

# CITY OF LOS ALAMITOS

3191 Katella Avenue  
Los Alamitos, CA 90720

## AGENDA PLANNING COMMISSION REGULAR MEETING

Wednesday, September 28, 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 Development Services 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 Development Services 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 Development Services 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 Cuijty
  - 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 August 24, 2016.**

**6. CONSENT CALENDAR**

None

**7. PUBLIC HEARINGS**

**A. Site Plan Review (SPR) 16-05 – 10833 Cherry Street  
Residential Units to be Constructed on a Parcel in the R-2 Zone**

Continued consideration of a Site Plan Review (SPR 16-05) application for the construction of residential units at 10833 Cherry Street on a 6,750 square foot parcel in the R-2 zone, APN 242-183-11 to replace an existing 1,126 square foot single family residence. (Applicant: Theresa Murphy – Precious Life Shelter).

Recommendation:

1. Take testimony as appropriate; and,
2. Continue the hearing to the October 28, 2016 Planning Commission meeting.

**8. STAFF REPORTS**

**A. Community Development Block Grant (CDBG) Discussion Regarding Future Fund Use**

Orange County Community Resources Department requests that the City hold a community meeting to discuss the use and priority of Community Development Block Grant (CDBG) funds with interested community members. The Planning Commission is acting as a conduit to provide an opportunity for interested parties to provide comments.

Recommendation: Hold the community meeting and take testimony as necessary.

**9. ITEMS FROM THE DEVELOPMENT SERVICES 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

9/21/16  
\_\_\_\_\_  
Date

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

**REGULAR MEETING – August 24, 2016**

**1. CALL TO ORDER**

The Planning Commission met in Regular Session at 7:02 PM, Wednesday, August 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 John Riley  
Commissioner Victor Sofelkanik

**Absent:** Vice Chair Larry Andrade

**Staff:** Development Services Director Steven Mendoza  
Associate Planner Tom Oliver  
Assistant City Attorney Lisa Kranitz  
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 speakers, Chair Cuiilty closed Oral Communication.

**5. APPROVAL OF MINUTES**

**A. Approve the Minutes for the Regular Meeting of June 22, 2016.**

Motion/Second: Grose/Sofelkanik.

Carried 5/0/1 (Riley abstained and Andrade absent): The Planning Commission approved the Minutes of the Regular meeting of June 22, 2016 as written.

**B. Approve the Minutes for the Special Subdivision Committee Meeting of June 22, 2016.**

Motion/Second: Grose/Sofelkanik.

Carried 5/0/1 (Riley abstained and Andrade absent): The Planning Commission approved the Minutes of the Special Subdivision Committee meeting of June 22, 2016 with corrections.

**C. Approve the Minutes for the Regular Meeting of July 27, 2016.**

Motion/Second: Grose/Sofelkanik.

Carried 6/0/0 (Andrade absent): The Planning Commission approved the Minutes of the Regular meeting of July 27, 2016 as written.

**6. CONSENT CALENDAR**

None

**7. PUBLIC HEARINGS**

**A. Site Plan Review (SPR) 16-05**

**Duplex to be Constructed on a Parcel in the R-2 Zone.**

Consider a Site Plan Review (SPR 16-05) application for the construction of a new 4,450 square foot residential duplex at 10833 Cherry Street on a 6,750 square foot parcel in the R-2 zone, APN 242-183-11 to replace an existing 1,126 square foot single family residence. This project will also include construction of a detached 400 square foot two-car garage. (Applicant: Theresa Murphy - Precious Life Shelter).

*Commissioner Grose indicated she will recuse herself from this item as she is the Co-Chair on the Board of Directors for the Precious Life Shelter; she left the dais.*

Associate Planner Tom Oliver summarized the Staff report, referring to the information contained therein, and introduced the Applicant, Theresa Murphy, Architect on the project Don Jacobs, Evan Miles with the Homemate Orange County, and Mike McMillan with Tri-Point Group, are present to answer questions. Mr. Oliver went on with his Staff report and presented a video that the Applicant provided.

Chair Cuiilty opened the Public Hearing.

Theresa Murphy, Applicant, indicated she has been with Precious Life Shelter for 27 years and they have been in existence since 1989. Ms. Murphy explained what the Shelter does and what they would like to do with this proposed project.

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.

Commissioner DeBolt asked why this is designated as a duplex; shouldn't these really be 2 detached single family homes?

Mr. Oliver answered that our Code is not very clear as to what a duplex is.

Assistant City Attorney Kranitz read the description from the Code and said it is defined as "A residential structure under a single ownership contained

within two dwelling units designed exclusively for occupancy by two families living independently of each other.” This is in the R-2 zone and that’s why this (a duplex) is allowed.

Commissioner DeBolt said he likes the project but wonders if this is the right designation on the property.

Commissioner Loe felt that a duplex on the property is fine but this is actually a four unit project and he felt that a four unit project does not belong in an R-2 zone. If the Commission is making a special exception for Precious Life, then that’s one thing but if a private citizen were to come in with the same kind of project, it would never get very far.

Commissioner Riley indicated when he looked at the plans, what he saw was two duplexes on one lot which is really four dwelling units; it would also be under parked. He feels that Precious Life is a great organization but the decisions of the Planning Commission are supposed to be for the good of the community. There have been fantastic applicants that proposed things that the Commission didn’t think were appropriate and have had to turn them down because the decision has to be made based on the guidelines that have been set up for the good of the City. He feels that this is like bending and tweaking to make this project fit but he doesn’t know if they’re being honest about what this is. He said also that it goes to the future and this property ever changes hands and somebody puts a wall between the kitchens and now it becomes four units. It just feels questionable to him.

Commissioner DeBolt said he agrees with Commissioner Riley and feels this might be a work-around.

Chair Cuijly said she felt that if this project was something other than Precious Life, it would be scrutinized more and probably wouldn’t be approved.

Commissioner Sofelkanik indicated this can easily be confused for four units and he said he’s fine with Precious Life but it’ll be hard to stop any future copy cats.

Ms. Murphy said they presented numerous designs to Staff when they were first starting this project, because they didn’t want to be in conflict because what they thought it was going to be was a multi-family dwelling and the definition that they were given to them that it should be a duplex. The method for them was to try to give each of the individuals a space to be with a child; to reconfigure this to be two single family homes and put a mother and child in each of the bedroom units that’s a possibility and they could work it like that. It doesn’t give them the privacy that they were trying to get to and give them some dignity to have some privacy and a home that would be theirs that wouldn’t just be a room that was theirs. That was the objective, to try to

design something that would meet that need which is why they went to the one kitchen per the request of Planning and made it be one area that would be their common area and that they would still have a little privacy in their living space. Also for the safety of the children, the space between the two buildings was really to have a place to play so they weren't going to Cherry Street to play. Those were the objectives that they were trying to accomplish; trying to meet the needs of that piece of property.

Commissioner Solfelkanik asked Ms. Murphy if she would want the opportunity to meet with her architect and come back with a different design.

Ms. Murphy said she would be.

Motion/Second: Sofelkanik/DeBolt

Carried 5/0/1 (Grose abstained and Andrade absent): The Planning Commission moved to continue this item to the Planning Commission meeting of September 28, 2016.

Mr. Mendoza said he wanted to thank Kathryn Brun, an intern from Cal Poly, Pomona that helped with the Staff report.

*Commissioner Grose returned to the Chamber.*

**B. Conditional Use Permit (CUP) 16-12**

**Motor Vehicle Impound Yard in the Planned Light Industrial (P-M) Zone**

Consideration of a Conditional Use Permit (CUP 16-12) to permit a 6,000 square foot motor vehicle impound yard with a 2,300 square foot indoor office in a building located at 10621 Bloomfield Street, Unit 20, (APN 242-242-62) in the Planned Light Industrial (P-M) Zoning District (Applicant: Jose Flores, Ultimate Towing & Recovery).

Associate Planner Tom Oliver summarized the Staff report, referring to the information contained therein, and indicated he is prepared to answer questions from the Commission.

Chair Cuiilty opened the Public Hearing.

Scott Peotter, representative, introduced Amber Flores, the Applicant's wife.

Amber Flores, Applicant's wife, said she was an E.R. Nurse and a part owner of the towing company. Her husband's main goal was to work with AAA & the local law enforcement and gave a brief background of the company.

Scott Peotter spoke about the property and the project. Mr. Peotter pointed out a few conditions in the resolution that they would like modified; they are:

15. The block walls surrounding the yard shall be constructed of decorative blocks, such as slump stone, or split faced.
  - *Would like a smooth or split face wall to match the building.*
16. The gate shall be made of wrought iron or tubular steel, painted black with a mesh or screen backing, painted black.
  - *Proposes to install painted (building color) metal decking's as it will block visibility better.*
19. Wrought iron or tubular steel spikes, that are no taller than one (1) foot, shall be installed on top of the block wall to deter thieves and trespassers from entering the area.
  - *Razor wire was included on the Police comments but would like the option to install this as it more effective and easier to maintain.*
20. A surveillance system shall be installed to the satisfaction of the Police Department. Please contact the Development Services Department to present the selected type of system to the Police Department.
  - *They will install an Ultimate surveillance system and will work with the PD.*
21. 24-hour onsite personnel shall be employed.
  - *Since this operation is very small and there are no plans to provide onsite personnel 24-7, and, currently Ultimate does not do predatory towing which usually gets customers upset, the need for this security happens when the operator does certain kinds of business. They are suggesting the condition be modified to allow flexibility.*
22. Bullet proof glass shall be installed in windows to protect staff from angry customers as required by the Police Department, based on the operation of the facility.
  - *They would like this to be based on the type of business Ultimate is doing.*

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

Following a lengthy discussion, it was decided:

- Condition 15: Change is approved.
- Condition 16: Change is approved.
- Condition 19: No modification.
- Condition 20: Change is approved.
- Condition 21: Planning Commission shall review this item in 6-8 months after the business commences operations for the sole purpose of determining whether 24 hour on site personnel is required based on data provided by the Los Alamitos Police Department.
- Condition 22: No modification.

Motion/Second: Grose/Riley

Carried 6/0/0 (Andrade absent): The Planning Commission unanimously adopted Resolution No. 16-16, *with changes*, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING WITH CONDITIONS A CONDITIONAL USE PERMIT (CUP 16-12) FOR A 6,000 SQUARE FOOT MOTOR VEHICLE IMPOUND YARD – NO DISMANTLING OR WRECKING, ATTACHED TO AN EXISTING 58,512 SQUARE FOOT BUILDING ON A 5.25 ACRE PARCEL AT 10621 BLOOMFIELD STREET (APN NO. 242-242-62) IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: JOSE FLORES, ULTIMATE TOWING & RECOVERY)."

*A break was called at 8:33 PM and reconvened at 8:41 PM with all Commissioners present (Andrade absent).*

**C. Conditional Use Permit (CUP) 336-90M  
Site Plan Review (SPR) 11-01M**

**Modifying a McDonald's Drive-Thru in the (C-G) Zoning District**

Consideration of a modification to a Conditional Use Permit (CUP 336-90M) and a Site Plan Review (SPR 11-01M) to modify a drive-thru as well as make modifications to the landscape and curb for a McDonald's at 3562 Katella Avenue in the General Commercial (C-G) zoning district (APN 222-091-20) (Applicant: Silman Ruiz).

Associate Planner Tom Oliver summarized the Staff report, referring to the information contained therein, and indicated he is prepared to answer questions from the Commission.

Chair Culty opened the Public Hearing.

Scott Wilkinson, Area Construction Manager with McDonalds, introduced the owner/operator and members of the architect/engineering team as well that

can speak if needed. He thanked Staff for all of their help with this project. He said he thinks the layout is a good one and will help serve the community better. This should help alleviate some of the stacking issues that have been on this site over the last few years.

Kevin Kasha, Owner/Operator, purchased the restaurant two years ago and also owns three other McDonald restaurants. He spoke about issues involved in this self-contained pad and the stacking issues and spoke about the various ways they've been trying to mitigate this issue. Mr. Kasha said he feels that having two drive-thru lanes is the best idea they've come up with to solve this problem.

Commissioner Grose said she felt that the Commission should approve this design, give the Applicant the opportunity to try some other alternatives, perhaps without a chain, have the Applicant come back in six months or so and relook at the design and see how it worked and did it effectively remove the traffic off of Katella Avenue as much as possible. She felt we won't get 100% but she said she would like to see some improvement so that traffic isn't backing up as much.

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 6/0/0 (Andrade absent): The Planning Commission unanimously adopted Resolution No. 16-17, *without the chain condition*, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A MODIFICATION OF CONDITIONAL USE PERMIT 336-90 AND SITE PLAN REVIEW 11-01 TO PERMIT THE ADDITION OF A SECOND ENTRANCE TO THE MCDONALD'S FAST-FOOD RESTAURANT DRIVE-THRU AT 3562 KATELLA AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 222-091-20 AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORIAL EXEMPTION FROM CEQA (APPLICANT: SILMAN RUIZ);

And

Informally return to the Commission in six months and give an update as to how this plan worked and if he would like to try something different.

**8. STAFF REPORTS**

None

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

Mr. Mendoza reported he will be on vacation for the next two weeks.

**10. COMMISSIONER REPORTS**

Commissioner Grose recognized the members of the women's water polo team who swam in the Summer Olympics and were from Los Alamitos.

**11. ADJOURNMENT**

The Planning Commission adjourned at 9:05 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

September 28, 2016  
Item No: 7A

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

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

**From:** Tom Oliver, Associate Planner

**Subject:** Site Plan Review (SPR) 16-05 – 10833 Cherry Street  
Residential Units to be Constructed on a Parcel in the R-2 Zone

**Summary:** Continued consideration of a Site Plan Review (SPR 16-05) application for the construction of residential units at 10833 Cherry Street on a 6,750 square foot parcel in the R-2 zone, APN 242-183-11 to replace an existing 1,126 square foot single family residence. (Applicant: Theresa Murphy – Precious Life Shelter).

#### **Recommendation:**

1. Take testimony as appropriate; and,
2. Continue the hearing to the October 26, 2016 Planning Commission meeting.

#### **Background**

On August 24, 2016, the Planning Commission was presented with an application to demolish an existing home and build residential units in Old Town East. The Public hearing for this item was opened during the August meeting and was continued to tonight's meeting to give the Applicant the opportunity to redesign the units as instructed by the Commissioners.

The Applicant has requested that the Planning Commission continue this item to October 26, 2016, so that they may have more time to fully prepare a new site plan and floor plans.

*Attachment: 1. Email from Applicant Requesting Continuance*

**Tom Oliver**

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**From:** Theresa Murphy [theresa@preciouslifeshelter.org]  
**Sent:** Monday, September 19, 2016 3:16 PM  
**To:** Tom Oliver  
**Cc:** Steven Mendoza  
**Subject:** Planning Commission Meeting

Hi Tom,

Since I only talked with you this morning it appears we will really be pushing to get all the copies and have everything as perfect as it should be for the PC as so much of what is required is being done for the shelter pro-bono. With that being said I would request that we plan to attend the October PC meeting which I believe would be Oct. 26<sup>th</sup>.

On another issue in the conditions I am requesting that that you consider removing from the conditions the hydrology report. If that is something that needs to be done after approval then can we discuss with the Public Works Department?

Please keep us advised as the notifying the PC that we will resubmit with the requested corrections asked for from the August meeting.

Thank you,

*Theresa E. Murphy*  
*Executive Director*  
*Precious Life Shelter*  
[www.preciouslifeshelter.org](http://www.preciouslifeshelter.org)  
562-431-5025  
<http://www.youtube.com/watch?v=qoT2TxYctO4>



# City of Los Alamitos

## Planning Commission

**Agenda Report  
Staff Report**

**September 28, 2016  
Item No: 8A**

**To:** Chair Culty and Members of the Planning Commission  
**Via:** Steven A. Mendoza, Development Services Director  
**From:** Tom Oliver, Associate Planner  
**Subject:** Community Development Block Grant (CDBG) Discussion Regarding Future Fund Use

**Summary:** Orange County Community Resources Department requests that the City hold a community meeting to discuss the use and priority of Community Development Block Grant (CDBG) funds with interested community members. The Planning Commission is acting as a conduit to provide an opportunity for interested parties to provide comments.

**Recommendation:** Hold the community meeting and take testimony as necessary.

### Noticing

The public was notified of this community meeting by an advertisement in the News Enterprise on September 14, 2016.

### Background

The Orange County Community Resources Department filters Federal Community Development Block Grant (CDBG) monies down to smaller cities such as Los Alamitos. The Program provides federal funds to cities with populations under 50,000 for programs that are targeted towards community development. The funds are commonly used for neighborhoods that have a substantial number of low, very low, and extremely low-income residents, and can be used for Senior or ADA (Americans with Disabilities Act) projects as well. CDBG shows preference for projects that meet the criteria in the table below:

Community Need Type	Priority Needs Level
<b>Community Development Need</b>	
01 Acquisition of Real Property 570.201(a)	High
02 Disposition 570.201(b)	Medium*
<b>Public Facilities and Improvements Needs 570.201(c)</b>	
03 Public Facilities and Improvements (General)	Medium
03A Senior Centers	High
03B Handicapped Center	Medium
03C Homeless Facilities	High
03D Youth Centers	Medium
03E Neighborhood Facilities/Libraries	High
03F Parks and/or Recreational Facilities	Medium
03G Parking Facilities	Medium
03H Solid Waste Disposal Improvements	Medium
03I Flood Drain Improvements	High
03J Water/Sewer Improvements	High
03K Street Improvements	High
03L Sidewalks	High
03M Child Care Centers	Medium
03N Tree Planting	Medium
03O Fire Stations/Equipment	Medium
03P Health Facilities	Medium
03Q Abused and Neglected Children Facilities	Medium
03R Asbestos Removal	Low*
03S Facilities for AIDS Patients (not operating costs)	Medium

The Grant funds are transferred from HUD to the County annually for use by participating agencies. These funds may be pursued through competitive grant applications sent to the County. The group of participating cities is small so the potential for funding is fairly high. Participating cities help to form the annual plan for spending CDBG funds allowing the City a voice in establishing the criteria on which grant applications will be judged. Once grants are awarded, the County assists cities in managing the projects and preparing required reports to HUD. Whether or not the City seeks funding, the County oversees the program.

To assure citizen participation in the design and implementation of the City's allocation of CDBG funds, the Development Services Department seeks input from a wide variety of community members. Priorities, goals, and objectives are established from citizen input used in applying for future CDBG grants. Citizen participation is an important aspect in this process as it establishes the needs of the community from the grass roots level. This information is provided to the County of Orange to incorporate into its report to the Federal Government (HUD).

A public meeting is held to collect information regarding community needs prior to the City deciding where CDBG funds will best be distributed and to obtain comments from citizens on the use of funds prior to submitting an application. This hearing is also held to give the community an opportunity to review and comment on the proposed use of funding and on the performance of the CDBG programs in administration, distribution, and implementation of federal funds. The public hearing is held in a centrally located,

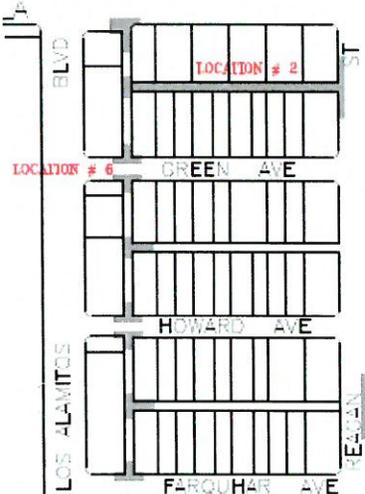
handicap accessible building with reasonable accommodation provided for persons with disabilities.

### Discussion

The City regularly submits applications to Orange County Community Resources for CDBG funds through the program. Larger cities apply directly to the Federal Government for such funds. As a smaller city, Los Alamitos seeks the oversight of the County when using such funds.

The City of Los Alamitos has used such grants for years, often being awarded CDBG funds to improve Public Facilities within the City's Low Income Census Tracts. If not an ADA project, or a project for seniors, the CDBG activities should serve residents within the City's low income areas, such as Apartment Row or Old Town West.

During the current Fiscal Year 2016-17, CDBG funds are being used for ADA ramps and sidewalk lifts that were identified in the City's 2015 ADA Study. The City recently used the funding to bring ADA ramps up to current standards in Apartment Row. Below is a list of project ideas from City Staff that could be applied for this year:

	Project	Approximate Cost
1	<p><u>Removal and replacement of asphalt with Portland concrete in three alleys</u> - These alleys are located in the dense Apartment Row neighborhood (see gray areas on map below). These alleys lead to nearby shops and restaurants (such as Mighty Kitchen) for the residents and their access to parked vehicles. Estimated construction cost \$120,000.00.</p> 	<p>Alley Sections = \$120,000.00</p> <p>Includes 10% City match</p>
2	<p><u>Street repair</u> - Removal and replacement of sections of asphalt concrete and grind and overlay the remainder of the streets in the Apartment Row neighborhood. By reconstructing these streets it would make it easier for residents to travel to and from their residences on foot, or by vehicle. Here</p>	<p>Street Repairs to be selected from list:</p> <p>Reagan Street – Green to Farquhar = \$200,000</p>

	<p>are the estimated costs for each street:</p> <p>Reagan Street – Green to Farquhar \$200,000  Maple Street – Green to Farquhar \$175,000  Noel Street – Katella to Farquhar \$150,000  Howard Avenue – Reagan to Maple \$225,000</p>	<p>Maple Street – Green to Farquhar = \$175,000</p> <p>Noel Street – Katella to Farquhar = \$150,000</p> <p>Howard Avenue – Reagan to Maple = \$225,000</p> <p>Includes 10% City match</p>
3	<p><u>Exterior City Hall ADA remodel</u> - Current walkways, ramps, and various other obstacles are difficult to navigate for the disabled. Additionally, the access to City Hall from the Katella Ave. sidewalk and Civic Center parking lot is antiquated and requires replacement as it does not meet code. These obstacles were noted in the 2015 Los Alamitos ADA Study. Estimated construction cost is \$140,699.00.</p>	<p>Estimated construction cost = \$140,699.00</p> <p>Includes 10% City match</p>
4	<p>Removal and replacement of asphalt sidewalk to Portland concrete sidewalk on the south side of Cerritos Avenue at the Coyote Creek bridge. This asphalt sidewalk is severely broken and children use it to commute to local schools. This sidewalk also serves as the only means of transportation by foot to Coyote Creek Park and the City of Long Beach, as the north side of the street has no sidewalk. Estimated construction cost is \$75,000.</p>	<p>Estimated cost = \$75,000</p> <p>Includes 10% City match</p>
5	<p><u>Rehabilitation of Labourdette Park</u> - The concept for the park would be to have the park the most ADA accessible Park in the City. This will include new ADA play apparatus, poured in place rubberize playground surface, and two van accessible ADA street parking locations. The parking stalls will require the front of the park to be repositioned to allow parking space for van accessibility. Parts of these ADA improvements were noted in the 2015 Los Alamitos ADA Study. Estimated construction cost:</p> <p>Play equipment \$180,000  Play surface \$60,000  Street/sidewalk work \$30,000 (estimate)  <b>Total \$270,000</b></p>	<p>Park rehab = \$270,000</p> <p>Includes 10% City match</p>

plate is easy when... planning pattern include the



**The City of Los Alamitos is seeking input from residents and property owners for future Public Facility and Improvements projects funded by Community Development Block Grants.**

The Orange County Community Resources department filters federal Community Development Block Grant (CDBG) monies down to cities with populations under 50,000 for community development programs. The funds are commonly used for neighborhoods that have a substantial number of low-income residents, and can be used to upgrade public facilities to meet Americans with Disabilities Act requirements.

The Planning Commission will host a community meeting on September 28, 2016 to obtain input prior to application for these funds. Previous projects have been alley rehabilitation, accessible sidewalks, curb and gutter improvements, and sidewalk replacement.

**Wednesday, September 28, 2016 at 7:00 p.m.**

City Council Chambers  
3191 Katella Avenue  
Los Alamitos, CA 90720



Questions or comments, call:  
Steven A. Mendoza  
Development Services Director  
Phone: 562-431-3538 Ext 300  
Email: [smendoza@cityoflosalamitos.org](mailto:smendoza@cityoflosalamitos.org)