

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION REGULAR MEETING

Wednesday, July 27, 2016 – 7:00 PM

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the Community Development Department or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

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 Cuilty
 - 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

None.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARINGS

None.

8. STAFF REPORT

A. Planned Sign Program (PSP) 16-01

Signage for Mighty Kitchen – 11122 Los Alamitos Blvd., Los Alamitos

Consideration of proposed signage that is in excess of what is permitted within our code.

Recommendation:

1. Staff recommends the Planning Commission adopt Resolution No. 16-14, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 16-01, AS CONDITIONED, CONSISTING OF REFACING THE EXISTING FREESTANDING POLE SIGN, ONE (1) ATTACHED WALL SIGN ON THE WEST ELEVATION AND ONE (1) ATTACHED WALL SIGN ON THE EAST ELEVATION, SIX (6) PAINTED WALL SIGNS ON CANOPIES, AND TWENTY-SEVEN (27) PARKING DIRECTIONAL SIGNS LOCATED AT 11122 LOS ALAMITOS BLVD., IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 222-092-11, (APPLICANT: HOF'S HUT RESTAURANTS, INC – CRAIG HOFMAN)."

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

10. COMMISSIONER REPORTS

11. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Community Development Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of \$1,000.00 in accordance with Los Alamitos Municipal Code Section 17.68 and Fee Resolution No. 2008-12.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Blvd.; not less than 72 hours prior to the meeting.

Tom Oliver
Associate Planner

7/20/16

Date

City of Los Alamitos

Planning Commission

Agenda Report
Staff Report

July 27, 2016
Item No. 8A

To: Chair Culty and Members of the Planning Commission

Via: Steven Mendoza, Development Services Director

From: Tom Oliver, Associate Planner

Subject: Planned Sign Program (PSP) 16-01
Signage for Mighty Kitchen – 11122 Los Alamitos Blvd., Los Alamitos

Summary: Consideration of proposed signage that is in excess of what is permitted within our code.

Recommendation: Staff recommends the Planning Commission adopt Resolution No. 16-14, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 16-01, AS CONDITIONED, CONSISTING OF REFACING THE EXISTING FREESTANDING POLE SIGN, ONE (1) ATTACHED WALL SIGN ON THE WEST ELEVATION AND ONE (1) ATTACHED WALL SIGN ON THE EAST ELEVATION, SIX (6) PAINTED WALL SIGNS ON CANOPIES, AND TWENTY-SEVEN (27) PARKING DIRECTIONAL SIGNS LOCATED AT 11122 LOS ALAMITOS BLVD., IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 222-092-11, (APPLICANT: HOF'S HUT RESTAURANTS, INC – CRAIG HOFMAN)."

Applicant: Hof's Hut Restaurants, Inc. – Craig Hofman

Location: 11122 Los Alamitos Boulevard, APN 222-092-11

Environmental: A Categorical Exemption pursuant to Section 15311 (Accessory Structures: Class 11 (a) On-premise signs) will be prepared for the proposed project in accordance with the California Environmental Quality Act.

Approval Criteria:

Sections 17.28.060 and 17.28.090.3.B of the Los Alamitos Zoning Code require Commission approval of a Planned Sign Program whenever a parcel will have permanent signs that exceed either five signs or an aggregate area of more than 200 square feet. This applicant has chosen to create this Planned Sign Program for the purpose of consistent, high-quality signage on the property.

Previous Approvals

CUP 16-03 Shared Parking
CUP 15-05 Outside Dining
CUP 11-02 Full Alcohol Permit
CUP 340-90 Restaurant Remodel and Addition



Background

Hof's Restaurants is requesting a Planned Sign Program consisting of a pole sign, various wall signs, and various parking lot signs at 11122 Los Alamitos Blvd. The site was formerly Spin Pizza restaurant in this existing building in the General Commercial (C-G) Zoning District. As the Commissioners might have noticed, some of the signs shown in this report have already been installed on the site. These installed signs are signs that on their own merits fall within the limitations of the Municipal Code and have already been approved administratively by Staff. Additional signs, beyond the code allows, have yet to be installed pending a review of this Planned Sign Program. This

Planned Sign Program covers all of the signage, so that if changes are made to signage in the future by this, or another tenant of the building, it will be clear what can be approved by Staff as part of the Plan without having to return to the Planning Commission, since the aggregate number and location of the signs fall outside of the code.





Location

The adjacent properties are developed and zoned as follows:

- North: Developed with commercial uses in the General Commercial (C-G) Zoning.
- West: County Unincorporated (Rossmoor) – developed commercial
- East: Developed with commercial uses in the General Commercial (C-G) Zoning.
- South: Developed with commercial uses in the General Commercial (C-G) Zoning.

Discussion

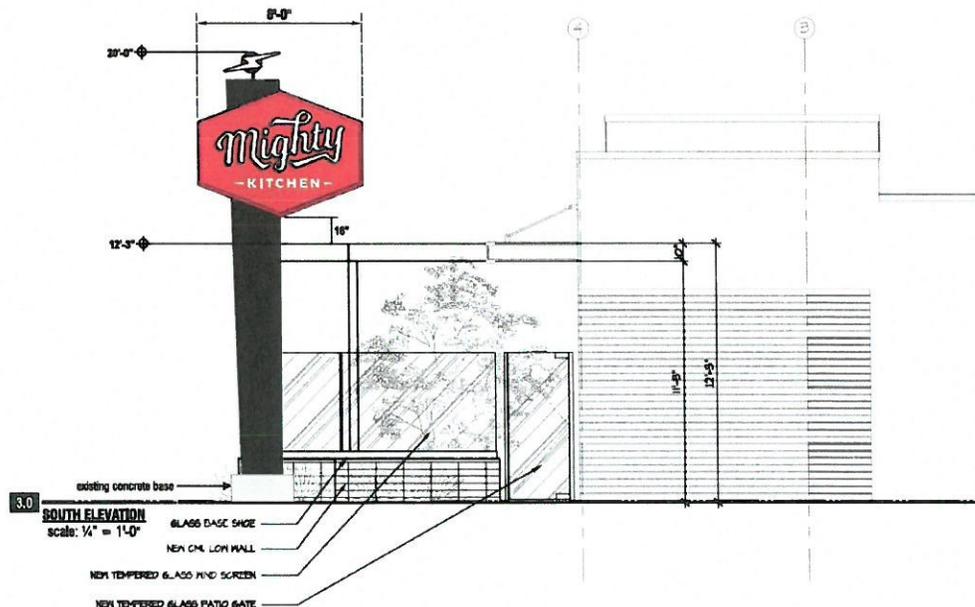
The applicant, Craig Hofman, of Hof's Hut Restaurants, Inc., is the owner of Mighty Kitchen. He is changing the restaurant at this location from Spin Pizza to Mighty Kitchen and would like to install a number of signs, some of which fall outside of code standards. The purpose of a Planned Sign Program, as described in Section 17.28.060A of the Los Alamitos Municipal Code (LAMC), is to provide flexibility from strict application of the code while encouraging good sign design, sign variety and better visibility for multi-tenant uses that may not be visible from a right of way or that have unique architectural designs. The Los Alamitos Municipal Code Section 17.28.060B.1 *Planned Sign Program - Mandatory Sign Program Required* requires a Planned Sign Program whenever a parcel will have permanent signs that exceed either five (5) signs or an aggregate area of two hundred (200) square feet. In this instance, the Applicant has chosen to create this Planned Sign Program for the purpose of consistent, high-quality signage on the property.

The signs are described in detail in Exhibit A; however, Staff provides a synopsis below:

Sign 3.0 – Pole Sign

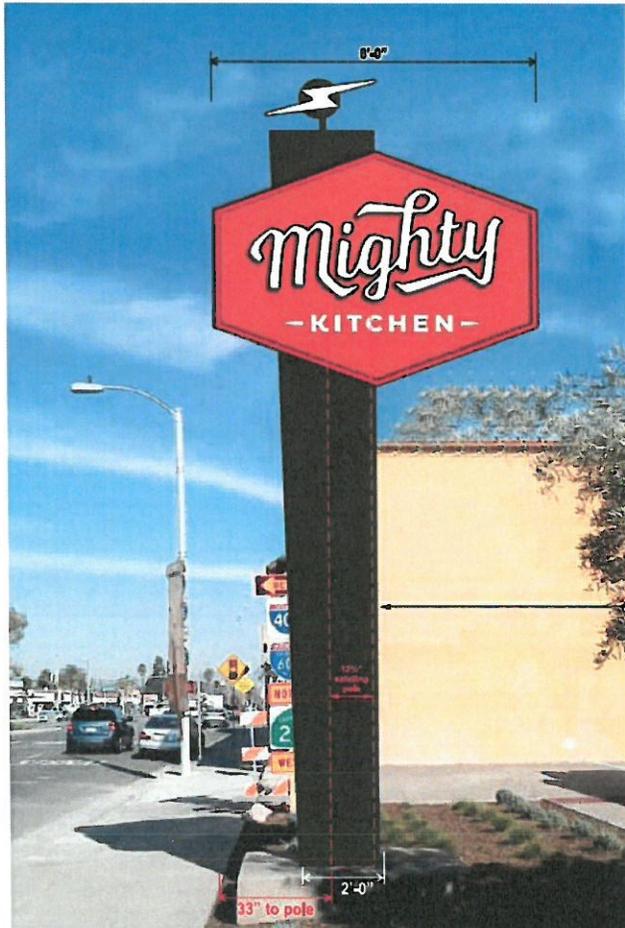
Code Description: Center Identification Sign, Detached (Single Tenant)

Applicant Description: Pylon sign with Channel Letters

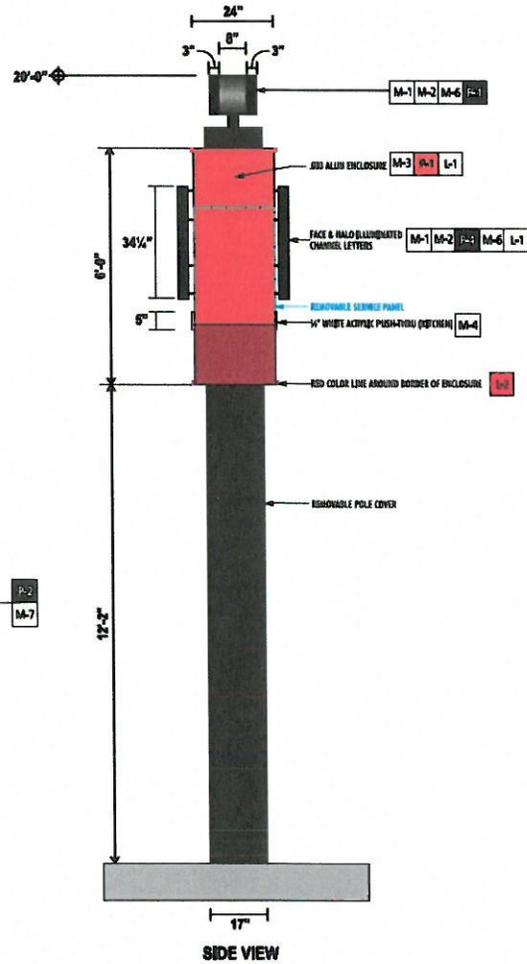


The Applicant has proposed one (1) dual-illuminated pole sign as a detached center identification sign. The proposed sign is two-sided, internally illuminated, and the pole has an aluminum façade painted dark grey. It will have a mixture of colors including

reddish-orange, white, dark grey and black that is cohesive with the other colors of the proposed signage. The monument pole is 20 feet tall by 2 feet wide. The monument sign at the top of the pole is 8 feet wide. According to LAMC Section 17.28.090.3.B.3, a pole sign height limit is 20 feet, which this sign meets, a minimum 6 inch wide horizontal supporting structure (pole), which this sign meets and the submission does not exceed the 50 square feet (it is 48 square feet each side) which is allowed.



3.0 ELEVATION - DUAL-ILLUMINATED CHANNEL LETTERS W/PUSH THRU SUB COPY
SCALE: 3/4" = 1'
48 SQ. FT.

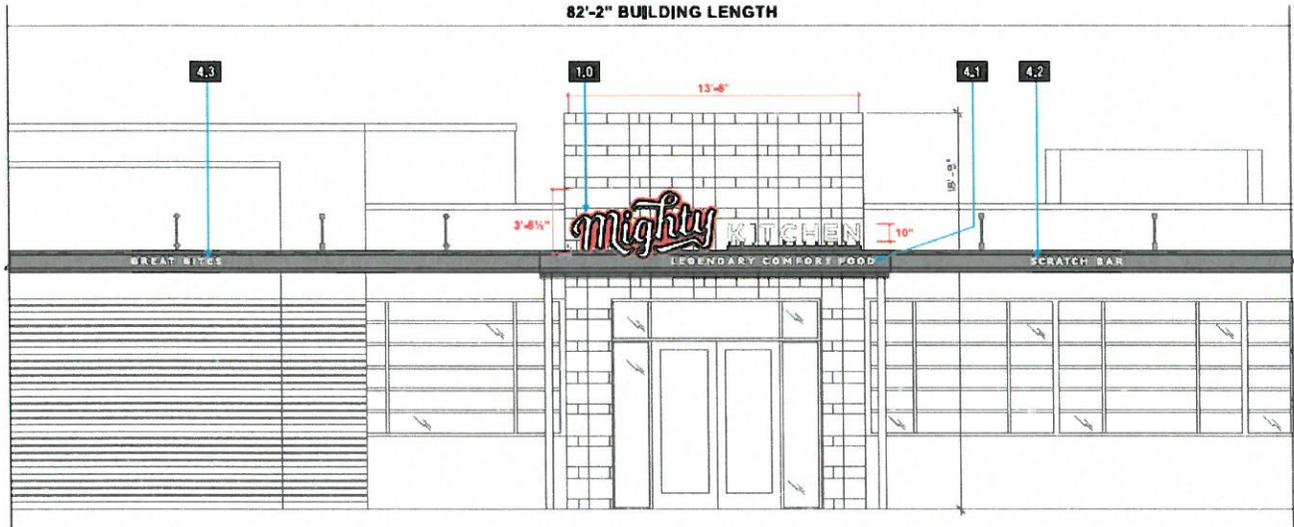


Staff Recommendation:

The freestanding pole sign meets all requirements under LAMC 17.28.090.3.B.3. The freestanding pole sign is 20 feet in height and does not exceed 50 square feet. Staff recommends this sign be approved as presented.

Wall Signs - Sign 1.0 & Sign 2.0

Code Description: Center Identification Sign, Attached on Wall (Single Tenant)



EAST ELEVATION - MOUNTED ON ARCHITECTURAL STRUCTURE & CANOPY
 SCALE: 1/4" = 1'

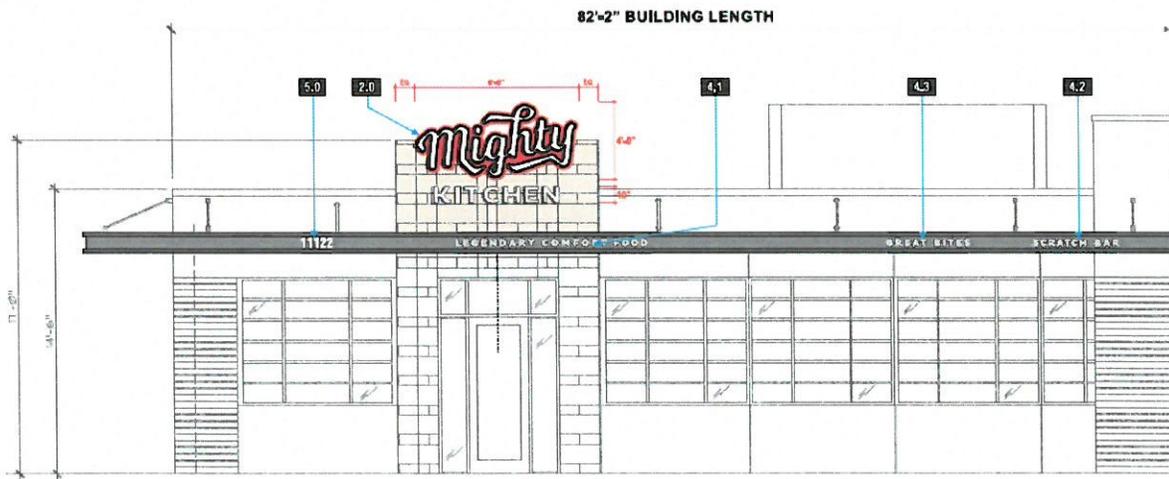
Qty. (1)

The proposed sign on the East elevation (sign 1.0) is 13 feet 8 inches wide by 3 feet 6½ inches tall with the word “Mighty” in white with a red backer and the word “Kitchen” in white without a backer. The sign is to be mounted on an existing architectural structure above the entrance doors. The sign is a total of 25.54 square feet.

Hand Painted Signs - Signs 4.1, 4.2 & 4.3

Code Description: Identification Sign, Attached on Canopy

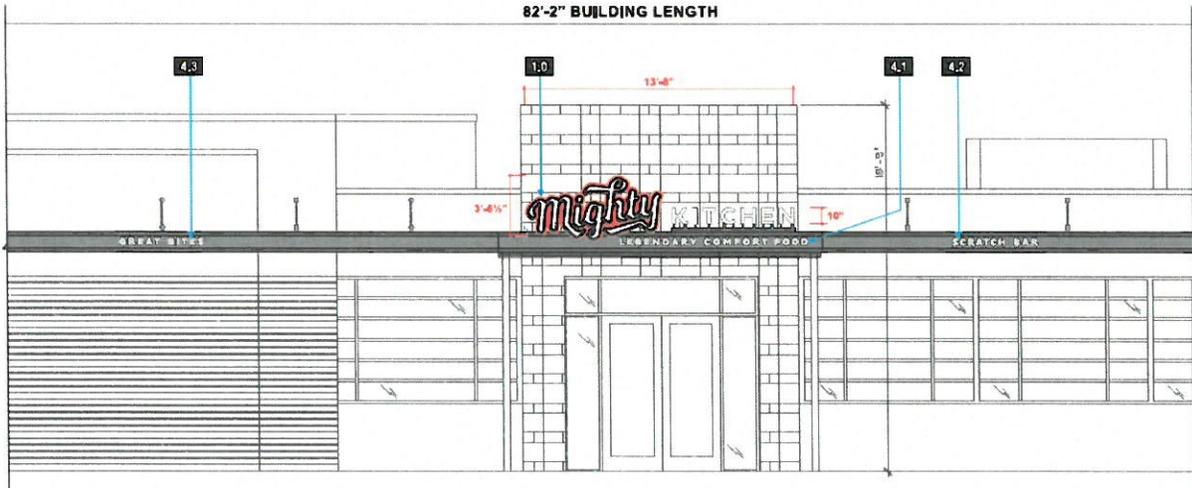
Applicant Description: Hand painted Sub Copy on Canopy



WEST ELEVATION -
 SCALE: 1/4" = 1'

Qty. (1)

In addition to the channel letter sign on the West elevation, the hand painted tag lines on the canopy are light grey in color and the lettering is 4 inches in height. The tag lines are, "LEGENDARY COMFORT FOOD", "GREAT BITES", and "SCRATCH BAR". The signs are a total of 5.92 square feet.



EAST ELEVATION - MOUNTED ON ARCHITECTURAL STRUCTURE & CANOPY
SCALE: 1/4" = 1'

Qty. (1)

In addition to the channel letter sign on the East elevation, the Applicant proposes to add painted sub copy on the canopy. The canopy is painted dark grey, and the hand painted tag lines on the canopy are light grey in color. The lettering is 4 inches in height. The tag lines are, "LEGENDARY COMFORT FOOD", "GREAT BITES", and "SCRATCH BAR". The signs are a total of 5.92 square feet.



1.0 (MIGHTY) FACE & HALO ILLUMINATED CHANNEL LETTERS on (KITCHEN) BACKER & FACE ILLUMINATED CHANNEL LETTERS

SCALE: 1/2" = 1'

See page 6 for manufacturing details

(Mighty) sign sq. ft. 20.34
(KITCHEN) sign sq. ft. 5.20
TOTAL sign sq. ft. 25.54

Qty. (1)



4.2 SCRATCH BAR
4.3 GREAT BITES

NOTE: CANOPY SUB COPY TO BE HAND PAINTED
COLOR PMS 441 LIGHT GRAY

TAGLINES

(Legendary) sign sq. ft. 3.18
(Scratch) sign sq. ft. 1.38
(Great) sign sq. ft. 1.36
TOTAL sign sq. ft. 5.92

Staff Recommendation:

LAMC 17.28.090.3B.4 is not clear on the total aggregate area for signage; however, Staff interprets the code to mean that the maximum signage area is 50 square feet. The proposed attached wall signage for Mighty Kitchen is 59.43 square feet. The sub copy signage on the canopy is a total of 11.84 square feet. The combined total of wall signage is 71.27 square feet which exceeds the code's maximum allowable aggregate area. Mighty Kitchen's unique location is such that its main entrance faces the alley while the back of the restaurant faces Los Alamitos Blvd.; therefore, the restaurant needs double the signage of a traditional restaurant frontage. The proposed Mighty Kitchen wall sign on the West elevation extends higher than the existing parapet wall approximately two (2) feet to be better seen from the street elevation. The restaurant added a new outdoor seating area and the awning over the patio makes it difficult to see a sign attached lower on the parapet wall.

Staff feels that the amount of signage is appropriate and not excessive and should be approved as presented.

Parking Signs - Signs A, B, C & D

Code Description: Directional Signs, Freestanding and on Wall

Applicant Description: Parking Signs

The applicant proposes four (4) different types of parking signs for their parking lot. The parking signs would be normally considered a directional sign and not subject to code provisions, however these signs include the restaurant name and logo and match the color scheme of the other restaurant signage. LAMC Section 17.28.090.3.B.5 provides that directional signs are allowed, but must be included in the planned sign program should they be used as an advertising device, which these signs somewhat appear to be.

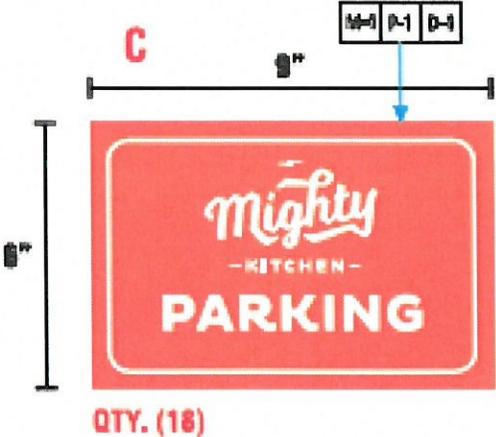


Sign "A" has a half reddish-orange and half orange background with white text. It has the "Mighty Kitchen" logo and states, "PARKING", "NO LOITERING", "NO OPEN CONTAINERS", and "CONSUMPTION OF ALCOHOLIC BEVERAGES IS PROHIBITED". This sign is 9 inches wide and 11 inches tall. The sign is to be installed on a 2 inch square aluminum tube painted white. The proposed sign height is 5 foot 6 inches. The code height maximum is four (4) feet tall, which these signs exceed. There is a quantity of 4 parking signs to be placed at the beginning and end of each of the two (2) rows in the parking lot.

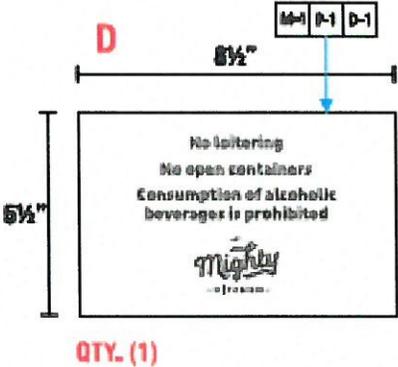


Sign "B" has a half reddish-orange and half orange background with white text. It has the "Mighty Kitchen" logo and states, "PARKING", "MON-FRI 5PM-MIDNIGHT", "SAT-

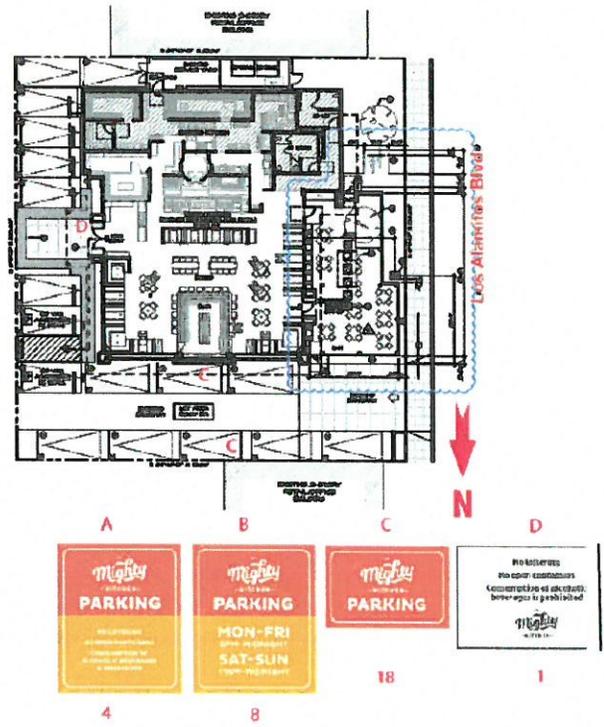
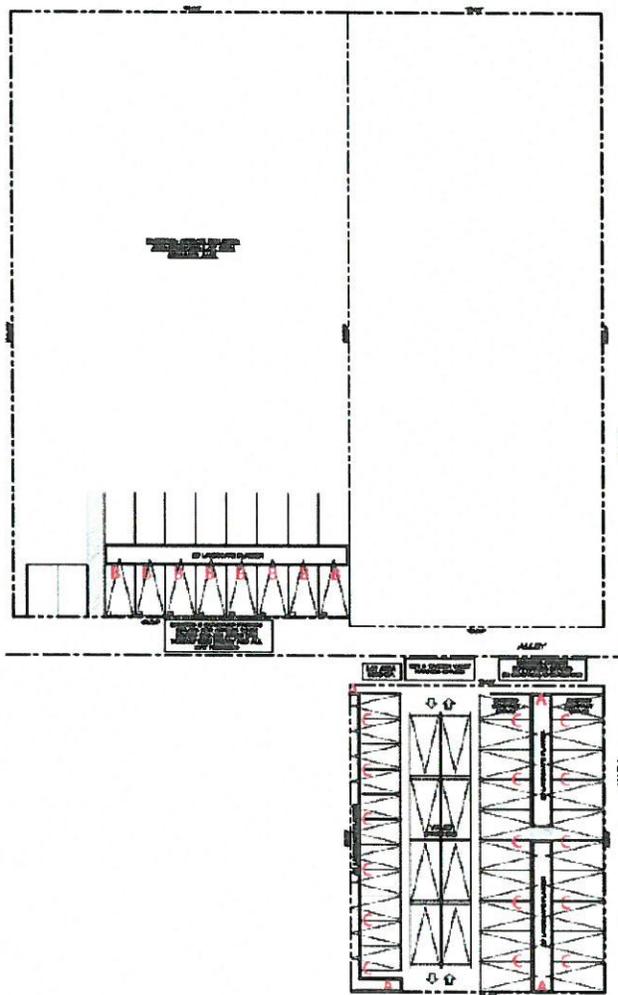
SUN 11AM-MIDNIGHT”. This sign is 9 inches wide and 11 inches tall. The sign is to be installed on a 2 inch square aluminum tube painted white. The total height is 5 foot 6 inches. The code height maximum is 4 feet tall which these signs exceed. There is a quantity of eight (8) parking signs to be placed on each of the eight (8) spaces leased from 3561 Howard Avenue. Signage was required in this location by the resolution that was approved for outside seating at the restaurant.



Sign “C” has an all reddish-orange background with white text. It has the “Mighty Kitchen” logo and states, “PARKING”. This sign is 9 inches wide and 6 inches tall. The sign is to be installed on a 2 inch square aluminum tube painted white. The total height is 5 foot 6 inches. The code height maximum is 4 feet tall which these signs exceed. There is a quantity of 18 parking signs to be placed at the head of every other parking space in the parking lot.



Sign “D” has an all white background with dark grey text that states, “No loitering”, “No open containers”, “Consumption of alcoholic beverages is prohibited” and the “Mighty Kitchen” logo. There is a quantity of one. This sign is 8 ½ inches wide by 5 ½ inches tall and is to be placed next to the entrance on the east elevation facing the parking lot and alley.



Staff Recommendation:

The restaurant's parking lot is located in an alley and is not directly visible from passing traffic. In addition, the main parking lot is not connected to the restaurant and appears to connect to neighboring businesses. Due to these constraints, Staff feels that ample parking signs are needed to direct vehicular traffic; however, the proposed amount of signage in the parking lot could be considered somewhat excessive and can be reduced.

Parking signs "A", "B" and "C" all exceed the maximum height of 4 feet allowed under LAMC 17.28.090.3.B.5. Staff recommends that the height of these signs be reduced from the proposed 5 feet 6 inches to meet the requirement of 4 feet so they are readily seen by those who are sitting in cars while they drive to park.

As proposed -- in a leased parking lot directly to the east of the restaurant -- there is a sign "B" at every parking space. Staff recommends these signs be located between parking spaces which would reduce the total number to four (4) of these types of signs.

As proposed, sign "C" is placed between every two (2) parking spaces in the satellite lot that is separate from the restaurant building parcel. Staff recommends approval of this signage; however, each sign should be located between parking spaces and not in front of the vehicle where they could be hit.

Two additional sign "C"s are against the building to the north of the building and across the driveway on this side. Since there are fewer signs, these should be approved to be 5'6" tall, so that they can be seen above any previously parked cars.

Summary

The overall proposal presented to the City is pleasant and provides an acceptable appearance to the site. With Staff's conditions, the number of proposed signs is kept to a minimum and will advertise the Applicant's property in an appropriate, uncluttered manner. The Planned Sign Program, as conditioned, will serve to draw customers to the Mighty Kitchen Restaurant; therefore, Staff recommends approval of Planned Sign Program PSP 16-01, as conditioned.

Attachments: 1. Draft Resolution No. 16-14, with Exhibit A

RESOLUTION NO. 16-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 16-01, AS CONDITIONED, CONSISTING OF REFACING THE EXISTING FREESTANDING POLE SIGN, ONE (1) ATTACHED WALL SIGN ON THE WEST ELEVATION AND ONE (1) ATTACHED WALL SIGN ON THE EAST ELEVATION, SIX (6) PAINTED WALL SIGNS ON CANOPIES, AND TWENTY-SEVEN (27) PARKING DIRECTIONAL SIGNS LOCATED AT 11122 LOS ALAMITOS BLVD., IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 222-092-11, (APPLICANT: HOF'S HUT RESTAURANTS, INC – CRAIG HOFMAN).

WHEREAS, an application for a Planned Sign Program was submitted by Craig Hofman of Hof's Hut Restaurants, Inc. on June 20, 2016, requesting approval for signage as a part of a Planned Sign Program to be implemented at the property located at 11122 Los Alamitos Blvd., APN No. 222-092-11; and,

WHEREAS, the design of the project, as conditioned, will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. According to the guidelines for implementing the California Environmental Quality Act (CEQA), the proposed project is Categorically Exempt pursuant to Section 15311 (Accessory Structures: Class 11; (a) On-premise signs) of CEQA; and,

WHEREAS, that said verified application constitutes a Planned Sign Program request as required by Sections 17.28.060 and 17.28.090.3.B of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission reviewed the Planned Sign Program application on July 27, 2016, and based upon the evidence presented, approved the Planned Sign Program with conditions; and,

WHEREAS, during this meeting, as required by Chapter 17.28.060.E of the Los Alamitos Municipal Code, the Planning Commission made the following findings:

1. The proposed signs satisfy the intent of the Planned Sign Program chapter (LAMC 17.28.060) and the General Plan.

This parcel will have permanent signs that exceed five signs or an aggregate area of more than 200 square feet. The Applicant has chosen to create this Planned Sign Program for the purpose of consistent, high-quality signage on the property. It will satisfy the intent of Chapter 17.28 and the General Plan because the proposed

signs will protect public and private investments in buildings and open spaces; preserve and improve the appearance of the City as a desirable environment in which to live and to work; enhance visual unity; promote unifying design characteristics; create an attractive and pleasing atmosphere for nonresidents who come to visit or to trade; and prevent excessive, conflicting and confusing sign displays.

2. The proposed signs complement and are in harmony with the design of the building; incorporate several common design elements and incorporate materials, colors or design motifs included in the structure being identified.

All of the signs as proposed have common elements with signs scattered throughout Los Alamitos. The signs encourage good sign design in color consistency, size consistency, and a modern appearance that is suitable for its location in the general commercial zone (C-G) and that 17.28.060(A) provides exception from strict adherence to the Code in approving a Planned Sign Program.

3. The approval of a Planned Sign Program will not adversely affect surrounding land uses or obscure adjacent conforming signs.

The proposed signs will not obscure any other signage on this or any other property. The signs will be in harmony with surrounding development in that the signs are of a size and type that are commonly used in other commercial properties and the colors are not garish but are complementary to the site and also are commonly used in commercial signage.

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

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

SECTION 2. An appeal of this decision may be filed pursuant to Chapter 17.68 of the Los Alamitos Municipal Code.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Planned Sign Program PSP 16-01 and the signage incorporated therein, subject to the following conditions:

Planning

1. Subsequent submittals for 11122 Los Alamitos Blvd. shall be consistent with Exhibit A as well as additions, revisions, changes, or modifications as required by the Planning Commission.

2. Approval shall be valid for a period of eighteen (18) months from the date the approval goes into effect. If the signage approved by this action is not established within such time period, such approval shall be terminated and shall thereafter be null and void.
3. Planned Sign Program PSP 16-01 for the building at 11122 Los Alamitos Blvd., as conditioned, is approved exclusively for the location and design of the signs as shown on the relevant drawings in Exhibit A and subject to such additions, revisions, changes or modifications as may be required by the Planning Commission hereunder. Any relocation, alteration, addition to, or use of any sign design, color, or material not specifically approved shall nullify this approving action. If any changes are proposed regarding the location or alteration of the signs, an amendment to this permit must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit and intent of this approval action, and that action would have been the same for the proposed change or changes as for the proposal approved herein, and such changes represent less than twenty-five (25) percent of the total signage that is subject to a Planned Sign Program, the amendment may be approved by the Development Services Director without requiring a public meeting. Any changes representing more than twenty-five (25) percent of total signage subject to a Planned Sign Program shall be approved by the Planning Commission as an amendment to the existing Planned Sign Program.
4. The Planned Sign Program does not prohibit the change of signage in the case of changed tenants, provided that the signage conforms to the Planned Sign Program and conditions of approval.
5. Failure to satisfy and/or comply with the conditions herein may result in a recommendation to the Planning Commission and/or City Council for revocation of this approval.
6. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the Applicant of any such claim, action or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it do so, the City shall waive the indemnification herein, except the

City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

7. Prior to permit issuance, the Applicant, and Applicant's successors in interest, shall be responsible for payment of all applicable fees.
8. Prior to permit issuance, the property owner/Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The property owner/Applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department.
9. The Applicant shall submit complete plans for plan check and obtain all required building permits. All applicable conditions herein must appear on and be noted on, the final working drawings prior to the issuance of a building permit.
10. Applicant shall comply with applicable Federal, State, City, and Orange County laws and regulations.
11. The parking signs "A", "B" and "C" shall not exceed the maximum height of 4 feet allowed under LAMC 17.28.090.3.B.5. In exception, two additional sign "C"s are against the building to the north of the building and across the driveway on this side. These signs shall be approved to be 5'6" tall, so that they can be seen above any previously parked cars.
12. All sign "B"s shall be located between parking spaces which would reduce the total number to 4 (four) of these types of signs.
13. The sign "C"s placed between every 2 parking spaces in the satellite lot that is separate from the restaurant building parcel shall be located between parking spaces and not in front of vehicles where they could be damaged.

Building Department

14. The Applicant/operator shall submit complete plans for any signs installed in the future including necessary engineered drawings, to the City for plan check prior to building permit issuance.

SECTION 4. The Secretary of the Planning Commission shall forward a copy to the Applicant and any person requesting the same.

PASSED, APPROVED, AND ADOPTED this 27th day of July, 2016.

Chair Cuiilty

ATTEST:

Steven Mendoza, Development Services Director

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

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

I, Steven Mendoza, Development Services Director of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 27th day of July, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Mendoza, Development Services Director

status | PlannedSignProgram

11122 LOS ALAMITOS BLVD.

LOS ALAMITOS, CA 90720

JOB # 16-9825



LEGENDARY COMFORT FOOD

Mighty

GREAT BITES

SCRATCH BAR

— KITCHEN —

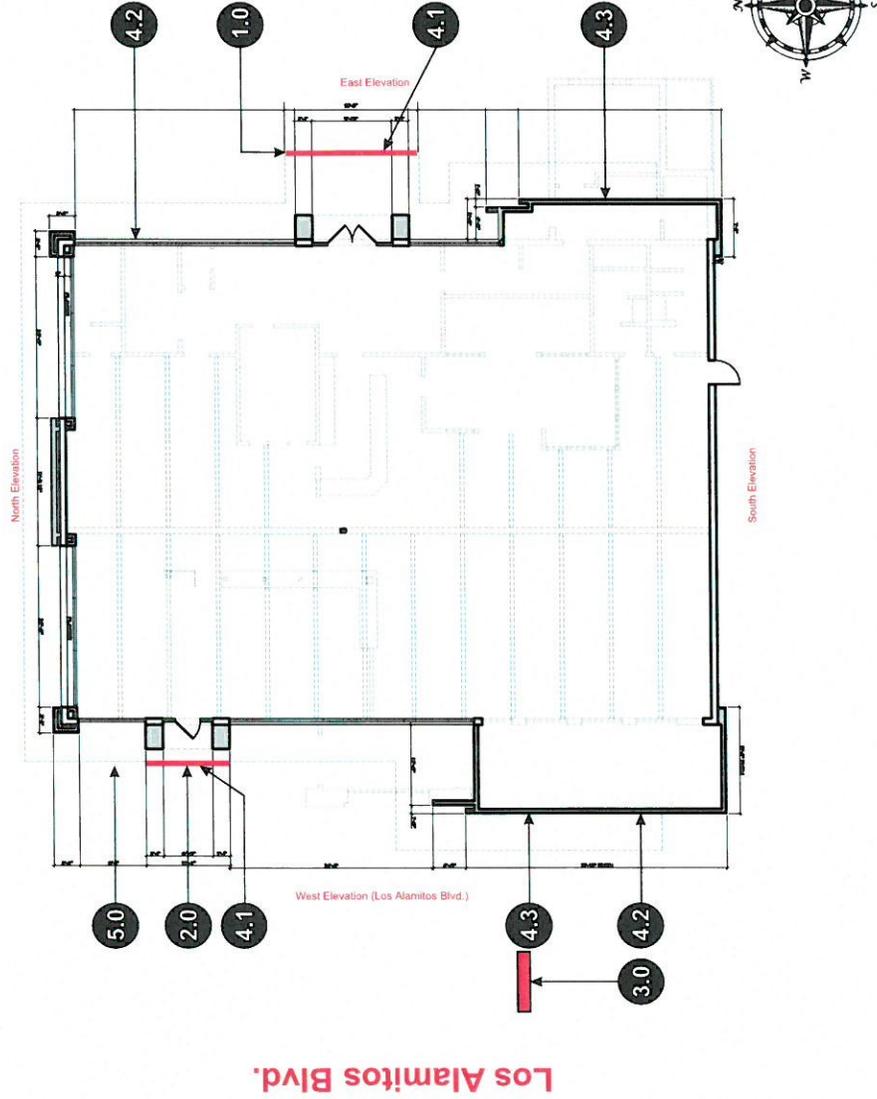
EXHIBIT A



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

EAST COAST OFFICE
Tampa, FL
727-226-7180

SITE PLAN



SIGNAGE SPECIFICATIONS

- 1.0 DUAL-ILLUMINATED CHANNEL LETTERS:**
Manufacture and Install (1)
- 2.0 DUAL-ILLUMINATED CHANNEL LETTERS:**
Manufacture and Install (1)
- 3.0 REFACE D/F PYLON SIGN W/ CHAN. LETTERS:**
Metal applique mounted to existing structure with channel letters (1)
- 4.1 HAND PAINTED SUB COPY ON CANOPY:** (6)
- 4.2**
- 4.3**
- 5.0 FCO ADDRESS NUMBERS:**
Manufacture and Install (1) One Set.

A, B, C & D PARKING SIGNS:
Manufacture and Install. Quantities listed on details page.

AREA MAP



WEST COAST HQ,
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

EAST COAST OFFICE
Tampa, FL
727-226-7180

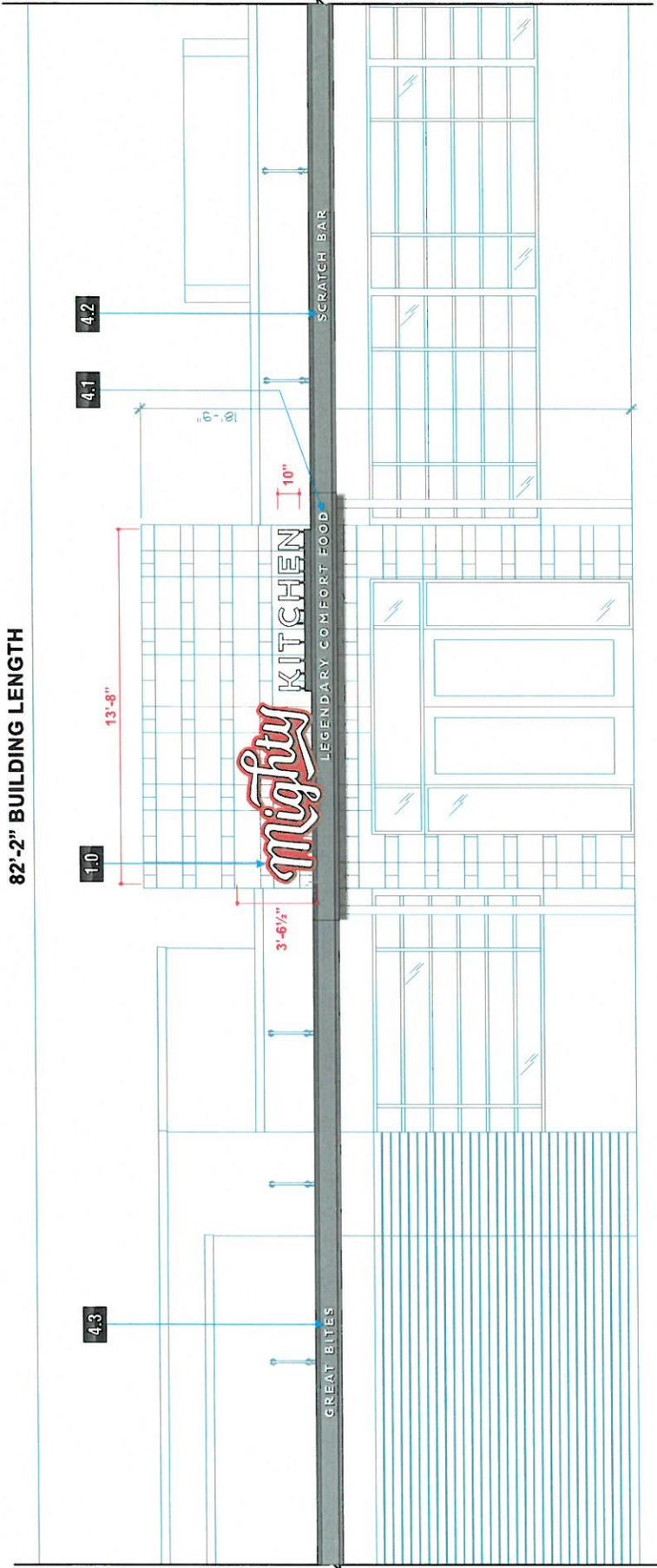
Project Name: Mighty Kitchen
Address: 11122 Los Alamitos Blvd.
City, State, Zip: Los Alamitos, CA 90720

Client Approval:
Landlord Approval:
Designer: Garcia, G. Sales: Chris D.

Rev	Date	Revision Notes
1	04/12/16	as per road review
2	04/12/16	as per road review
3	04/12/16	as per road review
4	04/12/16	change color change
5	04/12/16	change color change
6A	05/05/16	change color change
6B	05/05/16	change color change
6C	05/05/16	change color change
6D	05/05/16	change color change
6E	05/05/16	change color change
6F	05/05/16	change color change
6G	05/05/16	change color change
6H	05/05/16	change color change
6I	05/05/16	change color change
6J	05/05/16	change color change
6K	05/05/16	change color change
6L	05/05/16	change color change
6M	05/05/16	change color change
6N	05/05/16	change color change
6O	05/05/16	change color change
6P	05/05/16	change color change
6Q	05/05/16	change color change
6R	05/05/16	change color change
6S	05/05/16	change color change
6T	05/05/16	change color change
6U	05/05/16	change color change
6V	05/05/16	change color change
6W	05/05/16	change color change
6X	05/05/16	change color change
6Y	05/05/16	change color change
6Z	05/05/16	change color change



82'-2" BUILDING LENGTH



EAST ELEVATION - MOUNTED ON ARCHITECTURAL STRUCTURE & CANOPY
SCALE: 1/4" = 1'

Qty. (1)

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Tampa, FL
727-226-7180

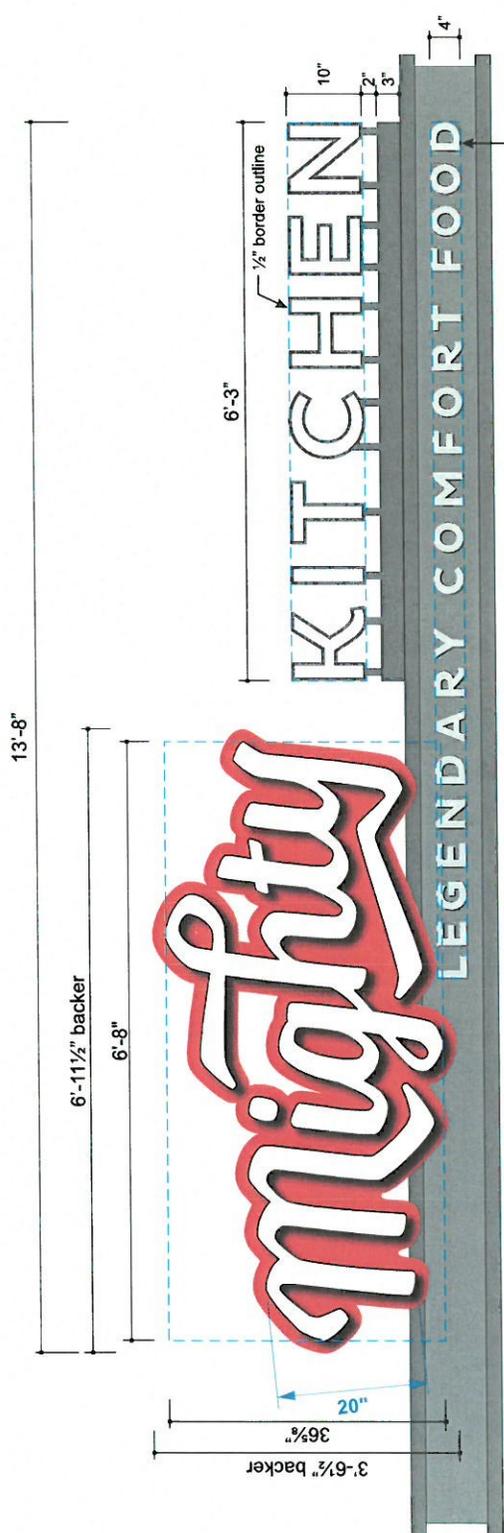
Project Name: Mighty Kitchen
Address: 11122 Los Alamitos Blvd.
City, State, Zip: Los Alamitos, CA 90720

Client Approval:
Landlord Approval:
Designer: Garcia, G. Sales: Chris D.

Revision Notes:
1. Designer: G. Garcia, G. 03/15/16 as per email revisions
2. Designer: G. Garcia, G. 04/15/16 as per feedback
3. Designer: G. Garcia, G. 04/20/16 as per feedback
4. Designer: G. Garcia, G. 04/20/16 orange color change
5. Designer: G. Garcia, G. 05/11/16 yellow color change
6. Designer: G. Garcia, G. 05/11/16 yellow color change
7. Designer: G. Garcia, G. 05/11/16 yellow color change
8. Designer: G. Garcia, G. 05/11/16 yellow color change
9. Designer: G. Garcia, G. 05/11/16 yellow color change

DESIGNER: G. GARCIA, G.
DATE: 03/15/16
PROJECT: 16-9825
JOB: 16-9825
DRAWING: 16-9825-03
SCALE: 1/4" = 1'



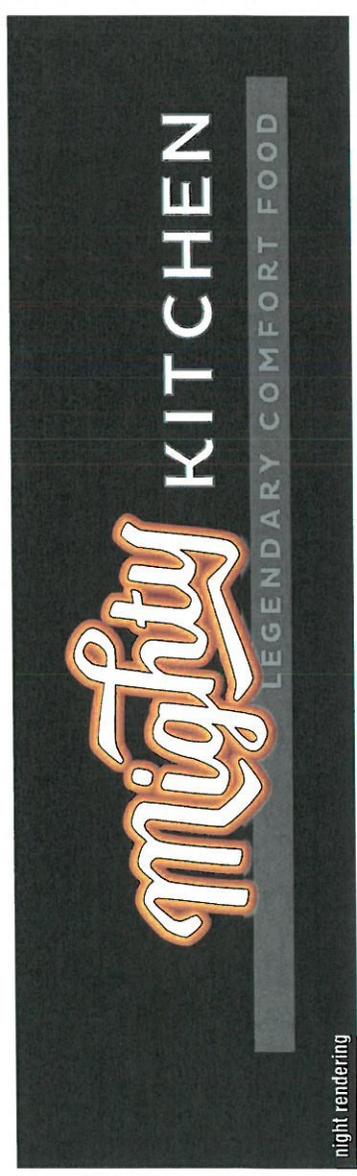


1.0 (MIGHTY) FACE & HALO ILLUMINATED CHANNEL LETTERS on (KITCHEN) BACKER & FACE ILLUMINATED CHANNEL LETTERS Qty: (1)

SCALE: 3/4" = 1'

See page 6 for manufacturing details

(Mighty) sign sq. ft. 20.34
 (KITCHEN) sign sq. ft. 5.20
 TOTAL sign sq. ft. 25.54



night rendering

IMPORTANT NOTE
 UL COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS. ALL ELECTRICAL PRIMARY CIRCUITS SHALL BE INSTALLED IN SEPARATE CIRCUITS PROVIDED BY CLIENT/OWNER.
 GO TO PROVIDE ACCESSIBILITY TO ALL PARTS OF SIGN AND OR BALLASTS FOR INSTALL AND SERVICE.
 FINAL ELECTRICAL HOOK UP BY OTHERS.
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART. 600.0 FBC AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.
 ALL SIGNS U.L. LISTED

4.2 SCRATCH BITES 4"
4.3 GREAT BITES 4"

NOTE: CANOPY SUB COPY TO BE HAND PAINTED COLOR PMS 441 LIGHT GRAY

TAGLINES
 (Legendary) sign sq. ft. 3.18
 (Scratch) sign sq. ft. 1.38
 (Great) sign sq. ft. 1.36
TOTAL sign sq. ft. 5.92

CLIENT JOB/DRAWING # **16-9825** Page 4 of 12

PROJECT **Mighty - KITCHEN**

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 EAST COAST OFFICE
 Tampa, FL
 727-226-7180

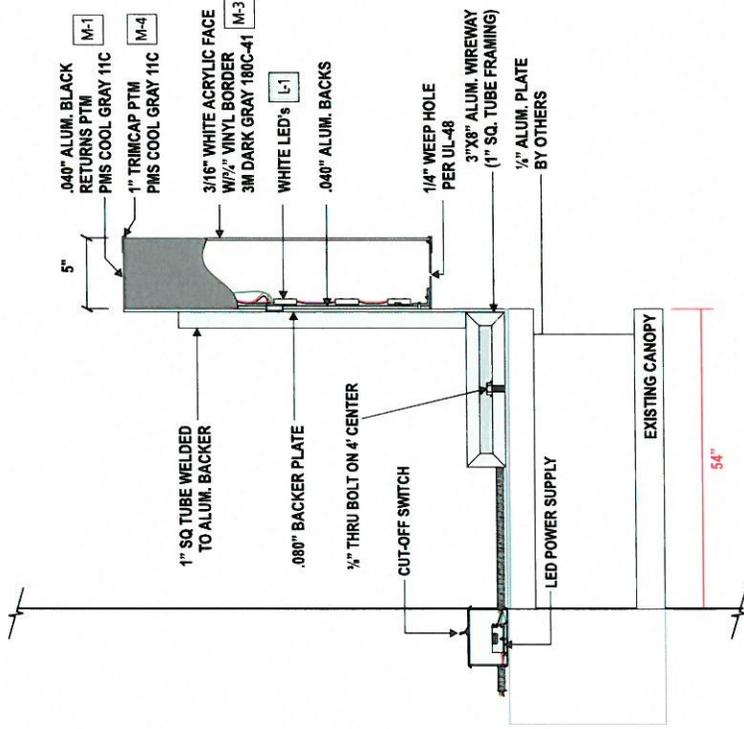
Designer: Chris D. Garcia
 Date: 04/15/16
 Revision Notes:
 1. Client provided dimensions
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 100. Client provided dimensions

Client Approval: Chris D. Garcia
 Landlord Approval: Chris D. Garcia
 Designer: Chris D. Garcia

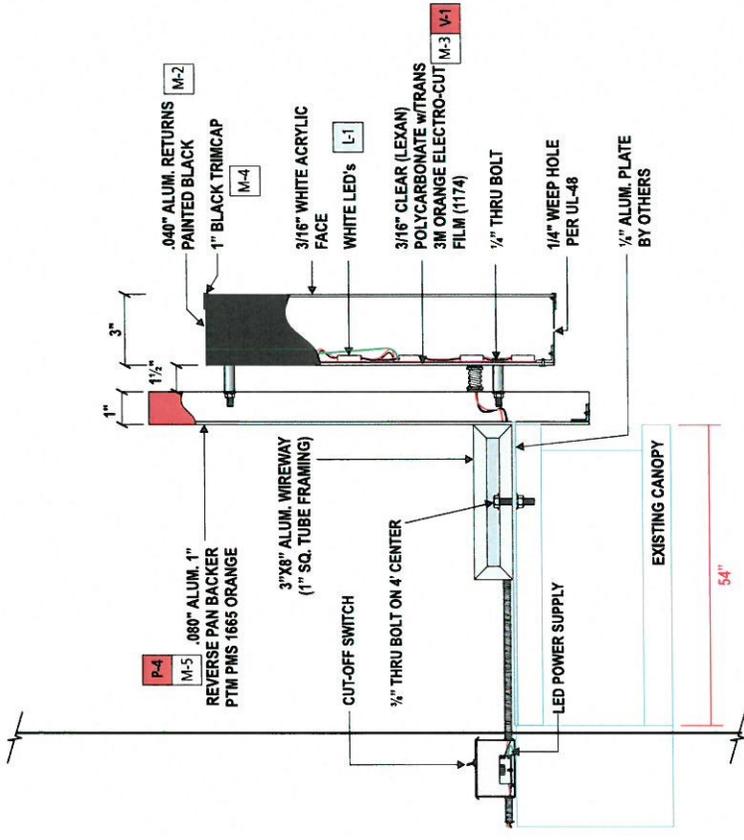
Project Name: Mighty Kitchen
 Address: 11122 Los Alamitos Blvd.
 City, State, Zip: Los Alamitos, CA 90720

Revision Notes:
 1. Client provided dimensions
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 9. Client provided dimensions
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 100. Client provided dimensions

MATERIALS	
M-1	5" DEEP CHNL COIL ITR
M-2	3" DEEP CHNL COIL ITR
M-3	3/16" WHITE ACRYLIC FACES
M-4	1" TRIMCAP
M-5	.080 ALUM BACKER PLATE
VINYL	
V-1	3M ORANGE ELECTRO CUT FILM 1174
PAINT	
P-1	BLACK
P-2	PTM PMS COOL GRAY 11C
P-3	PTM PMS 41 LIGHT GRAY
P-4	PTM PMS 1665 C ORANGE
LIGHTING	
L-1	WHITE LED
ELECTRICAL REQUIREMENTS	
Approx. A load (amps) (1) 120V 20A circuit req'd UL labels required away from public view.	
IMPORTANT NOTE	
UL COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS. ALL WIRING SHALL BE PERMITTED WIRING SHALL BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE. FINAL ELECTRICAL HOOK UP BY OTHERS.	
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS STATED ABOVE. FOR ALL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES, THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.	
 ALL SIGNS UL LISTED	



B SECTION DETAIL - FACE ILLUMINATED CHANNEL LETTERS (MIGHTY)
NOT TO SCALE



A SECTION DETAIL - CHNL LETS ON BACKER W/ DUAL ILLM. COPY (MIGHTY)
NOT TO SCALE

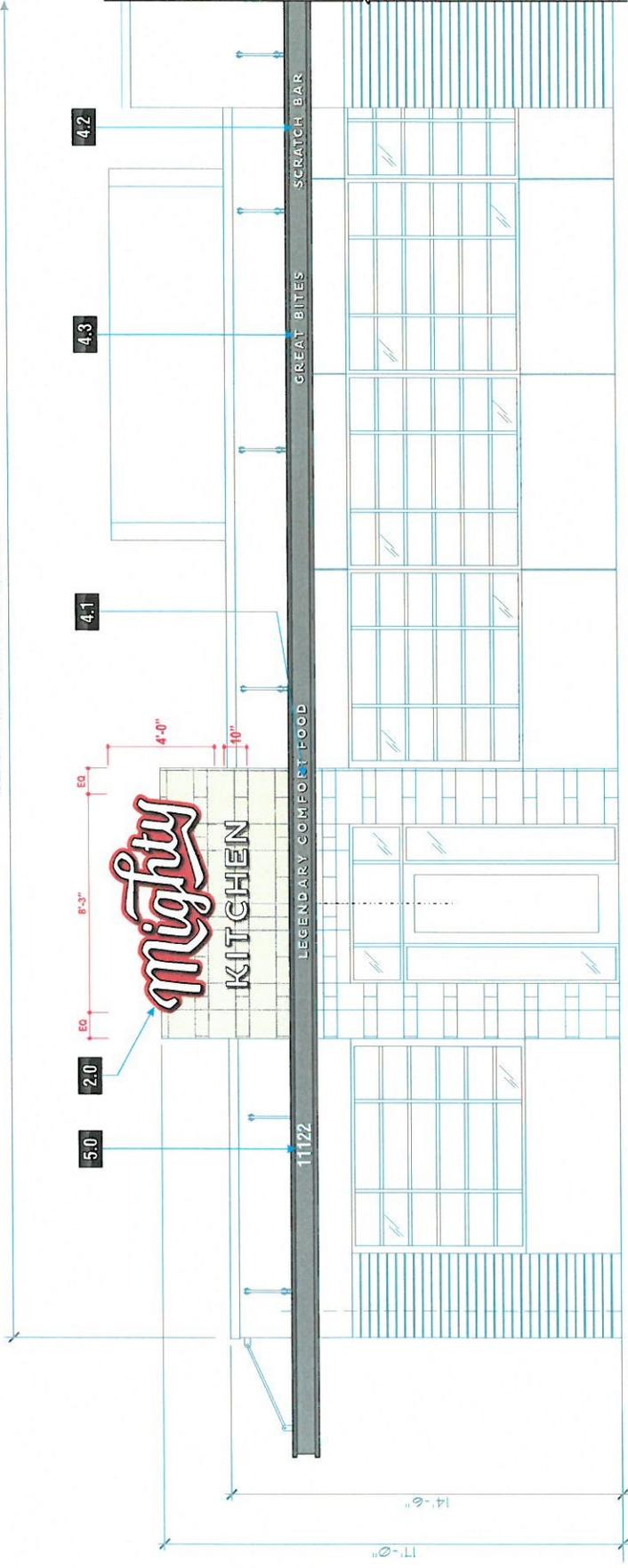
Rev	Date	Revision Notes
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2	04/15/16	as per manufacturer
3	04/22/16	as per manufacturer
4	04/22/16	change color change
5	04/22/16	change color change
6	04/22/16	change color change
7	04/22/16	change color change
8	04/22/16	change color change
9	04/22/16	change color change

Client Approval: **Mighty Kitchen**
Landlord Approval: **11122 Los Alamitos Blvd.**
Designer: **Garcia, G.** Sales: **Chris D.**

WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972
EAST COAST OFFICE
Tampa, FL
727-226-7180



82'-2" BUILDING LENGTH



WEST ELEVATION - Qty. (1)
 SCALE: 1/4" = 1'

WEST COAST HQ.
 2331 S. Dupont Drive
 Anaheim, CA 92806
 800-655-9972
 EAST COAST OFFICE
 Tampa, FL
 727-226-7180

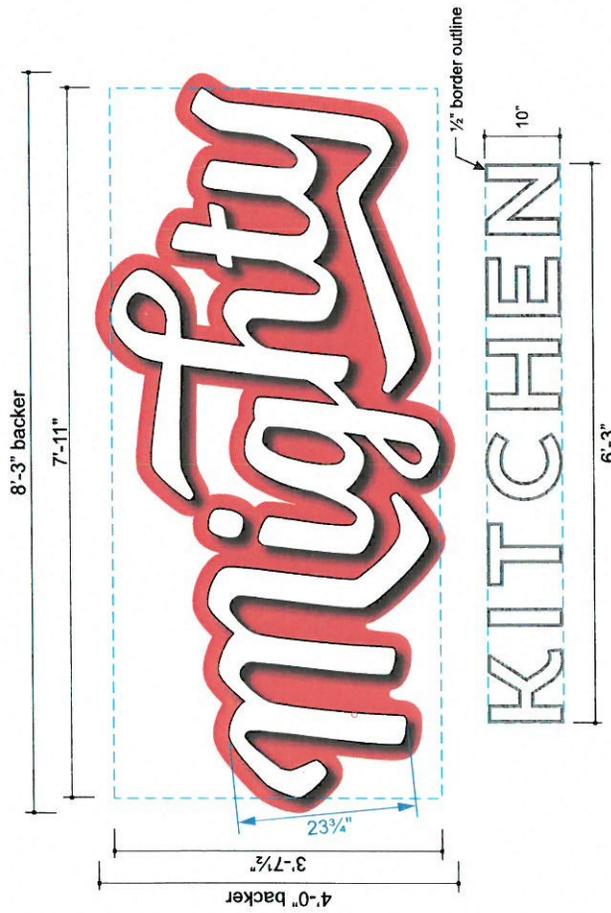
Project Name: Mighty Kitchen
 Address: 11122 Los Alamitos Blvd.
 City, State, Zip: Los Alamitos, CA 90720

Client Approval:
 Landlord Approval:
 Designer: Garcia, G. Sales: Chris D.

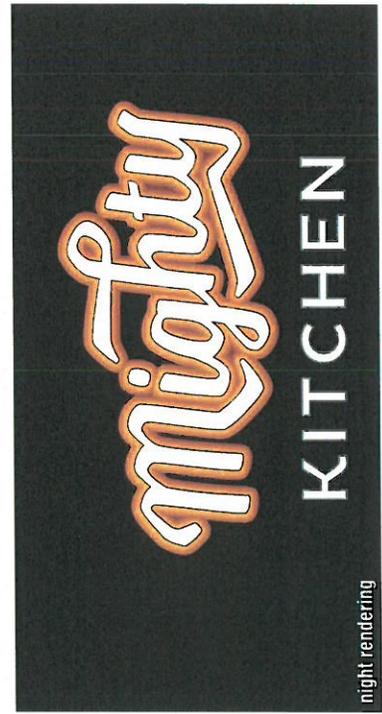
Revision Notes:

#	Designer	Date
1	Chris G. 03/11/16	as per email revisions
2	Chris G. 04/15/16	as per feedback
3	Chris G. 04/20/16	as per feedback
4	Chris G. 04/20/16	change color change
5	Chris G. 05/10/16	change color change
6	Chris G. 05/10/16	change color change
7A	Chris G. 05/10/16	change color change
8A	Chris G. 05/10/16	change color change
9	Chris G. 05/10/16	change color change

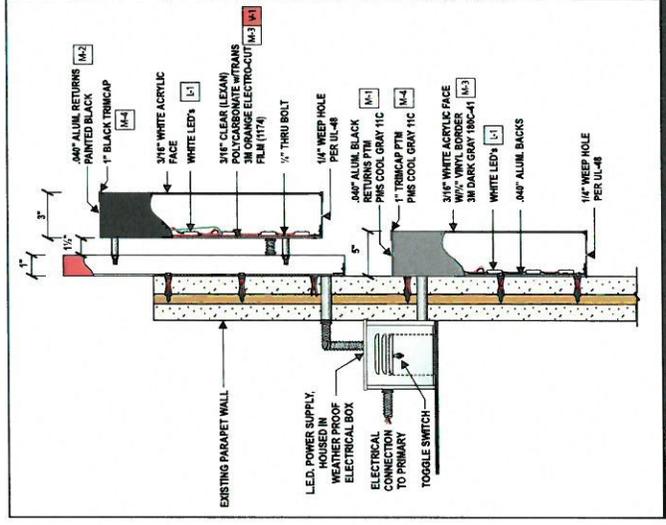




2.0 (MIGHTY) FACE & HALO ILLUMINATED CHANNEL LETTERS on (KITCHEN) BACKER & FACE ILLUMINATED CHANNEL LETTERS
 QTY: (1)
 33.89 total sign sq. ft.
 SCALE: 1/4" = 1'



MATERIALS	
M-1	5" DEEP CHNL COIL LTR
M-2	3" DEEP CHNL COIL LTR
M-3	3/16" WHITE ACRYLIC FACES
M-4	1" TRIMCAP
M-5	.080 ALUM BACKER PLATE
VINYL	
V-1	3M ORANGE ELECTRO CUT FILM 1174
PAINT	
P-1	BLACK
P-2	PTM PMS COOL GRAY 11 C
P-3	PTM PMS 41 LIGHT GRAY
P-4	PTM PMS 1665 C ORANGE
LIGHTING	
L-1	WHITE LED
ELECTRICAL REQUIREMENTS	
Approx. A load (amps) (1) 120V 20A circuit req'd UL labels required away from public view.	
IMPORTANT NOTE	
UL COMPLIANT NEC AND APPROVED LISTED RECOMMENDATIONS ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.	
GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.	
FINAL ELECTRICAL HOOK UP BY OTHERS.	
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART. 600.6 FBC. THIS INCLUDES LOCAL CODES, APPLICABLE LOCAL CODES, ELECTRIC CODE AND/OR OTHER GROUNDING AND BONDING OF SIGN.	
ALL SIGNS UL LISTED	



SECTION DETAILS / FACE & HALO ILLUM CHANNEL LETTERS

CLIENT JOB/DRAWING #
16-9825
 169825-KITCHEN-

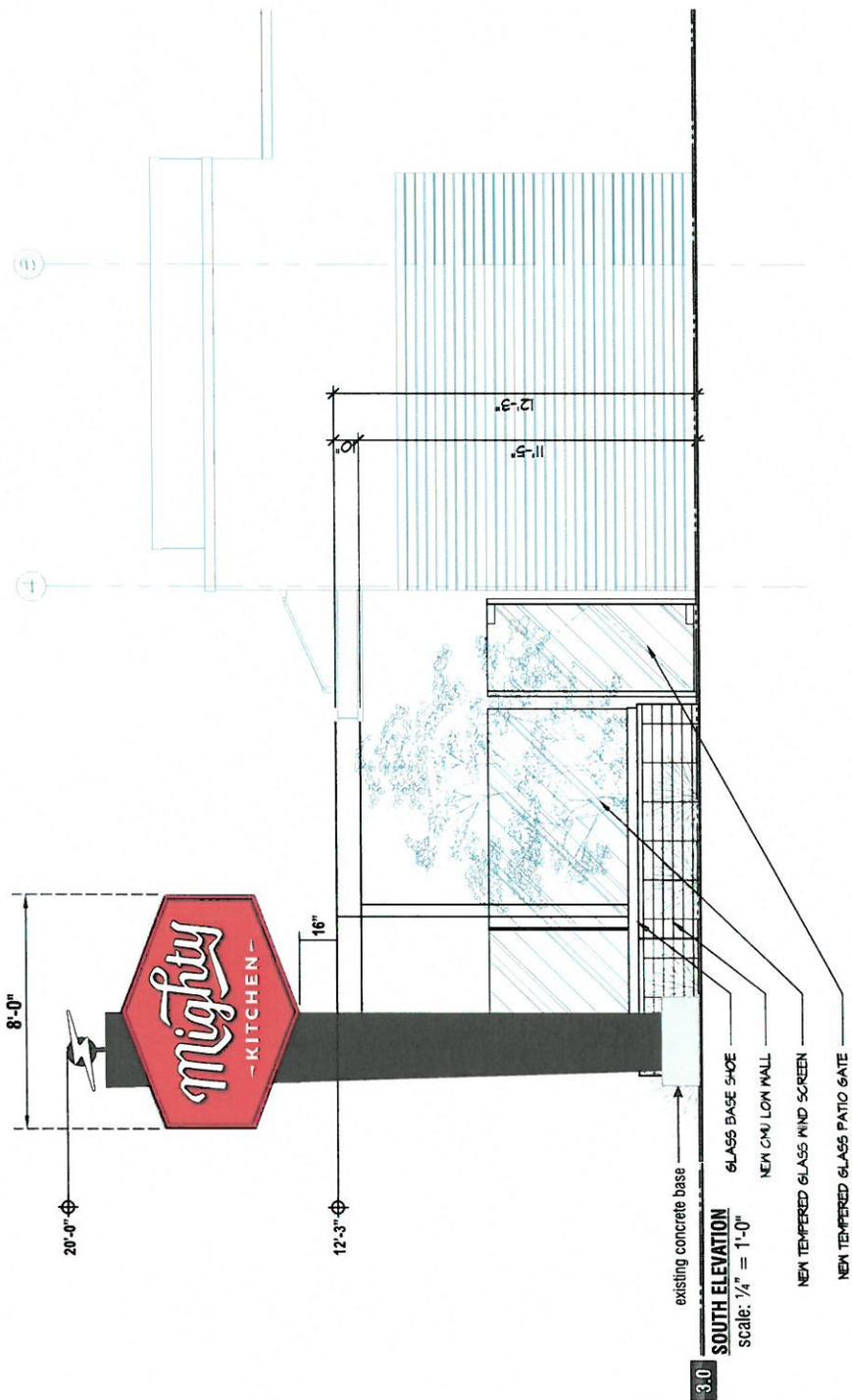
Revision Notes:	
1	as per email revision
2	as per email revision
3	as per email revision
4	as per email revision
5	as per email revision
6	as per email revision
7	as per email revision
8	as per email revision
9	as per email revision

PS 1271
 WEST COAST HQ.
 2231 S. Dupont Drive
 Anaheim, CA 92806
 800-655-9972
 EAST COAST OFFICE
 Tampa, FL
 727-226-7180

PROJECT
 Project Name: Mighty Kitchen
 Address: 11122 Los Alamitos Blvd.
 City, State, Zip: Los Alamitos, CA 90720

Client Approval:
 Landford Approval:
 Designer: Garcia, G. Sales: Chris D.





3.0

SOUTH ELEVATION
scale: 1/4" = 1'-0"

- existing concrete base
- GLASS BASE SHADE
- NEW CMU LOW WALL
- NEW TEMPERED GLASS WIND SCREEN
- NEW TEMPERED GLASS PATIO GATE

Change #	Change Description	Date	Revision Notes
1	04/15/16	04/15/16	as per email revision
2	04/15/16	04/15/16	as per attached
3	04/15/16	04/15/16	as per attached
4	04/15/16	04/15/16	change color change
5	04/15/16	04/15/16	change color change
6A	04/15/16	04/15/16	change color change
6B	04/15/16	04/15/16	change color change
8A	04/15/16	04/15/16	PPS Sign package & revisions as per email.
8B	04/15/16	04/15/16	PPS Sign package & revisions as per email.

Client Approval:
Mighty Kitchen

Landlord Approval:
11122 Los Alamitos Blvd.

Designer: Garcia, G. **Sales:** Chris D.

Project Name: Mighty Kitchen
Address: 11122 Los Alamitos Blvd.
City, State, Zip: Los Alamitos, CA 90720

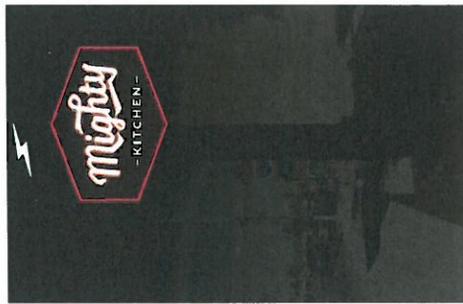
WEST COAST HQ.
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Anaheim, CA 92806
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EAST COAST OFFICE
Tampa, FL
727-226-7180





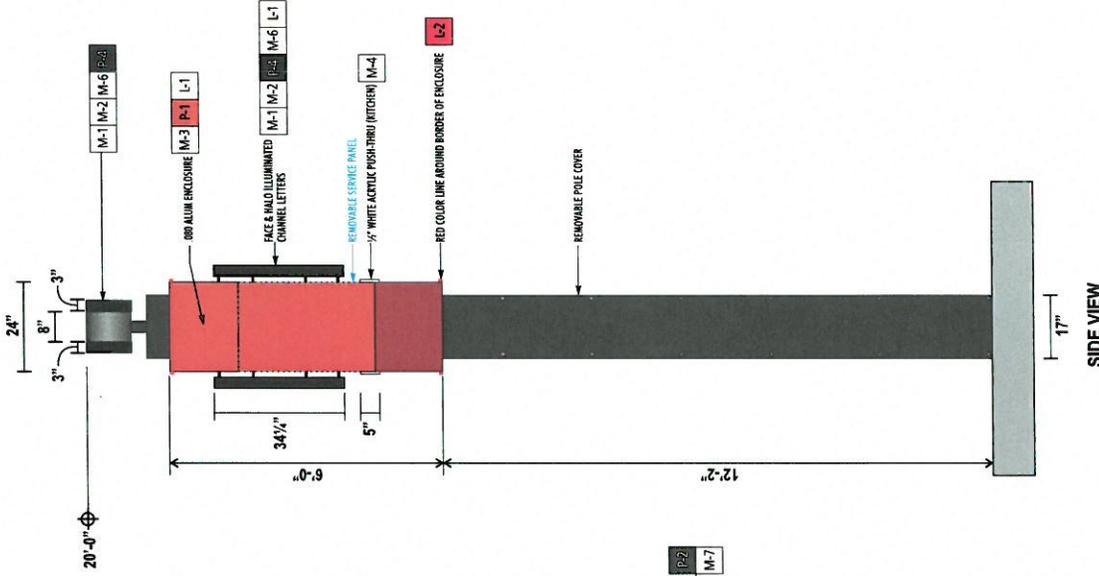
EXISTING POLE SIGN



NIGHT VIEW



ELEVATION - DUAL-ILLUMINATED CHANNEL LETTERS W/PUSH THRU SUB COPY
48 SQ. FT.
SCALE: 3/8" = 1'



MATERIALS	
M-1	3" DEEP CHNL CON LTR
M-2	3/16" WHITE ACRYLIC FACES
M-3	880 ALUM ENCLOSURE
M-4	1/2" WHITE ACRYLIC PUSH-THRU
M-5	FEC COPY & LOGO
M-6	1" BLACK THINCAP
M-7	880 ALUM POLE COVER STRUCTURE
PAINT	
P-1	PTM PMS1665 C ORANGE
P-2	PTM PMS 447 DK GREY
P-3	PTM PMS 447 DK GREY
P-4	BLACK
LIGHTING	
L-1	WHITE LED
L-2	RED COLOR LINE LED
ELECTRICAL REQUIREMENTS	
Approx. A load (amps) (1) 120V 20A circuit req'd UL labels required away from public view.	
IMPORTANT NOTE	
UL COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.	
GC TO PROVIDE ACCESSIBILITY AND OR BALLASTS FOR INSTALL AND SERVICE.	
FINAL ELECTRICAL HOOK UP BY OTHERS.	
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.	
ALL SIGNS UL LISTED	



16-9825

Page 9 of 12

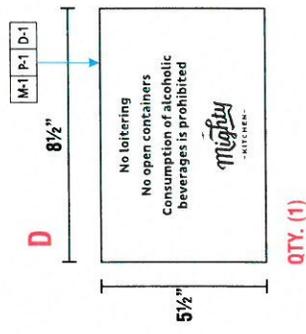
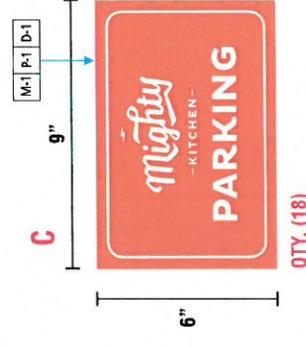
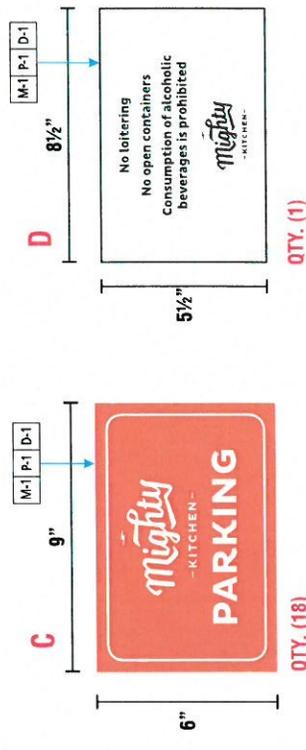
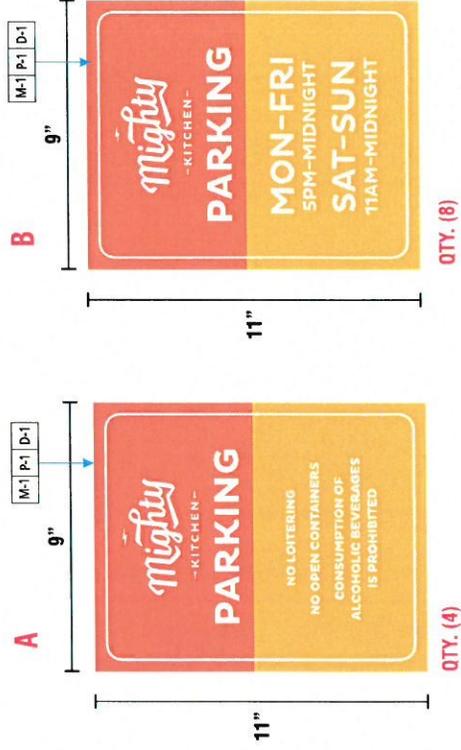
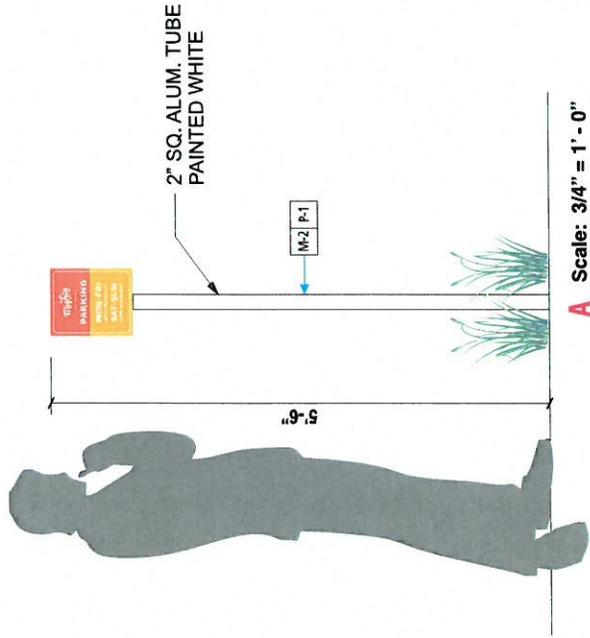
Revision Notes	
1	Date: 03/11/16
2	Designer: M-1, M-2, M-6, L-1
3	Client Approval: M-1, M-2, M-6, L-1
4	Landlord Approval: M-1, M-2, M-6, L-1
5	Designer: M-1, M-2, M-6, L-1
6	Client Approval: M-1, M-2, M-6, L-1
7	Landlord Approval: M-1, M-2, M-6, L-1
8	Designer: M-1, M-2, M-6, L-1
9	Client Approval: M-1, M-2, M-6, L-1
10	Landlord Approval: M-1, M-2, M-6, L-1

Client Approval: Mighty Kitchen
Landlord Approval: 11122 Los Alamitos Blvd.
Designer: Garcia, G. Sales: Chris D.

WEST COAST HQ,
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

EAST COAST OFFICE
Tampa, FL
727-226-7180

PROJECT
PS 1271



MATERIALS	
M-1	.080 ALUMINUM FACES
M-2	2" ALUMINUM SQ. TUBE POSTS
PAINT	
P-1	WHITE
DIGITAL GRAPHICS	
D-1	FULL COLOR GRAPHICS TO MATCH CLIENTS COLORS SPECS

NOTE: SEE NEXT PAGE FOR SIGN LOCATION PLACEMENT

Scale: 3" = 1' - 0"

Parking Space Panel

PS 127.1



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

EAST COAST OFFICE
Tampa, FL
727-226-7180

Project Name: Mighty Kitchen
Address: 11122 Los Alamitos Blvd.
City, State, Zip: Los Alamitos, CA 90720

Client Approval:
Landlord Approval:
Designer: Garcia, G. Sales: Chris D.

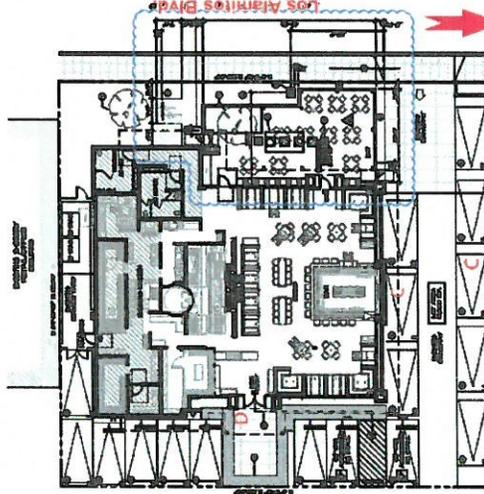
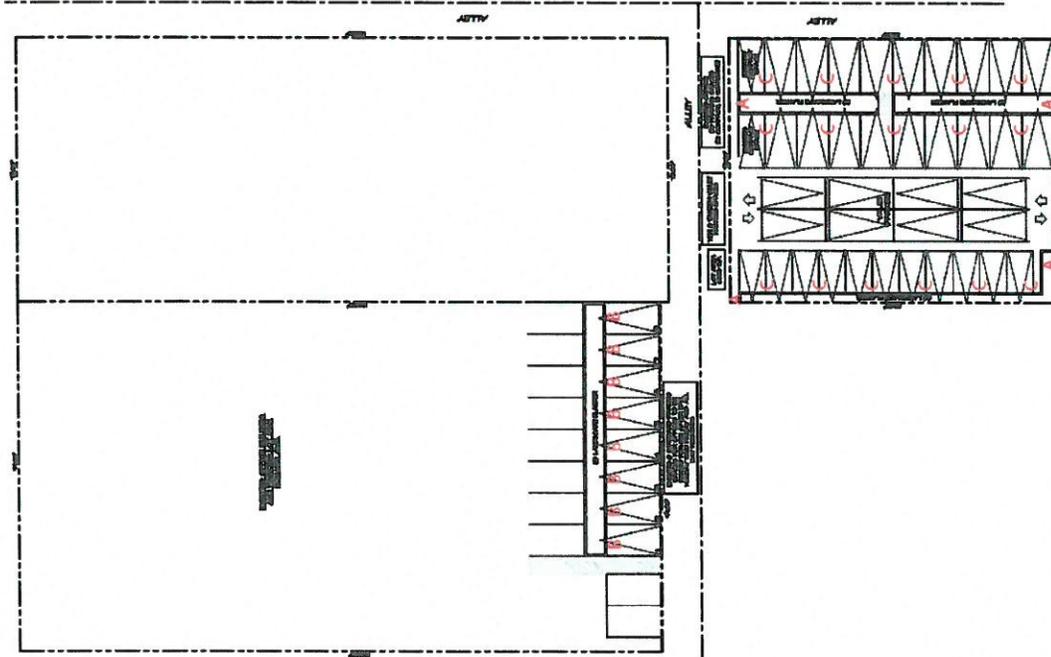
Designer	Date	Revision Notes
1 Garcia, G.	03/15/16	as per email revisions
2 Garcia, G.	04/15/16	as per email revisions
3 Garcia, G.	04/20/16	as per email revisions
4 Garcia, G.	04/20/16	as per email revisions
5 Garcia, G.	04/21/16	change color change
6 Garcia, G.	04/21/16	change color change
7A Garcia, G.	04/21/16	photo updates
7B Garcia, G.	04/21/16	photo updates
8A Garcia, G.	04/21/16	PSD Sign package & revisions as per email.
8B Garcia, G.	04/21/16	PSD Sign package & revisions as per email.

CLIENT JOB / DRAWING #



16-9825

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Mighty
PARKING

4

Mighty
PARKING
MON - FRI
11AM - 10PM
SAT - SUN
11AM - 10PM

8

Mighty
PARKING

18

NO LOADING
OR UNLOADING
OF MATERIALS
OR EQUIPMENT
IS PERMITTED
HEREIN

Mighty
KITCHEN

PS 127-1 PROJECT CLIENT JOB / DRAWING #

WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
800-655-9972

EAST COAST OFFICE
Tampa, FL
727-226-7180

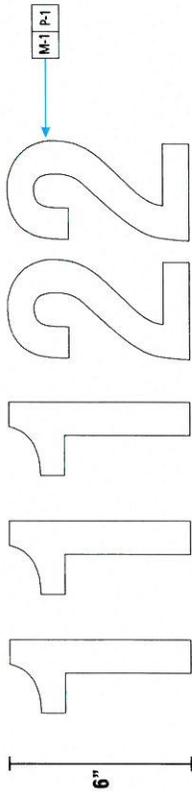
Project Name: Mighty Kitchen
Address: 1112 Los Alamitos Blvd.
City, State, Zip: Los Alamitos, CA 90720

Client Approval:
Landlord Approval:
Designer: Garcia, G. Sales: Chris D.

Category	Rev	Revision Notes
1	04/15/16	as per email revisions
2	04/15/16	as per email revisions
3	04/22/16	as per email revisions
4	04/22/16	change color change
5	04/22/16	change color change
6	04/22/16	change color change
7	04/22/16	change color change
8	04/22/16	change color change
9	04/22/16	change color change
10	04/22/16	change color change
11	04/22/16	change color change
12	04/22/16	change color change
13	04/22/16	change color change
14	04/22/16	change color change
15	04/22/16	change color change
16	04/22/16	change color change
17	04/22/16	change color change
18	04/22/16	change color change



19 3/16"



MATERIALS	
M-1	3/16" FCO LETTERS
P-1	WHITE PAINT

5.0 FCO ADDRESS NUMBERS
QTY. 1
 Scale: 3" = 1'-0"

NOTE: Attached with VHB tape on back.

Address Numbers



WEST COAST HQ.
 2231 S. Dutton Drive
 Anaheim, CA 92806
 800-655-9972
 EAST COAST OFFICE
 Tampa, FL
 727-226-7180

Project Name: **Mighty Kitchen**
 Address: **11122 Los Alamitos Blvd.**
 City, State, Zip: **Los Alamitos, CA 90720**

Client Approval:
 Landlord Approval:
 Designer: **Garcia, G.** Sales: **Chris D.**

PROJECT CLIENT JOB / DRAWING #

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Designer	Date	Revision Notes
1 Garcia, G.	03/15/16	as per email revision
2 Garcia, G.	04/15/16	as per email revision
3 Garcia, G.	04/15/16	as per email revision
4 Garcia, G.	04/20/16	as per indicated
5 Garcia, G.	04/20/16	as per indicated
6A Garcia, G.	05/05/16	change color change
7A Garcia, G.	05/10/16	photo-revisions
8B Garcia, G.	05/10/16	photo-revisions
9 Garcia, G.	05/10/16	PPF Sign package & revisions as per email.