismantling Yards</u></li> </ul>			<u>----</u>	<u>----</u>	
Rubber products	—	—	<u>P-----</u> <sup>(11)</sup>	<u>P-----</u> <sup>(11)</sup>	
Sign manufacturing	—	—	P	P	

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
Textile manufacturing	—	—	<u>PCUP</u>	<u>CUPP</u>	
Underground bulk storage of petroleum or gas, <u>as an accessory use only</u>	—	—	CUP	CUP	
Upholstery shops	—	—	P	P	
Welding services	—	—	P	P	
Warehousing	—	—	<u>----P</u>	<u>----P</u>	
Wholesaling & distribution	—	—	<u>----P</u>	<u>----P</u>	

Caretaker or employee housing	—	—	p <sup>(19)</sup>	p <sup>(19)</sup>	
Emergency shelters—up to 20 beds	CUP	—	P	P	17.38.170
Emergency shelters—more than 20 beds	CUP	—	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	CUP	17.38.180
Supportive housing	CUP	—	—	—	
Transitional housing	CUP	—	—	—	

Alcoholic beverage sales, on- or off-site consumption, in conjunction with an allowed use	CUP	CUP	—	—	
Alcoholic beverage sales, off-site consumption	—	—	CUP	CUP	17.38.050
Antiques, art, collectibles, and gifts	P	P	—	—	
Art and art supplies stores	—	P	P	P	
Bakeries, retail	—	P	P	P	
Bakeries, retail and wholesale	—	—	P	P	
Book, stationery, newspaper, and magazine stores <sup>(2)</sup>	P	P	—	—	
Building material yard (new)	—	—	CUP <sup>(12)</sup>	CUP <sup>(12)</sup>	

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
materials)					
Confectionery shops	P	P	—	—	
Convenience store/mini-mart	CUP	CUP	CUP	CUP	
Drive-in and drive-thru sales	CUP	CUP	—	—	
Electrical supply stores	—	—	P	P	
Farmer's market	CUP	CUP	CUP	CUP	
Florists	P	P	P	P	
Gas/fueling stations	CUP	CUP	-----CUP <sup>(43)</sup>	-----CUP <sup>(43)</sup>	
Gift shops, specialty shops	P	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	P for specified locations; otherwise prohibited <sup>(22)</sup>	
Grocery stores/food markets	P	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	P for specified locations; otherwise prohibited <sup>(22)</sup>	
Hardware stores	—	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	P for specified locations; otherwise prohibited <sup>(22)</sup>	
Jewelry stores	—	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	P for specified locations; otherwise prohibited <sup>(22)</sup>	
Lumber yards, planing mills excluded	—	—	P	P	
Medical equipment and supplies	P	P <sup>(5)</sup>	—	—	
Motor vehicle parts stores, incidental installation and repair	—	CUP	P	P	

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

Animal services					
Animal hospital	—	—	CUP <sup>(15)</sup>	CUP <sup>(15)</sup>	
Animal hospital – small animal	CUP	—	CUP <sup>(15)</sup>	CUP <sup>(15)</sup>	
Grooming services	—	—	CUP <sup>(15)</sup>	CUP <sup>(15)</sup>	
Kennels	—	—	CUP <sup>(15)</sup>	CUP <sup>(15)</sup>	
Veterinary clinic	—	—	CUP <sup>(15)</sup>	CUP <sup>(15)</sup>	
Business support services	P	P	P	P	
Call centers	P	—	P	P	
Catering services	—	—	P	P	
Check cashing services	P	—	—	—	
Child day care centers	CUP	CUP	CUP <sup>(18)</sup>	CUP <sup>(18)</sup>	17.38.090
Copying, printing, and mailing services	P	P	P	P	
Drive-thru establishments	CUP	CUP	—	—	

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
Dry cleaning establishments – no on-site processing	P	P <sup>(5)</sup>	—	—	
Fortunetelling/palm reading/psychic reading	P	P	—	—	
Hotels/motels	CUP	CUP	CUP	CUP	
Internet cafés	CUP	CUP	—	—	
Laundry (commercial)	—	—	P	P	
Locksmith	P	P	P	P	
Massage establishment	P	P	—	—	LAMC 5.32
Medical services (state-licensed)					
Ambulance services	CUP	—	CUP	CUP	
Clinics and offices	P	P <sup>(5)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
Extended care facilities	CUP	—	—	—	
Health facilities, therapy and rehabilitation	P	P <sup>(5)</sup>	<del>CUP</del>	—	
Hospitals, including convalescent	CUP	—	P <sup>(8)</sup>	P <sup>(8)</sup>	
Mortuaries	CUP	—	—	—	
Motor vehicle services					
Car washes	—	CUP	—	—	
Impound yards – no dismantling or wrecking	—	—	CUP <sup>(17)</sup>	CUP <sup>(17)</sup>	
Repair	—	—	CUP	CUP	17.38.070
Repair incidental to motor vehicle sales, leasing, and rental	CUP	CUP	CUP	CUP	17.38.070
Service station	CUP	CUP	CUP <sup>(13)</sup>	CUP <sup>(13)</sup>	17.38.070
Moving companies, storage allowed	—	—	<del>CUP</del>	<del>CUP</del>	
Personal services	P	P	P <sup>(8)</sup>	P <sup>(8)</sup>	
Photofinishing shops	—	P	—	—	
Photography studios	P	P	—	—	
Plumbing services	—	—	P <sup>(10)</sup>	P <sup>(10)</sup>	
Property maintenance service	—	—	P	P	
Repair services, excluding motor vehicles	—	—	P	P	
Social service facilities	CUP	—	—	—	
Storage					
Outdoor	—	—	CUP	CUP	17.38.120
Personal storage facility	—	—	CUP <sup>(16)</sup>	CUP <sup>(16)</sup>	

LAND USE	PERMIT REQUIRED BY ZONING DISTRICT				Specific Use Regulations
	C-O	C-G	P-M	L-I	
Travel agencies	P	P	—	—	
Video and disc rental services	P	P	—	—	

Antennas	P	P	P	P	17.18
Parking lots	CUP	P	P	P	
Parking structures	CUP	CUP	CUP	CUP	
Studios—motion picture, radio, or television	—	—	P	P	
Vehicle and freight terminal	—	—	CUP-----	CUP-----	
Wireless communications facilities					
Major	CUP	CUP	CUP	CUP	17.30
Minor	P	P	P	P	17.30

Other uses that the commission determines by resolution to be similar in character	CUP	CUP	CUP	CUP	17.10.020(H)
Temporary uses/activities	TUP	TUP	TUP	TUP	17.54
Utility facilities, public	—	CUP	P	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 and any other foods that could cause unpleasant fumes to be emitted.
- (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. [ Deleted]~~
- (12) Located at least three hundred (300) feet away from Single-Family Residential (R-1), Limited Multiple-Family Residential (R-2), Multiple-Family Residential (R-3), and Community Facilities (C-F) Zoning Districts.
- (13) Commission shall make additional finding that this use is primarily dependent upon activities generated by the industrial uses allowed in the Planned Light Industrial (P-M) or Limited Industrial (L-I) zoning districts.
- (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 Planned Light Industrial (P-M) or Limited Industrial (L-I) use and their family.
- (20) Nonmedical office shall not exceed thirty (30) percent of each Planned Light Industrial (P-M) or Limited Industrial (L-I) zoned 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) or Limited Industrial (L-I) zone.
- (23) Does not include academic schools.
- (24) Indoor reverse vending machines do not require any discretionary permits.

## EXHIBIT B

The following definitions shall be added/amended to the alphabetical listing of definitions in section 17.76.020:

“Food products wholesaling and distribution” means food product establishments engaged in selling food to retailers; to industrial, commercial, or institutional users; or to other food wholesalers, acting as agents or brokers in buying or selling food products.”

The following definitions in the alphabetical listing of definitions in section 17.76.020 are amended to read as follows:

“Recyclable materials” means those materials separated from solid waste and designated as recyclable under City sponsored recycling programs or source-separated, individual solid waste materials that can be reconstituted, remanufactured, or reused in an altered form, including (e.g., paper, cardboard, glass, plastics and metals). Recyclable materials does not include refuse or hazardous materials or goods to be sold at secondhand stores or donated to other individuals.

Recycling Facilities. This land use type includes a variety of facilities involved with the collection, sorting, and processing of recyclable materials. A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site.

1. “Beverage Container Convenience Zone Collection Center” means a collection facility certified by the State pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986.

2. “Collection facility” means a center where the public may donate, redeem or sell recyclable materials, which may include the following:

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a. Reverse vending machine(s). “Reverse vending machine” means an automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container’s redemption value, as determined by state law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers;

b. Small collection facilities which is a collection facility that occupies an area of five hundred (500) square feet or less and may include:

i. A mobile unit,

ii. Bulk reverse vending machines. A “bulk reverse vending machine” is a reverse vending machine that is larger than fifty (50) square feet, is designed to accept

~~more than one container at a time, and issues a cash refund based on total weight instead of by container, or~~

iii. ~~Aa~~ grouping of reverse vending machines occupying more than fifty (50) square feet, and

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iv. Kiosk-type units that may include permanent structures;

c. Large collection facilities ~~which is collection facility that occupies~~ an area of more than five hundred (500) square feet ~~and/or include permanent structures.~~

32. "Mobile recycling unit" means an automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.

43. "Processing facility" means a structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing and shredding. Processing facilities include the following types, both of which are included under the definition of "Recycling facilities—Scrap and dismantling yards:"

a. Light processing facility occupies an area of under forty-five thousand (45,000) square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and

b. A heavy processing facility is a processing facility other than a light processing facility.

~~4. "Recycling facility" means a center for the collection and/or processing of recyclable materials. A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site. See "Collection facility" above.~~

~~5. "Recycling or recyclable material" means reusable domestic containers and other materials that can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper, and plastic. Recyclable material does not include refuse or hazardous materials.~~

~~6. "Reverse vending machine" means an automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by state law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers.~~

~~A "bulk reverse vending machine" is a reverse vending machine that is larger than fifty (50) square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.~~

~~57. "Scrap and dismantling yards" means outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling (see the definitions above). Does not include junk or salvage yards ("Junk and salvage yards"); places where these activities are conducted entirely within structures; pawnshops ("Pawnshops") and other secondhand stores ("Secondhand/consignment stores"); the sale of operative used cars; or landfills or other waste disposal sites.~~

The following definitions shall be amended:



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

LAND USE	P CUP — TUP	Permitted use Conditional use permit required Use not allowed Temporary use permit	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Regulations
			C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	L-I	
Restaurants, take-out	P	P			CUP		CUP	CUP	
Restaurants, with outside seating areas	CUP	CUP			—		—	—	
<b>EDUCATION, PUBLIC ASSEMBLY, ECREATION AND FITNESS</b>									
Adult entertainment businesses	—	—			P		P	P	17.48
Arcades	CUP	CUP			—		—	—	17.38.060
Auditoriums, meeting halls, and theaters	CUP	—			—		—	—	
Bingo	P	P			P		P	P	5.16
Commercial recreation establishments, Indoors	CUP	CUP			—		—	CUP	
Commercial recreation establishments, Outdoors	—	—			—		—	—	
Health/fitness facilities	—	CUP			—		—	CUP	
Industrial training center	—	—			P		P	P	
Libraries and reading rooms	P	—			—		—	—	
Live entertainment, incidental to an allowed use	CUP <sup>(3)</sup>	CUP <sup>(3)</sup>			—		—	—	
Museums	—	P			—		—	—	
Religious facilities	CUP	—			—		—	—	
Schools, commercial - small	P <sup>(1)</sup>	P <sup>(1)</sup>			—		—	CUP <sup>(23)</sup>	

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

LAND USE	P CUP — TUP	Permitted use Conditional use permit required Use not allowed Temporary use permit						Specific Use Regulations
		PERMIT REQUIRED BY ZONING DISTRICT						
		C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	L-I	
Schools, commercial - large	CUP <sup>(2)</sup>	CUP <sup>(2)</sup>	----	----	----	CUP <sup>(23)</sup>		
<b>INDUSTRY, MANUFACTURING, AND PROCESSING USES</b>								
Aircraft and related aircraft accessories manufacturing	—	—	CUP	CUP	CUP	CUP	CUP	
Carpet cleaning and dyeing plants	—	—	—	—	—	—	—	
Ceramics manufacturing	—	—	—	—	—	—	—	
Clothing manufacturing	—	—	CUP	CUP	CUP	CUP	CUP	
Contractor's storage yards—new materials only	—	—	CUP <sup>(14)</sup>					
Construction equipment rental/sales, with incidental repair and service	—	—	CUP	CUP	CUP	CUP	CUP	
Cutlery and handtool manufacturing	—	—	CUP	CUP	CUP	CUP	P	
Food products, <ul style="list-style-type: none"> <li>• <u>Manufacturing</u></li> </ul>	—	—	CUP <sup>(7)</sup>					
<ul style="list-style-type: none"> <li>• <u>Wholesaling and distribution</u></li> </ul>	—	—	CUP <sup>(7)</sup>					
Frozen food locker	—	—	—	—	—	—	—	

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

LAND USE	P CUP — TUP	Permitted use Conditional use permit required Use not allowed Temporary use permit	PERMIT REQUIRED BY ZONING DISTRICT						L-I	Specific Use Regulations
			C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	L-I		
Furniture and fixtures manufacturing, cabinet Shops, and woodworking shops (wholesale only)	—	—	CUP <sup>(9)</sup>	—	—	CUP <sup>(9)</sup>	CUP <sup>(9)</sup>	CUP <sup>(9)</sup>	CUP <sup>(9)</sup>	
Hazardous waste facility, off-site	—	—	CUP	—	—	CUP	CUP	CUP	CUP	17.36
Ice and cold storage plant	—	—	—	—	—	—	—	—	—	
Laboratories										
Biological and x-ray	P	P <sup>(6)</sup>	P	—	—	P	P	P	P	
Medical and dental	P	P <sup>(6)</sup>	P	—	—	P	P	P	P	
Film processing	—	—	—	—	—	P	P	P	P	
Laundries and dry cleaning plants	—	P	—	—	—	—	—	—	—	
Machine shop	—	—	P	—	—	P	P	P	P	
Metal plating	—	—	—	—	—	—	—	—	—	
Metal working, light fabrication	—	—	—	—	—	P	P	P	CUP	
Motor vehicle/transportation equipment manufacturing and assembly	—	—	CUP <sup>(9)</sup>	—	—	CUP <sup>(9)</sup>	CUP <sup>(9)</sup>	CUP <sup>(9)</sup>	CUP <sup>(9)</sup>	
Paint mixing	—	—	CUP <sup>(9)</sup>	—	—	CUP <sup>(9)</sup>	CUP <sup>(9)</sup>	CUP <sup>(9)</sup>	CUP <sup>(9)</sup>	
Paper product fabrication	—	—	P	—	—	P	P	P	CUP	
Plastic products fabrication	—	—	CUP	—	—	CUP	CUP	CUP	CUP	

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

LAND USE	P CUP — TUP	Permitted use Conditional use permit required Use not allowed Temporary use permit	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Regulations
			C-O	C-G	P-M	P-MI-MOZ	P-MI-ROZ	L-I	
Pottery manufacturing	—	—	CUP	CUP	CUP	CUP	CUP		
Printing and publishing	—	—	CUP	CUP	CUP	CUP	CUP		
Recycling facilities	P	P						17.38.140	
<ul style="list-style-type: none"> <li>Outdoor reverse vending machine for beverage container convenience zone collection center only<sup>2,4</sup></li> </ul>									
<ul style="list-style-type: none"> <li>Small collection facilities for beverage container convenience zone collection center only</li> </ul>									
<ul style="list-style-type: none"> <li>Large Collection Facility</li> </ul>									
<ul style="list-style-type: none"> <li>Processing Facility</li> </ul>									
<ul style="list-style-type: none"> <li>Scrap and Dismantling Yards</li> </ul>									

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

LAND USE	P CUP — TUP	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Regulations
		C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	L-I	
Rubber products	—	—	—	P	P	—	—	
Sign manufacturing	—	—	—	P	P	P	P	
Textile manufacturing	—	—	—	CUP	CUP,	CUP,	CUP,	
Underground bulk storage of petroleum or gas, as an accessory use only	—	—	—	CUP	CUP	CUP	CUP	
Upholstery shops	—	—	—	P	P	P	P	
Welding services	—	—	—	P	P	P	P	
Warehousing	—	—	—	—	—	—	—	
Wholesaling & distribution	—	—	—	—	—	—	—	
<b>RESIDENTIAL USES</b>								
Caretaker or employee housing	—	—	—	P <sup>(19)</sup>	P <sup>(19)</sup>	P <sup>(19)</sup>	P <sup>(19)</sup>	
Emergency shelters—up to 20 beds	CUP	—	—	P	P	P	P	
Emergency shelters—more than 20 beds	CUP	—	—	CUP	CUP	CUP	CUP	
Mixed-use projects, residential and commercial	—	CUP	—	—	—	—	—	
Residential care facilities	CUP	—	—	—	—	—	—	
Senior residential housing projects	CUP	CUP	—	—	—	—	—	

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

LAND USE	P CUP — TUP	PERMIT REQUIRED BY ZONING DISTRICT					Specific Use Regulations	
		C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ		L-I
Single room occupancy unit	—	—	—	CUP	CUP	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	—	—	—	CUP	—	
Alcoholic beverage sales, off-site consumption	—	—	CUP	CUP	CUP	CUP	17.38.050	
Antiques, art, collectibles, and gifts	P	P	—	—	—	P	—	
Art and art supplies stores	—	P	P	P	P	P	P	
Bakeries, retail	—	P	P	P	P	P	P	
Bakeries, retail and wholesale	—	—	P	P	P	P	P	
Book, stationery, newspaper, and magazine stores <sup>(2)</sup>	P	P	—	—	—	P	—	
Building material yard (new materials)	—	—	CUP <sup>(12)</sup>					
Confectionery shops	P	P	—	—	—	P	—	
Convenience store/mini-mart	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

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

LAND USE	P CUP — TUP	PERMIT REQUIRED BY ZONING DISTRICT							Specific Use Regulations
		C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	L-I		
		Permitted use Conditional use permit required Use not allowed Temporary use permit							
Drive-in and drive-thru sales	CUP	CUP	—	—	—	—	—	—	
Electrical supply stores	—	—	P	P	P	P	P	P	
Farmer's market	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Florists	P	P	P	P	P	P	P	P	
Gas/fueling stations	CUP	CUP	—	—	—	—	—	—	
Gift shops, specialty shops	P	P	P for specified 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>						

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

LAND USE	P CUP — TUP	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Regulations
		C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	L-I	
Jewelry stores	—	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	P for specified locations; otherwise prohibited <sup>(22)</sup>	P for specified locations; otherwise prohibited <sup>(22)</sup>	P	P for specified locations; otherwise prohibited <sup>(22)</sup>	
Lumber yards, planing mills excluded	—	—	P	P	P	P	P	
Medical equipment and supplies	P	P <sup>(5)</sup>	—	—	—	P <sup>(5)</sup>	—	
Motor vehicle parts stores, incidental installation and repair	—	CUP	P	P	P	P	P	
Motor vehicle parts stores, no installation or repair on-site	—	P	P	P	P	P	P	
Motor vehicle sales, leasing, and rental with or without incidental servicing	CUP	CUP	P	P	P	P	P	
Office supply stores	P	P	—	—	—	P	—	
Outdoor retail sales and activities	—	CUP	—	—	—	CUP	—	17.38.110
Outdoor retail sales,	—	CUP/SEP	—	—	—	CUP/SEP,	—	17.54.050(E)

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

LAND USE	P CUP — TUP	Permitted use Conditional use permit required Use not allowed Temporary use permit	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Regulations
			C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	L-I	
temporary									
Pawn shops	CUP	CUP	—	—	—	—	—	—	—
Pet stores	—	P	CUP <sup>(15)</sup>	CUP <sup>(15)</sup>	P	CUP <sup>(15)</sup>	CUP <sup>(15)</sup>	CUP <sup>(15)</sup>	—
Pharmacies, drug stores <sup>(13)</sup>	P	P	P	P	P	P	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						
<b>SERVICES<sup>(4)</sup></b>									
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>						

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

LAND USE	P CUP — TUP	Permitted use Conditional use permit required Use not allowed Temporary use permit	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Regulations	
			C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	L-I		
										CUP
Veterinary clinic	—	—	CUP <sup>(15)</sup>	—	—	—	CUP <sup>(15)</sup>	CUP <sup>(15)</sup>	—	—
Business support services	P	P	—	—	—	—	—	—	—	—
Call centers	P	—	—	—	—	—	—	—	—	—
Catering services	—	—	—	—	—	—	—	—	—	—
Check cashing services	P	—	—	—	—	—	—	—	—	—
Child day care centers	CUP	CUP	CUP <sup>(18)</sup>	—	—	—	CUP <sup>(18)</sup>	CUP <sup>(18)</sup>	CUP <sup>(18)</sup>	17.38.090
Copying, printing, and mailing services	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	—	—	—	CUP	CUP	CUP	—
Internet cafés	CUP	CUP	—	—	—	—	—	—	—	—
Laundry (commercial)	—	—	—	—	—	—	—	—	—	—
Locksmith	P	P	—	—	—	—	—	—	—	—
Massage establishment	P	P	—	—	—	—	—	—	—	LAMC 5.32
Medical services (state-licensed)	—	—	—	—	—	—	—	—	—	—
Ambulance services	CUP	—	CUP	—	—	—	CUP	CUP	CUP	—
Clinics and offices	P	P <sup>(5)</sup>	P <sup>(6)</sup>	—	—	—	P <sup>(6)</sup>	P <sup>(6)</sup>	P <sup>(6)</sup>	—
Extended care facilities	CUP	—	—	—	—	—	CUP	—	—	—

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

LAND USE	P CUP — TUP	PERMIT REQUIRED BY ZONING DISTRICT							Specific Use Regulations
		C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	L-I		
Health facilities, therapy and rehabilitation	P		P <sup>(6)</sup>	CUP	P	—	—	—	
Hospitals, including convalescent	CUP		—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	—	P <sup>(8)</sup>	
Mortuaries	CUP		—	—	—	—	—	—	
Motor vehicle services									
Car washes	—		CUP	—	—	—	—	—	
Impound yards – no dismantling or wrecking	—		—	CUP <sup>(17)</sup>					
Repair	—		—	CUP	CUP	CUP	CUP	CUP	17.38.070
Repair incidental to motor vehicle sales, leasing, and rental	CUP		CUP	CUP	CUP	CUP	CUP	CUP	17.38.070
Service station	CUP		CUP	CUP <sup>(13)</sup>	17.38.070				
Moving companies, storage allowed	—		—	—	—	—	—	—	
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	P	P	P	P	
Repair services, excluding motor vehicles	—		—	P	P	P	P	P	

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

LAND USE	P CUP — TUP	PERMIT REQUIRED BY ZONING DISTRICT					Specific Use Regulations
		C-O	C-G	P-M	P-M/-MOZ	P-M/-ROZ	
Social service facilities	CUP	—	—	—	—	—	
Storage							
Outdoor	—	—	CUP	CUP	CUP	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	P	P	P	17.18
Parking lots	CUP	P	P	P	P	P	
Parking structures	CUP	CUP	CUP	CUP	CUP	CUP	
Studios—motion picture, radio, or television	—	—	P	P	P	P	
Vehicle and freight terminal	—	—	—	—	—	—	
Wireless communications facilities							
Major	CUP	CUP	CUP	CUP	CUP	CUP	17.30
Minor	P	P	P	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	CUP	CUP	CUP	17.10.020(H)

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

LAND USE	P CUP — TUP	Permitted use Conditional use permit required Use not allowed Temporary use permit				Specific Use Regulations
		PERMIT REQUIRED BY ZONING DISTRICT				
		C-O	C-G	P-M	P-M/-ROZ	L-I
Temporary uses/activities	TUP	TUP	TUP	TUP	TUP	TUP
Utility facilities, public	—	CUP	P	P	P	P

- (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) Deleted(12) Located at least three hundred (300) feet away from Single-Family Residential (R-1), Limited Multiple-Family Residential (R-2), Multiple-Family Residential (R-3), and Community Facilities (C-F) Zoning Districts.
- (13) Commission shall make additional finding that this use is primarily dependent upon activities generated by the industrial uses allowed in the Planned Light Industrial (P-M) or Limited Industrial (L-I) zoning districts.
- (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 Planned Light Industrial (P-M) or Limited Industrial (L-I) use and their family.
- (20) Nonmedical office shall not exceed thirty (30) percent of each Planned Light Industrial (P-M) or Limited Industrial (L-I) zoned 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) or Limited Industrial (L-I) zone.
- (23) Does not include academic schools.

(24) Indoor reverse vending machines do not require any discretionary permits.