

# City of Los Alamitos

## Agenda Report Consent Calendar

April 18, 2016  
Item No: 8F

**To:** Mayor Richard D. Murphy and Members of the City Council  
**Via:** Bret M. Plumlee, City Manager  
**From:** Dave Hunt, City Engineer  
**Subject:** Approval of Final Tract Map 17802 (3691 Howard Avenue)

**Summary:** The Final Tract Map 17802 for the subdivision of airspace of a single parcel for condominium purposes, located at 3691 Howard Avenue, is ready for submission to the County Recorder's Office for final review. (Applicant: Nick Zamvakellis)

### Recommendations:

1. Adopt Resolution No. 2016-10 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TRACT MAP NO. 17802 FOR THE PROPERTY LOCATED AT 3691 HOWARD AVENUE"; and,
2. Direct the City Clerk to endorse on the title sheet of Tract Map 17802, the certificate which embodies the approval of said maps, and submit maps to the County of Orange Recorder's Office.

### Background

On September 8, 2014, the Planning Commission of the City of Los Alamitos adopted Resolution No. 14-23 conditionally approving the Tentative Tract Map TTM 14-01 for the subdivision of condominium airspace on an existing parcel located at 3691 Howard Avenue which is in the Multiple-Family Residential (R-3) District.

### Discussion

Recording of the final map is a requirement of the conditions contained in Planning Commission Resolution No. 14-23, and also a requirement of Section 66426 of the California Government Code (Subdivision Map Act). The applicant has prepared the final tract map for the proposed subdivision and has submitted it to the City for approval and recording. The City Engineer has reviewed the submitted Final Tract Map and all associated documentation, and is satisfied that the Final Tract Map substantially complies with the Tentative Tract Map for the subject property and the conditions of approval.

The County of Orange Surveyor's Office has also reviewed and approved the Tract Map 17802 and has certified to the technical correctness and its compliance with the provisions of the Subdivision Map Act.

## **Fiscal Impact**

None

Submitted By:



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Steven Mendoza  
Development Services Director

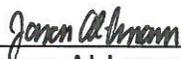
Approved By:



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Bret M. Plumlee  
City Manager

Fiscal Impact Reviewed By:



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Jason Al-Imam  
Administrative Services Director

- Attachments:*
- 1. Resolution No. 16-10*
  - 2. Tract Map 17802 including Draft Final Map*
  - 3. Planning Commission Resolution No. 14-23*

## RESOLUTION NO. 2016-10

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TRACT MAP NO. 17802 FOR THE PROPERTY LOCATED AT 3691 HOWARD AVENUE

**WHEREAS**, on September 8, 2014, Resolution No. 14-23 of the Planning Commission of the City of Los Alamitos was adopted, which conditionally approved Tentative Tract Map 14-01 for the subdivision of a single parcel for condominium purposes, located at 3691 Howard Avenue, Los Alamitos, California; and,

**WHEREAS**, all necessary documentation associated with this parcel has been reviewed by the City Engineer; and,

**WHEREAS**, the Final Tract Map is substantially in compliance with the previously approved Tentative Tract Map 14-01; and,

**WHEREAS**, the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – *In-Fill Development Projects*; and,

**WHEREAS**, The Los Alamitos Municipal Code describes the local process for Final Map requirements in Section 6.26; and,

**WHEREAS**, the City Council has made the finding that none of the conditions for mandatory denial exist relative to the proposed subdivision, in accordance with Section 66474, 66474.1 and 66474.2 of the Subdivision Map Act; and,

**WHEREAS**, the City Council finds that the proposed use together with the provisions for its design and improvement, is consistent with the General Plan required by Title 7, Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the California Government Code, or any specific plan adopted pursuant to Title 7, Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the California Government Code; and,

**WHEREAS**, the City Council finds that Tract Map No. 17802 satisfies the provisions of the Subdivision Map Act, Los Alamitos Municipal Code and the Conditions of Approval.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS DOES 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 of the City of Los Alamitos, California hereby approves Tract Map No. 17802.

SECTION 3. The City Clerk shall certify as to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 18<sup>th</sup> day of April, 2016.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Cary 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. 2016-10 was adopted at a regular meeting of the City Council held on the 18th day of April, 2016, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

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

SHEET 1 OF 3

1 LOT - 9.017 SQUARE FEET  
ACRES - 0.000206  
ALL OF TENTATIVE PARCEL  
MAP NO. 17802

# TRACT NO. 17802

IN THE CITY OF LOS ALAMITOS  
COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF THE EAST ONE-HALF (1/2) OF LOT 106, TRACT NO. 693, AS PER MAP RECORDED IN BOOK 20, PAGE 48 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

FOR CONDOMINIUM PURPOSES

C. J. QUEYREL L.S. 2988 ANACAL ENGINEERING COMPANY  
JULY 2014

ACCEPTED AND FILED AT THE  
REQUEST OF:  
FIDELITY NATIONAL TITLE COMPANY  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
NICHOL NICHSEN  
COUNTY CLERK - RECORDER  
DEPUTY

### OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDED OF SAID MAP, AS SHOWN WITHIN THE DISTINGUISHING BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC THAT 2.5 FOOT PORTION OF THE ALLEY AS SHOWN ON THIS MAP.

KYDOS HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: *[Signature]*  
NICHOLAS DIMARKELOS  
TITLE MANAGER

FARMERS AND MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED UNDER DEED NUMBER 3, 2013 AS INSTRUMENT NO. 2013000688615 OF OFFICIAL RECORDS.

BY: *[Signature]*  
DAVID L. HUNT  
TITLE VICE-PRESIDENT

BY: \_\_\_\_\_  
NAME PRINTED: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### SEE SHEET TWO FOR NOTARY ACKNOWLEDGEMENTS

### COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA ) SS  
COUNTY OF ORANGE )  
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: SHARILL FREDERICH  
COUNTY TREASURER-TAX COLLECTOR

BY: \_\_\_\_\_  
TREASURER-TAX COLLECTOR

### SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(G)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

AN EASEMENT FOR PUBLIC UTILITIES TO THE FARMERS AND MERCHANTS NATIONAL BANK OF LOS ANGELES, RECORDED AUGUST 13, 1924 IN BOOK 333, PAGE 340 DEEDS OF OFFICIAL RECORD.

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE CONSTITUTION AND LAWS OF THE STATE OF CALIFORNIA, AND I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER COMPLETION OF CONSTRUCTION, AND THAT SAID MONUMENTS ARE SUFFICIENT TO IDENTIFY THE BOUNDARIES OF THE LAND COVERED BY THIS MAP, AND THAT THE MAP IS SUBSTANTIALLY CONFORMING TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: *[Signature]*  
C. QUEYREL  
L.S. NO. 2988  
EXPIRATION DATE: 06/30/16



### CITY ENGINEER'S STATEMENT

I, DAVID L. HUNT, ACTING CITY ENGINEER OF THE CITY OF LOS ALAMITOS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

BY: DAVID L. HUNT  
NAME: DSE 36814  
ACTING CITY ENGINEER  
CITY OF LOS ALAMITOS  
DATE: 3/31/16  
EXP. DATE: 3/31/16

### COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: KEVIN R. HILLS  
COUNTY SURVEYOR  
L.S. 8617, EXPIRATION DATE 12/31/15

BY: CHAD S. WEHRMAN  
CHIEF DEPUTY SURVEYOR

### CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT. I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT IN ALL ASPECTS NOT STATED TO BY THE COUNTY SURVEYOR.



BY: David O. Kull  
ACTING CITY SURVEYOR  
P.L.S. 5301  
DATED: 12/21/2015

### CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA  
CITY OF LOS ALAMITOS } SS  
COUNTY OF ORANGE }

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AND THAT THEREUPON SAID COUNCIL DID, BY AN AFFIRMATIVE VOTE, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE 2.50 FT. DESIGNATION FOR ALLEY PURPOSES.

DATED THIS DATE OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: ANDREA JURENYZ  
CITY CLERK OF LOS ALAMITOS

SHEET 2 OF 3

1 LOT  
ACRES - 9.017 SQUARE FEET  
ACRES - 0.207  
DATE OF MAP - 2014  
ALL OF TENTATIVE PARCEL  
MAP NO. 17802

# TRACT NO. 17802

IN THE CITY OF LOS ALAMITOS  
COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF THE EAST ONE-HALF (1/2) OF LOT 106, TRACT NO.  
893, AS PER MAP RECORDED IN BOOK 207, PAGE 48 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

FOR CONDOMINIUM PURPOSES

C. J. QUEYREL L.S. 2988 ANACAL ENGINEERING COMPANY  
JULY 2014

### NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER, BY SIGNING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )<sup>ss</sup>

ON THIS November 23, 2015 BEFORE ME, Barbara Barros,  
NOTARY PUBLIC, PERSONALLY APPEARED NOELIA AVALOS WHO PROVED TO ME ON  
DUE AND SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE  
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT  
HE/SHE/IT/HEY/THEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(ES), AND  
THAT BY HIS/HER/IT/HEY/THEY/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/IT/HEY/THEY  
ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF  
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE

Barbara Barros  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN LOS ANGELES COUNTY,  
MY COMMISSION EXPIRES April 10, 2017



### NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER, BY COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )<sup>ss</sup>

ON THIS \_\_\_\_\_  
NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
BEFORE ME, \_\_\_\_\_  
WHO PROVED TO ME ON  
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE  
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT  
HE/SHE/IT/HEY/THEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(ES), AND  
THAT BY HIS/HER/IT/HEY/THEY/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/IT/HEY/THEY  
ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF  
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN \_\_\_\_\_ COUNTY,  
MY COMMISSION EXPIRES \_\_\_\_\_



## RESOLUTION NO. 14-23

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 14-01 (TTM 17802) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE CONDOMINIUM UNITS IN THREE BUILDINGS AT 3691 HOWARD AVENUE, APN 222-061-31, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT:KYDOS HOMES, LLC)**

**WHEREAS**, a completed application for a Tentative Tract Map was submitted by Kydos Homes, LLC on August 8, 2014, requesting to subdivide a property and build five residential condominiums in three buildings at 3691 Sausalito Street, APN 222-061-31; and,

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

**WHEREAS**, the Planning Commission considered the application at a duly noticed public hearing on September 8, 2014, at which time it considered all of the evidence presented, both written and oral.

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

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

SECTION 2. The Planning Commission hereby makes the following findings as required by the Los Alamitos Municipal Code and Government Code:

1. The General Plan designation for the site is Multiple Family Residential which is consistent with the Multiple Family Residential (R-3) zoning district, and staff's analysis concludes the proposed Tentative Tract Map is consistent with the applicable General Plan goals, policies, and implementation measures; therefore, the proposed Tentative Tract Map is consistent with the General Plan.
1. The proposed design and improvements of a five-unit condominium subdivision are consistent with the applicable General Plan goals, policies, and implementation measures; therefore, the proposed Tentative Tract Map is consistent with the General Plan.
2. The design and improvement of the five-unit condominium project are suitable for residential development in the R-3 zone and the subdivision

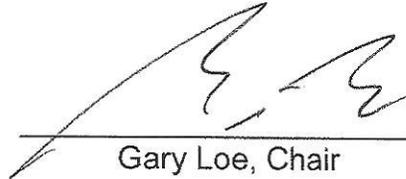
can be developed in compliance with all of the applicable zoning regulations with the exception of a 6" deviation on the width of two of the garages for which a variance has been approved.

3. The site is physically suitable for a residential condominium subdivision because the site is generally flat and will require minimal grading on site.
4. The site is capable of supporting the development of five residential condominium units. The proposed project is at 20 dwelling units per acre, well under the City's R-3 zoning district that allows a maximum of 30 dwelling units per acre under a multifamily development project. Each proposed unit and the entire project meets the development standards for the R-3 zone including parcel area, parcel width and depth, maximum density, minimum dwelling area, maximum height, setbacks, site coverage, and minimum distances between buildings, with the minor exception of the garage width of two of the garages.
5. The proposed subdivision design and improvements will not cause substantial environmental damage as this is an infill project on property that already is inhabited with a residential unit and there are no fish or wildlife habitat on site.
6. The proposed subdivision design and improvements will not adversely affect the public health of the City of Los Alamitos as the project is the type of use which is planned for in this area; the residential condominium project will be compatible with the other multi-family residential uses in the area.
7. The design of the subdivision and the proposed improvements will not conflict with any existing telephone, street, and public utility easements.
8. The discharge of waste water from the subdivision into the sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.
9. CEQA has been satisfied as a determination has been made that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – *In-Fill Development Projects*.

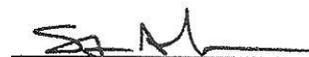
SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Tentative Tract Map 14-01 (TTM 17802) attached as Exhibit "C," subject to the conditions located in Exhibit "A."

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

**PASSED, APPROVED, AND ADOPTED** this 8th day of September, 2014, by the following vote:

  
\_\_\_\_\_  
Gary Loe, Chair

ATTEST:

  
\_\_\_\_\_  
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Lisa Kranitz, Assistant City Attorney

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

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 8<sup>th</sup> day of September, 2014, by the following vote, to wit:

AYES: Grose, Loe, Riley, Sofelkanik  
NOES:  
ABSENT: CUILTY, Daniel  
ABSTAIN: DeBolt



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Steven A. Mendoza, Secretary