

# CITY OF LOS ALAMITOS

3191 Katella Avenue  
Los Alamitos, CA 90720

## AGENDA PLANNING COMMISSION / SUBDIVISION COMMITTEE REGULAR MEETING

Wednesday, October 26, 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 Cuiilty
  - Vice Chair Andrade
  - Commissioner DeBolt
  - Commissioner Grose
  - Commissioner Loe
  - Commissioner Riley
  - Commissioner Sofelkanik
3. PLEDGE OF ALLEGIANCE

**4. ORAL COMMUNICATIONS**

At this time any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. If you wish to speak on an item listed on the agenda, please sign in on the Oral Communications Sign In sheet located on the podium. **Remarks are to be limited to not more than five minutes.**

**5. APPROVAL OF MINUTES**

**A. Approve the Minutes for the Regular Meeting of 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. Open the continued Public Hearing; and, if appropriate,
2. Determine 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*; and,
3. Adopt Resolution No. PC 16-15, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 16-05 TO REPLACE AN EXISTING 1,126 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH THE CONSTRUCTION OF TWO 2,229 SQUARE FOOT RESIDENTIAL UNITS FOR A TOTAL OF 4,458 SQUARE FEET, AND ADDING A 400 SQUARE FOOT DETACHED TWO-CAR GARAGE ON A 6,750 SQUARE FOOT PARCEL AT 10833 CHERRY STREET IN THE LIMITED MULTIPLE-FAMILY (R-2) ZONE, APN 242-183-11, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: THERESA MURPHY – PRECIOUS LIFE SHELTER)."

**B. Planning Commission Hearing/Workshop to Introduce the Commissioners and the Public to an 113,880-square foot Shopping Center Development Application. No Action Will be Taken at this Meeting**

This report introduces the Commissioners and public to the 113,880-square-foot retail shopping center proposed on 9.56 acres at 3131 Katella Avenue. City Staff, Lincoln Properties, Architects, Engineers, Landscape Architects and other Consultants will be on hand to walk the Commission through this proposal on October 26, 2016, including the Site Plan Review and the Planned Sign Program. Additionally, representatives of PlaceWorks, Inc. will be on hand to address any questions regarding the Addendum that was prepared and the determination that the General Plan Program EIR covers this Proposed Project. The Public Hearing will be re-noticed for a November 16, 2016 Special Meeting for deliberation and consideration of resolutions and conditions for the proposed development.

The proposed project will require a Site Plan Review for the design of the development; Vesting Tentative Map to create five parcels; six Conditional Use Permits for two drive-through facilities with 24-hour operations, three large outdoor seating areas, and one for off-site alcohol beverage sales and on-site tastings at a market; Planned Sign Program; and a Variance to exceed height and sign area for a freeway pylon sign. The proposed project will involve the demolition of two existing office buildings, grading of the property site, and the construction of a shopping center consisting of seven structures suited for major and minor retail, commercial services, and restaurant tenants.

**Recommendations:**

1. Hear the presentation and review Staff report materials and attachments.
2. Open the Public Hearing and take testimony from members of the public.
3. Continue item to November 16, 2016.

**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 TO THE PLANNING COMMISSION / SUBDIVISION COMMITTEE MEETING OF NOVEMBER 16, 2016 AT 7:00 PM

**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

10/20/16  
\_\_\_\_\_  
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 Culty 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 Culty 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 Cuiilty 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 Culty 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 Cuijly 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.

---

Mary Anne Culty, Chair

ATTEST:

---

Steven Mendoza, Secretary

# City of Los Alamitos

## Planning Commission

### Agenda Report Public Hearing

October 26, 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  
Two 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. Open the continued Public Hearing; and, if appropriate,
2. Determine 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*; and,
3. Adopt Resolution No. PC 16-15, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 16-05 TO REPLACE AN EXISTING 1,126 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH THE CONSTRUCTION OF TWO 2,229 SQUARE FOOT RESIDENTIAL UNITS FOR A TOTAL OF 4,458 SQUARE FEET, AND ADDING A 400 SQUARE FOOT DETACHED TWO-CAR GARAGE ON A 6,750 SQUARE FOOT PARCEL AT 10833 CHERRY STREET IN THE LIMITED MULTIPLE-FAMILY (R-2) ZONE, APN 242-183-11, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: THERESA MURPHY – PRECIOUS LIFE SHELTER)."

**Applicant:** Theresa Murphy – Precious Life Shelter

**Project Location:** 10833 Cherry Street (APN 242-183-11)

**Notice:** On August 10, 2016, Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum. It was also published in the News Enterprise on Wednesday, August 10, 2016 and Public Notices were mailed out to all property owners and tenants within 500 feet of the property on this date. The opened Public Hearing was continued to the September 28<sup>th</sup> meeting, and then to the October 26<sup>th</sup> meeting.

**Environmental:** The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303(b) – *New Construction* and 15332 - *In-Fill Development Projects*.

**Approval Criteria:** Section 17.50.020, of the Los Alamitos Municipal Code (LAMC) requires that a Site Plan Review (SPR) be approved by the Planning Commission for a residential development plan.

## **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 requested that the Planning Commission continue this item to September 28, 2016 meeting so that they may have more time to fully prepare a new site plan and floor plans. The September 28<sup>th</sup> meeting had a lack of quorum so, therefore, the Public Hearing was continued to tonight's meeting.

## **Discussion**

Here is a summary of the changes made to the plans, as described by the Applicant, since the August 24<sup>th</sup> meeting:

- There is now one common kitchen and dining room per building, resulting in a slight change in the wall facing the courtyard.
- The powder room has been moved to the exterior wall.
- There is now a closet under the stair.
- Window placement has been modified altering the elevations to better accommodate the interior plan.
- The water heater now has an exterior access.
- The forced air furnace is now located in the attic.

Precious Life is building these units to rent to graduates of their Single Parenting program who are working full time and have a toddler child. The rents will be set at below-market rates for this area so that their graduates can afford to stay in the area while keeping their jobs. The location is in close proximity to Precious Life's main facilities to offer ongoing support as needed.

**Project Location**



The existing property is shown above. The properties surrounding the proposed project are noted below:

Surrounding Zoning and Uses			
Location		Zoning District	Uses
Project Site	Existing	Limited Multiple Family (R-2)	Single Family Residential
	Proposed	Limited Multiple Family (R-2)	Duplex
North of Site		Limited Multiple Family (R-2)	Multiple Family Residential
East of Site		Planned Light Industrial (P-M)	Industrial Buildings (Trend)
West of Site		Limited Multiple Family (R-2)	Single Family Residential
South of Site		Limited Multiple Family (R-2)	Duplex (under construction)



**Application and Review Process**

On June 14, 2016, the Applicant submitted a Discretionary Application that requested the following entitlement which is required for the project:

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

Chapter 17.50.020 *Applicability*, in the Zoning Code, states:

“A commercial or industrial site development, tentative parcel map, residential development plan, conditional use permit, or the addition of square footage to an existing multiple-family residential, commercial, or industrial structure shall be subject to the site plan review process.”

This project is a residential development plan which requires this Site Plan Review (SPR). A larger site plan is attached to this report as an exhibit of the approving resolution.

**Analysis**

- **Development Standards**

The proposed project would be located in the R-2 (Limited Multiple Family) Residential Zoning District which is the area designed to provide low-density, multiple-family housing. While the maximum density is up to twenty (20) dwelling units per acre according to the zoning code, the corresponding General Plan designation requires a minimum of 6 units per acre. Therefore, in order to remain consistent with the General Plan, this property would need to support at least 0.9 units. The table below identifies the development features that are required under Section 17.08.030 Table 2-03 (Residential Zoning Districts General Development Standards).

The property owner will dedicate 2½ feet of the western portion of the parcel for the alley, which is required by the City in this neighborhood to enable easier and safer trash collection services by the large trucks used in the industry.

**R-2 Residential Development Standards**

	<b>Required</b>	<b>Proposed Project</b>	<b>Requirement Met</b>
Parcel Area	9,000 sq. ft.	6,750 minus 112.5 for Alley Dedication	No, but legal nonconforming Parcel
Parcel Width (Interior Parcel)	60 ft.	45 ft.	No, but legal nonconforming Parcel
Parcel Depth	135 ft.	150 minus 2.5 for alley	Yes

	Required	Proposed Project	Requirement Met
Maximum Density in Zoning Code	20 du/ac	12.5 du/ac	Yes
Density per General Plan	6-20 du/ac	12 du/ac	Yes
Dwelling Unit Density (Gross Land Area per Dwelling Unit)	3,000 sq. ft. per unit	2 units, 3,375 sq. ft. per unit	Yes
Minimum dwelling area (gross floor area) (Not including garage)	800 sq. ft. each	2,229 sq. ft. each	Yes
Maximum Height Limit – Main Structures	35 ft.	25 ft. 8 inches	Yes
Setbacks:			
Front	20 ft.	20 ft.	Yes
Side	5 ft. each side	5 ft. each side	Yes
Rear	10 ft.	10 ft.	Yes
Maximum Site Coverage	60%	45%	Yes
Outdoor Living Space	500 sq. ft. per dwelling	1,286 sq. ft.	Yes
Distance between structures (ft.) on one parcel	10 ft. <i>(footnote x)</i>	Garage is 10 feet away from the structure and there is 15 feet between the walls adjacent to the entry between structures.	Yes
Storage Space	200 cubic feet per unit	Not currently shown	Yes, as conditioned (Condition #25)

*(x) In those instances there shall be 15 feet between the structure walls adjacent to the entry, for a minimum wall length of 15 feet per entry, parallel to the structure wall.*

In addition to the requirements set forth above, there are specific requirements that are set forth elsewhere in the Los Alamitos Municipal Code.

- **Parking**

This project proposes 4 parking spaces; two are in a garage, two are uncovered. All parking spaces are accessed from the alley. Parking requirements in the Limited Multiple Family Residential Zoning District (R-2) require two spaces for each dwelling unit; one of which must be in a garage or carport. The following table identifies the required parking spaces for the proposed project:

## R-2 Parking Requirements

	Required §17.26.040 Parking Space Requirements; § 17.26.060	Proposed Project
Required Spaces	Two spaces for each dwelling unit; one of the required parking spaces for each dwelling unit shall be located in a carport or an enclosed garage.	Two units require two spaces each -- one in a garage for each = 4 spaces total need
Provided Spaces	4 spaces total.	2 spaces in a garage, two uncovered parking spaces = 4 spaces total provided

- **Architecture**

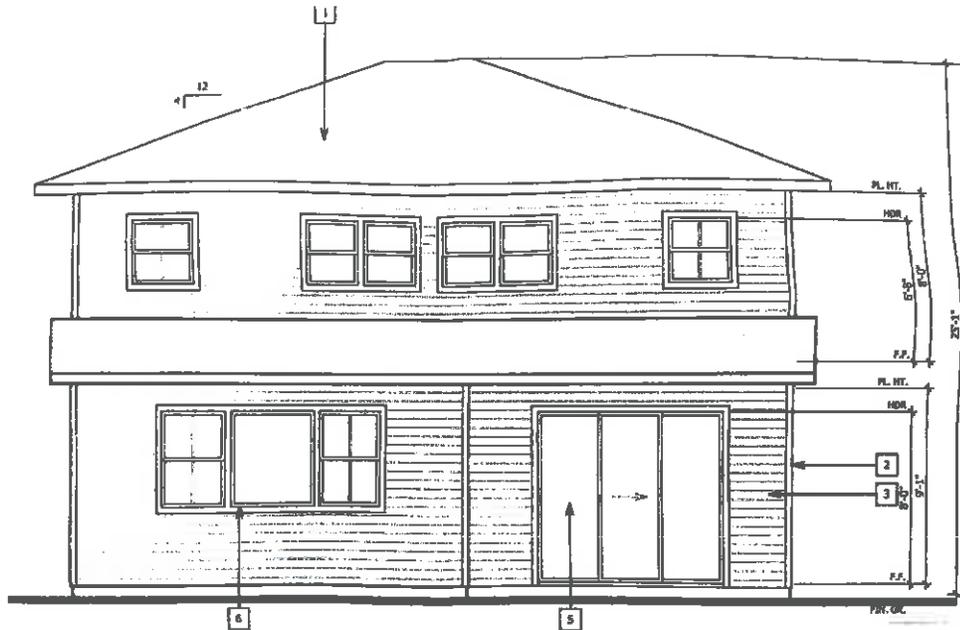
The proposed architectural style displays characteristics of Farmhouse style. It includes a full width front porch, divided light windows, a bit of window trim surrounding the windows, shutters on the upper front elevation windows and horizontal siding in a light maple color on all sides. The roofing material will consist of concrete flat tiles. Staff has added conditions #29 and #30 that all divided light windows and fiber cement decorative shutters as shown in the front elevation of the site plan illustrations be installed as shown. Additionally, Staff has added condition #31 to require that the garage doors look as they do in the illustrations so that they do not morph into cheaper unattractive versions.

The drawing below shows the proposed view of the front unit from Cherry Street, on the east, or front, of the parcel. The rear unit has the same front elevation and will be positioned to face the alley on the west.



**BUILDING 1 FRONT ELEVATION (BLDG 2 REVERSE)**

The next drawing below shows the proposed view of the rear elevation; which is the same on both units and will face each other and share a small courtyard space. On the front unit this will face west, and on the rear unit this will face east.



**BUILDING 1 REAR ELEVATION (BLDG 2 REVERSE)**

**GENERAL DEVELOPMENT AND USE STANDARDS**

Subject	Code Section	Met?	Notes
Access	17.16.030	Yes	Vehicular access will be provided along the alley, through alley-facing spaces on the west side of the parcel.
Exterior lighting	17.16.050	Yes	The building will include exterior light fixtures located on the front elevation of both buildings and on the front and rear of the garage. These lights have been conditioned by Staff to direct light only on the subject property (condition #12)
Fences, hedges, and walls.	17.16.060	Yes	The existing stucco wall will remain on the north side of the property. On the south side there will be a new 5' high PVC privacy fence. The front setback will be enclosed with a 36" high PVC fence. The rear setback facing the alley will also have a 36" high PVC fence.
Park dedications and in-lieu fees	17.16.080	N/A	The property is not to be subdivided; therefore, no park fees are required.
Paving of front setback requirements	17.16.090	Yes	Paving of 50% not exceeded.
Projections into required setbacks	17.16.100	Yes	There are no projections into setbacks.
Refuse and recycling storage areas	17.16.110	Yes	Less than five units, so no minimum amount of space required. The Applicant has provided space for four trashcans.
Right-of-way dedications	17.16.120	Yes	2 ½ feet of the property is dedicated to widen the alley (condition #45)
Screening and buffering	17.16.130	Yes	All requirements are met.
Sight safety triangle	17.16.140	Unclear	Noted as condition #32
Swimming pools	17.16.150	N/A	None
Utilities and utility equipment	17.16.160	Yes	The air conditioner equipment is in the proper location.

Landscaping	17.20.030	Yes - 19% (1,286 sq. ft.)	LAMC Section (Landscape Area Requirements) speaks to landscaping requirements that multi-family uses shall provide. The Applicant must maintain a minimum 15 percent of the site in landscaped areas. According to the site plan the landscape areas total approximately 19 percent of the total site area, therefore meeting this requirement. The Applicant has proposed installing two new Crepe Myrtle trees to the City parkway with shrub plantings at the base and an additional 2 new Crepe Myrtle trees on the front setback. This project will be required to comply with Chapter 13.05 "Water Efficient Landscaping," and Chapter 13.04 "Water Conservation", of the Los Alamitos Municipal Code. This has been noted by Staff in conditions (#8, #9, #10, #11 and #50).
-------------	-----------	------------------------------	---

**Staff Conclusion**

Staff has reviewed the proposed project and application materials and finds that as conditioned, the proposed project design and layout meet the minimum standards of the R-2 zoning district, including Section 17.08.030 (Property Development Standards), Section 17.16.040 (Architectural Design), and Chapter 17.20 (Landscaping). As conditioned, all of the findings can be made that are required by Section 17.50.040 as set forth in attached Resolution No. 16-15. This project has been compared to the development standards of the Limited Multiple-Family General Plan designation and has been found to be proposed at the density required in the General Plan (6 to 20 du/ac) at the density of 12 units per acre. Additionally, Staff finds that the changes that have been made adequately address the Planning Commission's concerns raised at the last meeting.

**General Plan Compatibility**

Staff believes that the proposed project is compatible with the surrounding land uses as it is immediately adjacent to similar high-density residential apartments and duplexes. The project would take a step toward implementing the City's General Plan, and specifically the ones shown in the table below:

Applicable General Plan Implementing Goals and Policies	Consistency of Proposed Project
<b>Land Use Element</b>	
Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.	As conditioned, this will be a new, well-designed building in the neighborhood which will encourage neighbors to take a look at their own homes.
Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.	As conditioned, this will be a new, well-designed building in the neighborhood which will encourage neighbors to take a look at their own homes.
Policy 4.4 Scale and Character. Ensure that all new development in residential neighborhoods is compatible with the scale and character of the surrounding neighborhood.	This project will be in the limited multiple-family residential neighborhood. As conditioned, the project is compatible with the surrounding neighborhood which is also developed with multiple-family units.
Action 4.5 Development standards. Review development standards in residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.	This project has been compared to the development standards of the limited multi-family General Plan designation and has been found to be proposed with the density required in the General Plan (6 to 20 du/ac).
<b>Open Space, Recreation, and Conservation Element</b>	
Goal 4: Air, water, and energy resources that are protected from pollution and overuse.	This is a residential infill project that will take the place of sprawl that would be built on the fringes of this metropolitan area.
Action 4.2 Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAQMD.	BMP's are required for the construction of this project in the conditions of approval.
<b>Mobility and Circulation Element</b>	
Policy 1.6 Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.	This will not add driveways to the passing streets, but will access the site from an existing alleyway.
<b>Public Facilities and Safety Element</b>	
Action 4.5 Construction activity. Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.	These are BMP requirements that are a part of the conditions of approval for the project.

And while no specific policy actions of the Housing Element are fulfilled through this project, it does provide for housing that costs less than an average single family home in the City. Here is a goal of the Housing Element:

#### Housing Strategy Area 4: Adequate Housing Supply

The City strives to ensure an adequate supply of housing is available to meet future and existing housing needs of all economic segments of the community.

## **Environmental Review**

The project qualifies for two categorical exemptions.

Section 15303 (Class 3) of the Guidelines provides an exemption for construction of a limited number of new, small facilities or structures, including a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project meets this definition.

Section 15332 (Class 32) provides an exemption for in-fill development projects when:

(a) the project is consistent with the applicable general plan designation, general plan policies, and applicable zoning designation and regulations – as set forth above, the project is consistent with both the general plan and zoning;

(b) the development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses – the project site is within the corporate boundaries of Los Alamitos, the site is less than five acres, and the development is surrounded by urban uses;

(c) the project site has no value as habitat for endangered, rare or threatened species – the site has already been developed with a single-family home and has no habitat value;

(d) approval would not result in any significant effects relating to traffic, noise, air quality, or water quality – this project simply adds one residential unit to allow two units in an area of the City which is zoned for such use. The addition of one home to a property with an existing residence will not create any impacts as described above;

(e) the site can be adequately served by all required utilities and public services – this property is already developed with utilities and is already served by public services.

Guidelines Section 15300.2 provides that the exemptions cannot be used if there is: a cumulative impact; significant effect due to unusual circumstances; if the project will damage scenic resources; the project site is located on a hazardous waste list; or the project will have a substantial adverse change in the significance of a historical resource. Additionally, the Class 3 exemption cannot be used if the project will impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law. None of the exceptions to the exemption are present. There are no cumulative projects in the area; there are no unusual circumstances as the project site is flat and has previously been developed and graded; there are no scenic or historical resources which will be impacted; the site is not

on a hazardous waste list; and there are no hazardous or critical environmental resources which will be impacted.

## **Staff Recommendation**

As conditioned, Staff supports approval of SPR (Site Plan Review) 16-05.

*Attachments: 1) Resolution No. 16-15  
Exhibit A (Conditions of Approval)  
Exhibit B (Site Plans)*

## RESOLUTION NO. 16-15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 16-05 TO REPLACE AN EXISTING 1,126 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH THE CONSTRUCTION OF TWO 2.229 SQUARE FOOT RESIDENTIAL UNITS FOR A TOTAL OF 4,458 SQUARE FEET, AND ADDING A 400 SQUARE FOOT DETACHED TWO-CAR GARAGE ON A 6,750 SQUARE FOOT PARCEL AT 10833 CHERRY STREET IN THE LIMITED MULTIPLE-FAMILY (R-2) ZONE, APN 242-183-11, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: THERESA MURPHY – PRECIOUS LIFE SHELTER)**

**WHEREAS**, a completed application for a Site Plan Review was submitted by Theresa Murphy on June 14, 2016, requesting approval to replace an existing single family residence with the construction of two residential units on a parcel at 10833 Cherry Street, APN 242-183-11; and,

**WHEREAS**, the verified application constitutes a request as required by Section 17.50.030 (Site Plan Review) of the Los Alamitos Municipal Code; and,

**WHEREAS**, the Planning Commission reviewed the application for Site Plan Review at a duly noticed Public Hearing on August 24, 2016, at which time it continued this item to its September 28, 2016 meeting in order for the Applicant to make changes to the design of the buildings; and,

**WHEREAS**, the Applicant provided revised plans which satisfied the concerns of the Planning Commission; and

**WHEREAS**, the Public Hearing of September 28, 2016 did not have a quorum of Planning Commissioners so the item was continued to the October 26, 2016 meeting; and,

**WHEREAS**, the Planning Commission reviewed the application for Site Plan Review at a continued Public Hearing on October 26, 2016, 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, 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.** The Planning Commission hereby makes the following findings required by Section 17.50.040 of the Los Alamitos Municipal Code which are based on all of the evidence presented, both written and oral:

1. As conditioned, the design and layout for the construction of the new units at 10833 Cherry Street is consistent with the development and design standards/guidelines of the Limited- Multiple Family (R-2) Residential Zoning District, except where such compliance is excused because the lot is a legal non-conforming lot.
2. As conditioned, the design and layout for the construction of the new units at 10833 Cherry Street would not interfere with the use and enjoyment of neighboring residential developments, as the immediately surrounding uses are multiple-family residential units, industrial buildings and a single-family residence. The location of the ingress/egress access to the alley would not create traffic or pedestrian hazards and would create a safer environment along Cherry Street by having one less curb cut. The property is zoned for this type of development.
3. As conditioned, the design for the construction of the new units would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding development and improves upon the City's architecture with an updated residential building design, extensive landscaping, and maintenance as required by municipal code.
4. As conditioned, the design for the construction of the new units would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color. Such changes will enhance the existing property and maintain an appropriate level of maintenance, through the requirements of the municipal code.
5. The construction of the new units will provide for the public health, safety, and welfare of the residential and business communities by improving a long-aged home site rather than causing sprawl elsewhere. The building will meet all building code requirements.
6. The new units would not depreciate property values in the vicinity, as the area is zoned for this type of use and the new structure will improve the aesthetics.

**SECTION 3.** The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303(b) – *New Construction of Small Structures* and 15332 – *In-Fill Development Projects* for the reasons more fully set forth in the Staff report which are incorporated herein by reference.

**SECTION 4.** Based upon such findings and determinations, the Planning Commission hereby approves Site Plan Review (SPR)16-05, as represented by the plans and elevations in "Exhibit B" and subject to the conditions listed in "Exhibit A" and any changes made by this Commission.

**SECTION 5.** 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 26<sup>th</sup> day of October, 2016, by the following vote:

---

Mary Anne Cuiilty, 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 26th day of October, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Steven A. Mendoza, Secretary

**EXHIBIT A**  
**10833 CHERRY STREET – TWO UNIT PROJECT**  
**CONDITIONS OF APPROVAL**  
**SPR 16-05**

**GENERAL CONDITIONS**

1. Approval of this application is to construct two new residential units at 10833 Cherry Street, APN 242-183-11 with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a Site Plan Review, noted thereon, and on file in the Community Development Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code and any applicable state law. If any changes are proposed regarding the location or alteration of the plans dated as a resubmittal on October 6, 2016 (as amended during the hearing), a request for an amendment of this approval 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 of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, and 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.
3. The Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department within 30 days of final approval of all resolutions. The 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.

4. In case of violation of any of the conditions of approval of applicable law, the property owner and tenant will be issued a Notice of Correction if said violation is not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all Staff time directly attributable to enforcement of the conditions of approval, mitigation measures, and/or City law including but not limited to, revocation of the herein approvals.
5. Project plans for the construction of the new units shall be subject to a complete code compliance review with the Development Services Department when the building plans are submitted for plan check and shall comply with all applicable City of Los Alamitos ordinances, regulations, and policies prior to building permit issuance, including, but not limited to, the requirements established or authorized by Title 15, 16, and 17 of the City of Los Alamitos Municipal Code in effect at the time that the plans are submitted.
6. Approval of Site Plan Review 16-05 shall be valid for a period of twelve (12) months from the date they are approved. If construction is commenced within this twelve (12) month period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect.

**FEES**

7. The Applicant and Applicant's successors in interest shall be responsible for payment of all applicable fees.

California Government Section 66020(d)(1) requires that the project Applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including planning processing fees, building permit fees are not included under this noticing requirement.

- a. Pursuant to Government Code Section 66020(d)(1), the Applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:

- |      |                  |     |
|------|------------------|-----|
| i.   | Fees:            | n/a |
| ii.  | Dedications:     | n/a |
| iii. | Reservations:    | n/a |
| iv.  | Other Exactions: | n/a |

- v. The Applicant may appeal the imposition or amount of the fees described above within ninety (90) days following the adoption of this resolution and pursuant to the procedures set forth in the Government Code.

## **LANDSCAPE**

8. A Landscape Irrigation Plan prepared by a licensed landscape architect shall be submitted to the Development Services Department prior to the issuance of building permits. The Irrigation Plan shall include an irrigation system layout with the location of controllers and points of connection with data on valve sizes and gallons per minute (G.P.M.), the size and location of sleeves and all spray heads, including the location of conventional systems and drip systems; an irrigation legend with complete specifications; irrigation notes and construction details of all assemblies and components; a recommended irrigation schedule, preferably on an annual basis; and a summary block on the initial page of submitted plans that will present the above information clearly and accurately. The City reserves the right to require subsequent checks, or approval of the landscape plans prior to issuance of a grading permit.
9. Landscaping shall comply with the City's water conservation ordinances in accordance with Chapter 13.04 (Water Conservation) and Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code.
10. The Applicant shall install all of the trees shown on the site plan within the landscaped areas of the parcel.
11. The Applicant shall install irrigation to each of the City trees planted. The irrigation shall be a bubbler sprinkler NOT a tree well type of bubbler sprinkler.

## **LIGHT**

12. The Applicant shall provide adequate exterior lighting for each residential unit that maintains performance standards as described in Chapter 8.48 Lighting Performance Standards in Los Alamitos Municipal Code. All lighting structures shall be placed so as to confine direct rays to the subject property.
13. The Applicant shall provide an illuminated uniform address number near the entryway of each unit, or other location acceptable to the Development Services Director.

## **UTILITIES**

14. The Applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Development Services Department for review and approval prior to the Building and Safety Division Plan check.

15. All utility meters, when not enclosed in a cabinet, shall be screened from view from any place on or off site, by either plant materials or decorative screen, while allowing sufficient access for reading. Each unit shall be separately metered only as one unit per each of the two structures.

## **CONSTRUCTION**

16. During construction, the Applicant will display a sign visible to the public from Cherry Street with a contact number of the construction superintendant to address any question or concerns about demolition, grading, and construction activities.
17. Demolition, grading, and construction operations shall be prohibited between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturday. There shall be no construction activities on Sunday or a Federal holiday celebrated by the City of Los Alamitos without express approval by the Development Services Director.
18. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of an existing dwelling shall be equipped with properly operating and maintained mufflers.
19. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.
20. Stock piling and/or vehicle-staging areas shall be placed as far as practical from residential homes.
21. The Applicant shall have rodent and pest controls on site during demolition and grading activities to mitigate impacts to the surrounding properties and neighborhood.
22. Prior to demolition and construction, a perimeter security fence not exceeding seven feet in height, shall be installed around the project site. The fencing shall include a green screen material or approved equivalent. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.
23. During construction the site shall be maintained and kept clear of all trash, weeds, and overgrown vegetation.
24. The site shall be kept reasonably clean during construction and maintained in a safe, nuisance, and hazard-free condition. Dust control measures shall be employed to include spraying water on dry soil to ensure dust does not migrate onto adjacent properties.

## **OTHER**

25. The units shall be constructed with 200 cubic feet of storage space for each unit (LAMC 17.08.030).
26. [deleted]
27. The air conditioner units shall be installed in accordance with LAMC 17.16.100.D.
28. A Water Quality Management Plan (WQMP) will be required to be processed for this project.
29. All windows on the front elevations shall be divided light windows as shown on the plans
30. The fiber cement shutters on the front elevation windows shall be the same style as shown on the elevations.
31. The garage doors shall be the same style as shown on the elevations.
32. In any Sight Safety Triangle, the maximum height cutback of any object (e.g. fence, landscaping, walls, etc.) located in the corner area shall be three feet, measured from the adjoining top of curb. The three-foot height limit shall not apply to traffic safety devices, trees trimmed to eight feet above the adjacent top of curb, utility poles, and other government or utility installed devices.

## **ENGINEERING**

33. The Applicant shall submit Improvement Plans prepared by a Registered Civil Engineer for public works (off-site) improvements, and on-site improvements. Plan check fees shall be paid in advance.
34. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. Plan shall be 24" x 36", with elevations to nearest 0.01 foot, minimum scale 1" = 20'. Plan shall be prepared by Registered Civil Engineer. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.
35. Hydrologic and hydraulic calculations demonstrating adequate site drainage from a 10-year return frequency storm (25-year frequency in sump areas) prepared by a Registered Civil Engineer shall be submitted with the Grading Plan.
36. Driveway slope shall be a minimum slope of one (1) percent for asphalt and .5% for concrete.

37. The Applicant shall comply with all requirements of the Rossmoor/Los Alamitos Area Sewer District for sewer connections and sewer improvements.
38. If utility cuts are excessive in the street the street must have a grid and overlay placed on it per the satisfaction of the City Engineer.
39. All existing off-site public improvements (sidewalk, curb and gutter, driveways, and street paving) at the development site which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer, and per OCPFRD Standard Plan.
40. A City Public Works permit shall be taken out for all work in public right-of-way prior to start of work. All work shall be done in accordance with APWA Standards and to the satisfaction of the City Engineer and must be completed before issuance of Certificate of Occupancy.
41. A bond or surety device shall be posted with the City in an amount and type sufficient to cover the amount of off-site and on-site work to be done, as approved by the City Engineer.
42. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the commencement of structural construction.
43. Final compaction report prepared by a qualified Soil Engineer shall be submitted to the City Engineer for review and approval prior to the commencement of structural construction.
44. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the Applicant shall submit to the City for review and approval a *Final* Water Quality Management Plan (WQMP) that:
  - Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.
  - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
  - Incorporates Treatment Control BMPs as defined in the DAMP.
  - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
  - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

- Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

45. The Applicant shall dedicate alley 2½ feet of the property to City to widen the alley by occupancy of the units.

46. Remove driveway on Cherry St and replace with Curb and Gutter per City standards.

### **PUBLIC WORKS**

47. The Applicant shall remove the existing drive approach (curb cut) to the property on Cherry Street and replace with new curb and gutter per City standards.

48. In the event that two or more utility cuts are made into the asphalt street on Cherry Street, the Applicant shall slurry seal the street to the satisfaction of the City Engineer.

49. The Applicant shall provide sidewalks and gutters with the latest handicap accessibility features where required by state and federal law.

50. The Applicant shall install 2 new trees on Cherry Street evenly spaced in the parkway in front of the subject parcel. Please call Tony Brandyberry at 562-431-3538 x105 for type and specifications.

51. If a utility cut is made in the alley, the Applicant shall replace the concrete panel entirely to the satisfaction of the City Engineer.

### **ROSSMOOR/LOS ALAMITOS SEWER DISTRICT**

52. None

### **BUILDING AND SAFETY DIVISION**

53. The Applicant must comply with all current California Building Codes in effect at the time that plans are submitted.

54. The Applicant shall submit three sets of complete building plans to the Building and Safety Department for review.

55. Prior to obtaining grading permits, the Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Building and Safety Division.

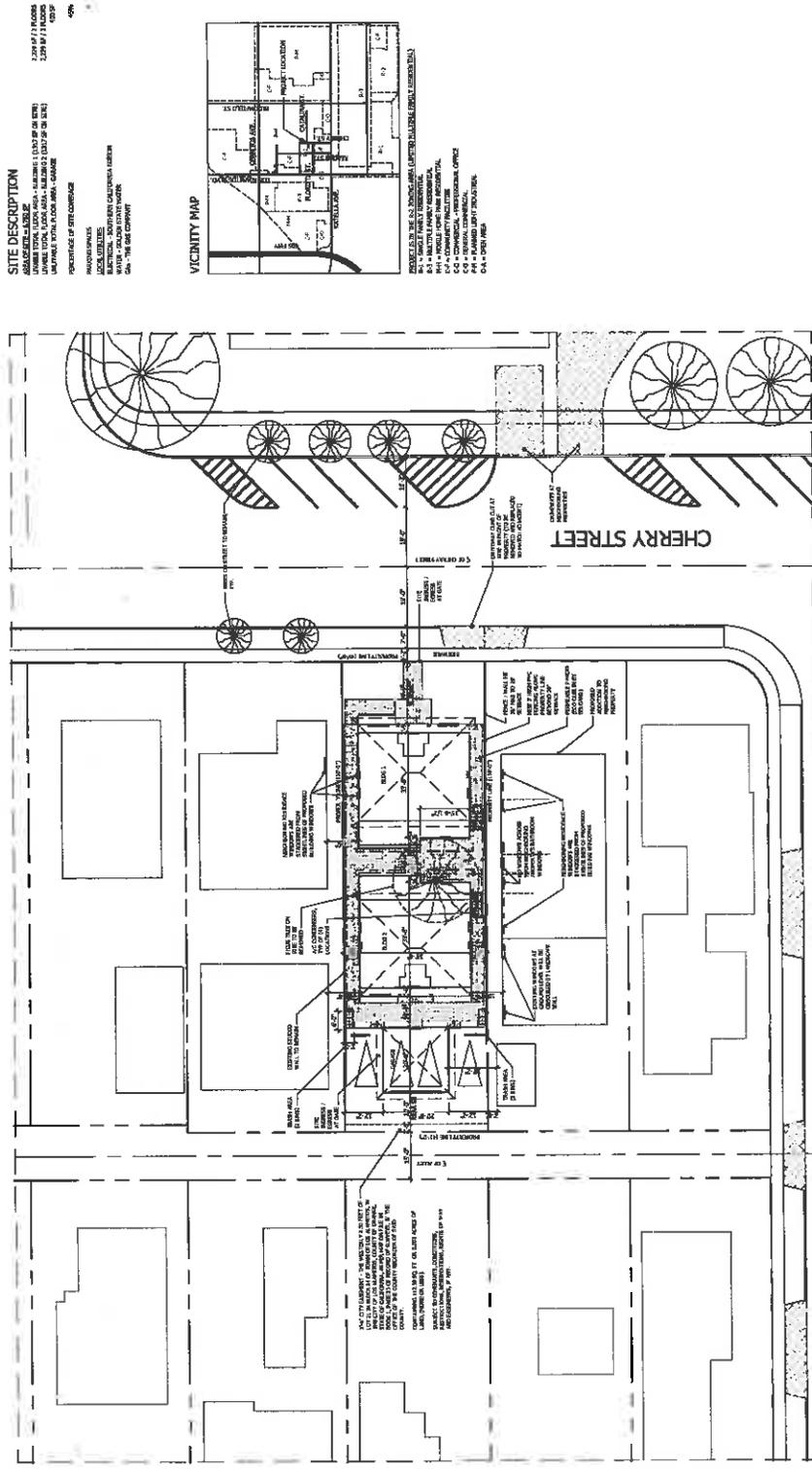
## **ORANGE COUNTY FIRE AUTHORITY (OCFA)**

**56. Plan Submittal:** The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

***Prior to issuance of a building permit:***

- Fire Master Plan (service codes PR145)
- fire sprinkler system (service codes PR400)





**STREET SECTION**  
 SCALE 1" = 15'-0"



- FLOOR PLAN NOTES**
1. FINISH FLOOR SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  2. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  3. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  4. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  5. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  6. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  7. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  8. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  9. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  10. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  11. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  12. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  13. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  14. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  15. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  16. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  17. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  18. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  19. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.
  20. ALL FLOOR FINISHES SHALL BE 1/2" THICK CONCRETE ON 4" COMPACTED GRAVEL. SEE SECTION FOR DETAILS.

- ADDITIONAL PLAN NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  5. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  6. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  7. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  8. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  9. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  10. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  11. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  12. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  13. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  14. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  15. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  16. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  17. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  18. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  19. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
  20. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.

**UNIT SQUARE FOOTAGE**

BUILDING 1: 1,311 SF  
UNIT 1001: 1,311 SF  
UNIT 1002: 1,311 SF  
TOTAL: 2,622 SF

**SLAB PROFILE NOTES**

THIS SLAB PROFILE IS FOR INFORMATIONAL PURPOSES ONLY. SEE SECTION FOR DETAILS.

SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.

SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.

SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.

SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.

SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.

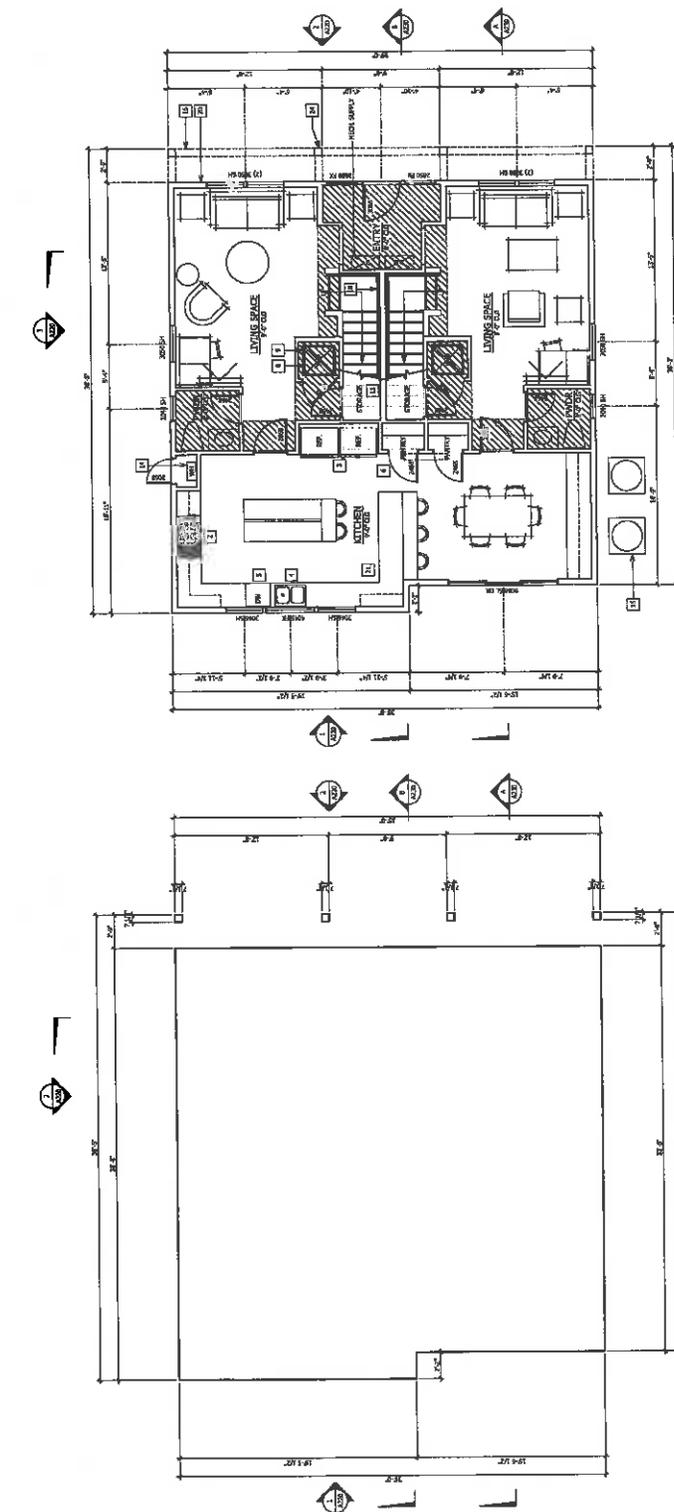
SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.

SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.

SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.

SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.

SEE OVERLAPPING FOR OVERLAP, CROSS SECTION, AND ELEVATION FOR MORE INFORMATION.



**FIRST: FLOOR PLAN - BUILDING 1 (BLDG 2 REVERSE)**  
SCALE 3/4" = 1'-0"

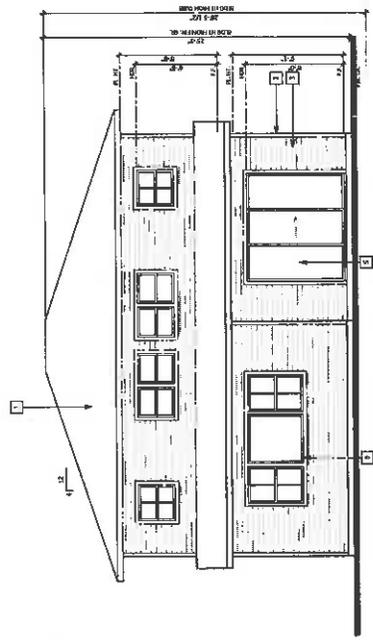


**SLAB PLAN - BUILDING 1 (BLDG 2 REVERSE)**  
SCALE 1/4" = 1'-0"

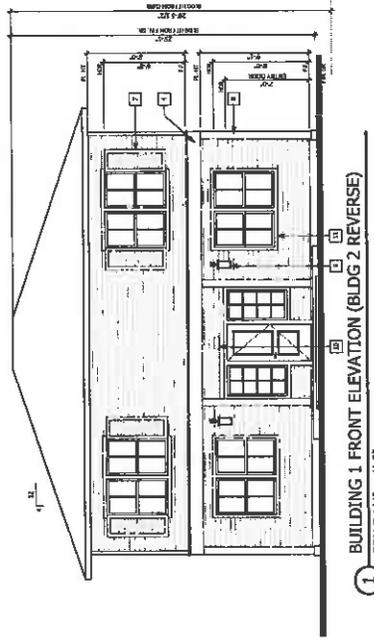


**EXTERIOR NOTES**

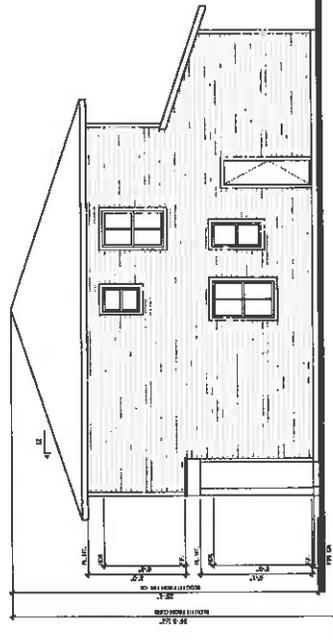
- 1. 4" CONCRETE TIE ROD
- 2. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 3. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 4. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 5. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 6. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 7. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 8. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 9. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 10. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 11. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 12. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 13. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 14. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 15. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 16. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 17. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 18. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 19. 1/2" CONCRETE BRASS STRAP AT 2'-0"
- 20. 1/2" CONCRETE BRASS STRAP AT 2'-0"



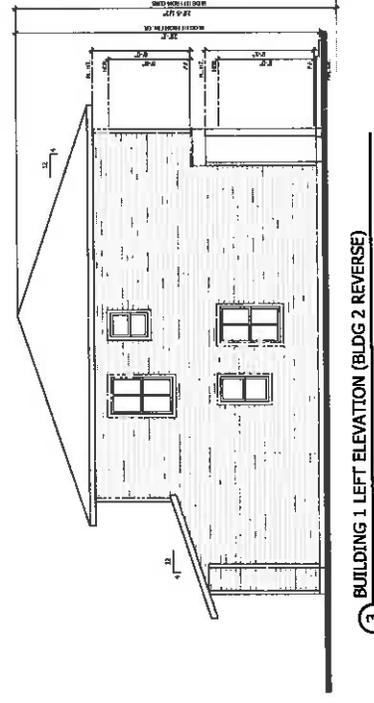
2. BUILDING 1 REAR ELEVATION (BLDG 2 REVERSE)  
 SCALE 1/4" = 1'-0"



1. BUILDING 1 FRONT ELEVATION (BLDG 2 REVERSE)  
 SCALE 1/4" = 1'-0"



4. BUILDING 1 RIGHT ELEVATION (BLDG 2 REVERSE)  
 SCALE 1/4" = 1'-0"



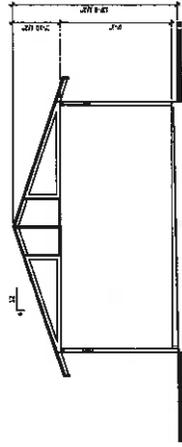
3. BUILDING 1 LEFT ELEVATION (BLDG 2 REVERSE)  
 SCALE 1/4" = 1'-0"



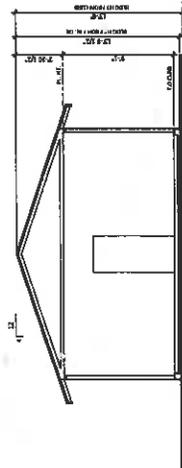


EXTERIOR NOTES

1. FURT CONSIDER THE ROOF
2. FRESH COAST CONCRETE SHALL BE FINISHED WITH A FINISH OF YOUR CHOICE
3. CONCRETE SHALL BE FINISHED WITH A FINISH OF YOUR CHOICE
4. CONCRETE SHALL BE FINISHED WITH A FINISH OF YOUR CHOICE
5. CONCRETE SHALL BE FINISHED WITH A FINISH OF YOUR CHOICE
6. CONCRETE SHALL BE FINISHED WITH A FINISH OF YOUR CHOICE
7. CONCRETE SHALL BE FINISHED WITH A FINISH OF YOUR CHOICE
8. CONCRETE SHALL BE FINISHED WITH A FINISH OF YOUR CHOICE
9. CONCRETE SHALL BE FINISHED WITH A FINISH OF YOUR CHOICE
10. CONCRETE SHALL BE FINISHED WITH A FINISH OF YOUR CHOICE



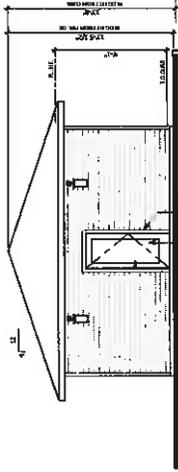
SECTION A - GARAGE  
SCALE 1/4" = 1'-0"



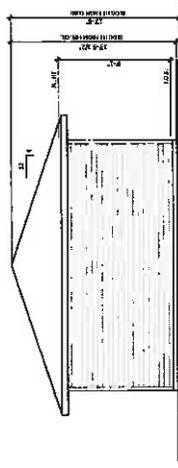
SECTION B - GARAGE  
SCALE 1/4" = 1'-0"

SECTION NOTES

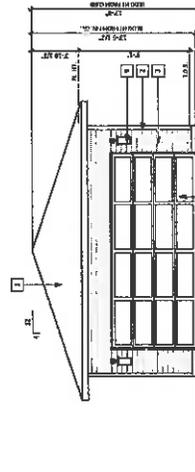
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.



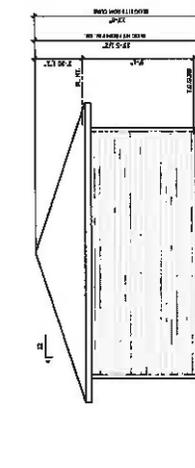
FRONT ELEVATION - GARAGE  
SCALE 1/4" = 1'-0"



LEFT ELEVATION - GARAGE  
SCALE 1/4" = 1'-0"



REAR ELEVATION - GARAGE  
SCALE 1/4" = 1'-0"



RIGHT ELEVATION - GARAGE  
SCALE 1/4" = 1'-0"

**City of Los Alamitos**  
**Planning Commission/Subdivision Committee**

**Agenda Report**  
**Hearing/Workshop**

**October 26, 2016**  
**Item No: 7B**

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

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

**Subject:** Planning Commission Hearing/Workshop to Introduce the Commissioners and the Public to an 113,880-square-foot Shopping Center Development Application. No action will be taken at this meeting.

**Summary:** This report introduces the Commissioners and public to the 113,880-square-foot retail shopping center proposed on 9.56 acres at 3131 Katella Avenue. City Staff, Lincoln Properties, Architects, Engineers, Landscape Architects and other Consultants will be on hand to walk the Commission through this proposal on October 26, 2016, including the Site Plan Review and the Planned Sign Program. Additionally, representatives of PlaceWorks, Inc. will be on hand to address any questions regarding the Addendum that was prepared and the determination that the General Plan Program EIR covers this Proposed Project. The Public Hearing will be re-noticed for a November 16, 2016 Special Meeting for deliberation and consideration of resolutions and conditions for the proposed development.

The proposed project will require a Site Plan Review for the design of the development; Vesting Tentative Map to create five parcels; six Conditional Use Permits for two drive-through facilities with 24-hour operations, three large outdoor seating areas, and one for off-site alcohol beverage sales and on-site tastings at a market; Planned Sign Program; and a Variance to exceed height and sign area for a freeway pylon sign. The proposed project will involve the demolition of two existing office buildings, grading of the property site, and the construction of a shopping center consisting of seven structures suited for major and minor retail, commercial services, and restaurant tenants.

**Recommendation:**

1. Hear the presentation and review Staff report materials and attachments;
2. Open the Public Hearing and take testimony from members of the public.

3. Continue item to November 16, 2016.

**Applicant:** Parke Miller, Katella Property Owner, LLC

**Project**

**Location:** The project site is located at 3131 Katella Avenue (APN 242-212-09) on 9.56-acres bordered by the I-605 freeway to the west; the Oak Middle School to the north; the Los Alamitos Civic Center (City Hall and Los Alamitos Police Department), Los Alamitos Community Center, and The Youth Center to the east; and Katella Avenue to the south.

**Notice:** On October 12, 2016, A Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum, published in the News Enterprise, and public notices were mailed out to all property owners and tenants within 500 feet of the property.

**CEQA:** In accordance with the California Environmental Quality Act (CEQA) a modified Initial Study was used to analyze the proposed project against the previously certified Los Alamitos General Plan Update Program Environmental Impact Report, which included a detailed analysis of the project site. The Initial Study shows that there are no new significant impacts or a worsening of previously identified significant impacts and an Addendum has been prepared. Pursuant to the City's local CEQA guidelines, the Planning Commission adopts the draft Addendum.

**Description:** The project is a proposal for the development of up to 113,880 square feet of commercial development on 9.56 acres. The Site Plan shows 105,880 square feet with the possibility of another 8,000 square feet being added. The project includes two building pads along Katella Avenue which will each have a 24-hour drive-through restaurant operation, three major tenants with in line shops between the major tenants. One of the major tenants will be a market (365 by Whole Foods Market).

## **Background**

The recently updated General Plan establishes a comprehensive framework through which the City manages its development to ensure it efficiently and effectively provides public facilities and services. Los Alamitos delivers a high quality of life and a desirable business climate, maintaining its position among the most attractive places to live and work in Southern California. Great communities develop over time, and Los Alamitos is no exception. The recently adopted General Plan was developed over a four year period and is the product of countless individual decisions by residents, businesses,

investors, visitors, and organizations, as well as numerous collective decisions through elected and appointed officials.

The purpose of the General Plan is to provide a common vision for the future of Los Alamitos and to provide coordination for the many individual and collective decisions that, over time, will lead to the envisioned future.

Part of the vision is for retail development on the underutilized SuperMedia property. The General Plan laid the foundation for the reuse of the property to realize the potential to support a variety of retail uses and to take advantage of its close proximity to Katella Avenue and the 605 Freeway by changing the land use designation to Retail Business. The zoning was subsequently changed to General Commercial to be consistent with the General Plan.

That vision has been realized with Lincoln Properties' proposal to develop a 113,880-square-foot retail shopping center on 9.56 acres formerly known as Supermedia.

**Project Description**

The proposed project would demolish two existing office buildings and construct a new 105,880-square-foot retail shopping center. The applicant has the option to develop up to 113,880 square feet with approval from the Development Services Director.<sup>1</sup> The proposed project consists of seven buildings and is anticipated to provide a mix of retail, commercial and restaurant tenants, inclusive of a market, retail stores, commercial services, and other retailers that offer a variety of products. Table 1, Project Development Summary, provides a breakdown of the proposed uses and building square footages.

**Table 1: Project Development Summary**

<b>Buildings</b>	<b>Proposed Use</b>	<b>Square Footage</b>
Major A	Retailer	33,880
Major B	Market with alcohol sales	28,000
Major C	Retailer	15,000
Shops 1	Retail and/or Restaurants with large outside eating area	12,000
Shops 2	Retail and/or Restaurants	6,000
Pad A	Retail and/or Restaurants with drive-through and large outside eating area	8,000
Pad B	Retail and/or Restaurants with drive-through and large outside eating area	3,000
N/A	120 foot freeway pylon sign	N/A

<sup>1</sup> The Los Alamitos General Plan Update Environmental Impact Report Addendum analyzed a total 113,880 square feet of commercial building area.

<b>Buildings</b>	<b>Proposed Use</b>	<b>Square Footage</b>
<b>Total Project Square Footage<sup>1</sup></b>		<b>105,880</b>

Note: 1. The Addendum studied an additional 8,000 square feet which was analyzed under the General Plan Update Environmental Impact Report for a total building area of 113,880 square feet. The applicant may choose to add an additional 8,000 square feet with approval from the Development Services Director.

The site plan shows the conceptual arrangement of buildings and parking areas, the size and location of the pedestrian spaces and landscaping, and how the features relate to one another. The five buildings of retail uses would be organized in a linear pattern along the northern edge of the property. Two additional pad buildings are proposed along Katella Avenue and would provide access for vehicles and pedestrian walkways, as well as adding massing variety to the streetscape. There are outdoor patios and seating areas to provide gathering places for visitors.



*Illustration of commercial retail buildings*



*Proposed Market*



*Shops 1 Plaza*



*Pad A*

**Surrounding Land Uses**

Oak Middle School is located north of the project site. The Los Alamitos Civic Center (City Hall and Police Department), Los Alamitos Community Center, and The Youth Center are located to the east of the project. Katella Avenue and unincorporated Orange County (Rossmoor and Los Alamitos Sphere of Influence) are located south of the project site. Rossmoor, across from the project site consists of single-family homes. The project site is designated General Commercial (C-G) by the Zoning Code and designated as Retail Business by the General Plan Land Use Plan.

**Table 2: Surrounding Designations and Uses**

<b>Location</b>	<b>General Plan Land Use Designations</b>	<b>Zoning Districts</b>	<b>Existing Uses</b>
Project Site	Retail Business	General Commercial (C-G)	Unoccupied Office Buildings
North of Site	Community & Institutional	Community Facility (C-F)	Oak Middle School
East of Site	Community & Institutional	General Commercial (C-G)	Los Alamitos Civic Center
West of Site	N/A	N/A	I-605 Freeway and On/Off Ramps
South of Site	N/A	N/A	Single-Family Residential

**Figure 1: Surrounding Uses**



**Existing Site**

The existing site consists of 416,639 square feet or 9.56 acres. The two existing office buildings, referred to as the “Main” and “Annex” buildings, have a total floor area of 150,342 square feet. The larger Main building was completed in 1972 and the smaller Annex was completed in 1979. Surface parking with 521 parking spaces is provided along the north, east, and west perimeters of the buildings. Landscaping at the perimeter of the buildings’ lawn area, between 50 and 90 feet in width, along Katella, as well a variety of mature ornamental trees and groundcover exist throughout the parking lot and along the site boundary. The office buildings are currently unoccupied. However, prior to September 2015, the office buildings were fully occupied for over 40 years.

Outdoor seating areas for employees and trash enclosures are located outside of the building along the rear wall of the building. Public access to the office buildings is from the walkway from Katella Avenue and employee entrances are located in the rear by the parking areas.



*Bird's eye view of existing site*

A driveway is located at the eastern portion of the site, next to City Hall, which provides access to the rear parking lot and ingress and egress from Katella Avenue. This drive includes a shared access easement with the City of Los Alamitos to allow vehicles to access the City Hall parking lot and an access gate for the City's Public Works' storage area.

Various large trees and unmaintained existing vegetation surrounds the project site's perimeter. Large turf areas are located in between the frontage of the buildings and Katella Avenue.

Located at the northeast corner of the project site is an access gate from the project site to the Los Alamitos Community Center and The Youth Center. This gate is accessible from the project site's parking lot. The gate and a portion of the fence are erected at an angle and encroach into the project site. Several large Eucalyptus trees, turf, and a walkway are located within this encroachment area. During events at these community facilities, some participants park their vehicles within the project site's existing parking area and access the facilities through the gate.



*Existing view looking north from Katella Avenue (June 2016)*



*Existing view looking south from rear parking lot (June 2016)*

### **Application and Review Process**

On May 19, 2016, the applicant submitted a Discretionary Application that requested the following entitlements:

- Site Plan Review (SPR 16-04)
- Vesting Tentative Map (VTM 16-01)
- Conditional Use Permit (CUP 16-08) for Pad A Drive-through Facility and 24-hour operation
- Conditional Use Permit (CUP 16-09) for Pad B Drive-through Facility and 24-hour operation
- Conditional Use Permit (CUP 16-10) for Pad A Large Outside Seating
- Conditional Use Permit (CUP 16-11) for Pad B Large Outside Seating
- Conditional Use Permit (CUP 16-12) for Shops 1 Large Outside Seating
- Conditional Use Permit (CUP 16-13) for Alcoholic Beverage Sales and in-store tastings
- Variance (VAR 16-02) for a 120-foot high, 3,050-square-foot sign area Freeway Monument Sign
- Planned Sign Program (PSP 16-02)

Environmental review in accordance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's CEQA procedures are required for these entitlements.

### **Site Plan Review (SPR 16-04)**

The proposed project proposes 105,880 square feet of commercial and retail buildings. An additional 8,000 square feet of building area may be permitted with approval by the Development Services Director. Attachment A identifies the proposed Site Plan. The larger tenant buildings (Major A, B, C) are located to the rear of the project site. This row of buildings consists of three major tenant stores (76,880 sq. ft.), and two buildings of small tenant shops between the Major tenants (18,000 sq. ft.). A plaza is proposed in front of Shops 1, which includes planters and seating areas under a large metal canopy. Two small building pads are located along Katella Avenue. Pad A is 8,000 sq. ft. and Pad B is 3,000 sq. ft. Conditional Use Permits (CUP) are being requested for both pad buildings for each to have restaurant drive-through facilities and 24-hour operation of the drive through as well as large outside seating areas in addition to the other uses that will occupy the pads.

Loading docks and some employee parking spaces are located at the northern section of the project site along the rear of the buildings.

A plaza is proposed to be located in front of the Shops 1 identified in the Site Plan. The plaza is a pedestrian-friendly, social gathering place that will be heavily landscaped with many pedestrian amenities. The plaza will include the following landscape and hardscape elements: decorative planter pots, fire table, sculpture seating, shade canopy elements, patio area, pedestrian lighting, bollards, enhanced concrete paving, various accent trees, heavily textured plants, living wall, reclaimed wood benches, seating areas and large outside seating area.

### ***Development Standards***

The proposed project is located in the C-G (General Commercial) Zoning District. The C-G Zoning District is established to provide for the development of general commercial and highway-related uses. Table 3 identifies the development features that are required under Section 17.10.030 Table 2-05 (Commercial/Industrial Zoning Districts General Development Standards).

**Table 3: C-G Commercial Development Standards**

Standards	Required	Proposed Project	Requirement Met
Minimum Parcel Area (sq. ft.)	6,000	416,619	Yes
Minimum Parcel Width (ft.)	60	1,041	Yes
Minimum Parcel Depth (ft.)	100	477	Yes
Maximum Parcel Coverage	90%	25.4%	Yes
Maximum Height Limit – Main Structures (ft.)	40 ft.	32 ft.	Yes
<b>Setbacks<sup>1</sup></b>			
Front	None Required	29 ft.	Yes
Sides	None Required	64 ft. - West 82 ft. - East	Yes
Rear	None Required	30 ft.	Yes

Note: 1. Setback standards are provided if located abutting a residential zoning district. The project site is not located adjacent to a residential zoning district.

### ***Parking and Loading***

The proposed project provides a total of 505 parking spaces and five loading docks (see Table 4). Based on the proposed building square footage of 105,880 square feet and the proposed uses, only 424 parking spaces are required. The project provides 488 standard parking spaces (9 feet in width and 19 feet in depth), which meets the parking requirement by 81 additional spaces. The project also provides an additional 18 compact parking spaces (8.5 feet in width and 19 feet in depth). These compact spaces are in surplus of the minimum parking space requirement and are not counted to meet this requirement.

Cart corrals are proposed to be located within several parking stalls in front of the proposed Major B Market.

Five loading docks are proposed, primarily for the major tenant spaces. Based on the square footage, the Municipal Code requires five spaces.

**Table 4: Parking and Loading Spaces Required and Provided**

		Required	Proposed Project	Requirement Met
Parking	Regular <sup>1</sup>	424	488	Yes
	Accessible	9	18	Yes
	Compact Spaces	N/A	17	N/A

	Required	Proposed Project	Requirement Met
<b>Total Parking</b>	<b>424</b>	<b>505</b>	<b>Yes</b>
Loading Spaces	5	5	Yes

**Note:** 1. Section 17.26.040 (Parking Space Requirements) of the Los Alamitos Municipal Code requires one parking space per 250 gross square footage area of commercial, retail, and service uses, including shopping centers. Based on the 105,880 square feet of shopping center being proposed, 424 parking spaces are therefore required. With 113,880 square feet of commercial building, 456 parking spaces would be required.

***Shared Parking with Los Alamitos Recreation and Community Services Facilities***

The applicant and the City of Los Alamitos will enter into a shared parking agreement that will allow users of the Los Alamitos Recreation and Community Services facilities to use a portion (TBD) of shopping center’s parking spaces. These parking spaces will primarily be located just east of Major A building and adjacent to the new gate that will continue to allow users to connect to the recreation and community facilities. A gate currently exists along a chain link fence, but the fence traverses into the shopping center’s property at an angle. The chain link fence will be removed and a new six-foot high wall will be built on the actual property line and will include a new gate to allow access between the properties.



*Existing view looking east toward Los Alamitos Community Center (June 2016)*



*Existing view looking north toward existing access gate to Los Alamitos Parks and Recreation Department facilities (June 2016)*

### ***Vehicular Circulation***

Two egress and ingress driveways are proposed for Katella Avenue. One of those driveways is an existing driveway that the Civic Center shares with the property site through an easement. The access point into the Civic Center will be moved further north to avoid conflicts at the intersection and a new easement will be given to the City.

The internal circulation pattern runs the perimeter of the site and around the buildings. Both Pad A and Pad B have proposed drive-throughs. The parking aisles run perpendicular to Katella Avenue. Delivery trucks would traverse to the rear of the property site where the loading docks for the larger stores are located.

The minimum width for all parking two-way aisles is 24 feet. All proposed parking lot driveway aisles meet this requirement, allowing vehicles to drive in both directions and meet the requirement for vehicle backup distance. There are no proposed one-way aisles. The driveway in front of the main shops is 26 feet in width. The rear drive aisle along the north side of the project site is 30 feet in width, which will accommodate trucks and larger delivery vehicles.

### ***Non-vehicular Circulation***

A pedestrian accessible walkway is located just west of the westerly driveway, adjacent to Pad A. The walkway allows pedestrian and wheelchair access from the sidewalk to Pad A and continues to the main shops through the parking area. Another walkway connects the main shops to Pad B. A walkway connecting the main shops is also provided along the Civic Center property. A pedestrian walkway is located along the entire length of the main shops and provides access to the plaza area. The applicant is proposing maximum pedestrian connections and walkways into the shopping center to

avoid pedestrian and vehicle conflicts and allow pedestrians from surrounding neighborhoods to easily walk into shopping center.

Six bicycle racks are distributed throughout the proposed project site. Four bicycle racks are proposed along the frontage of the main shops and two racks are proposed at Pad A and Pad B.

As noted above, an access gate will be provided by the applicant to allow users of the Recreation and Community Services facilities to park in the shopping center.

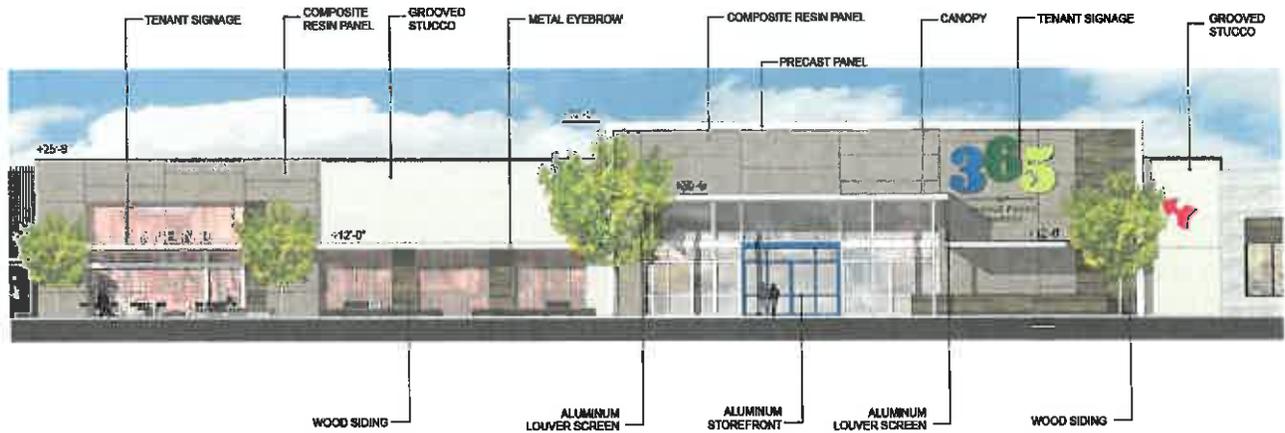
**Architecture**

The proposed project architecture and design provides a modern and contemporary architectural design for all buildings in the shopping center. All buildings are architecturally consistent in design. The building materials include textured stucco, wood siding, precast concrete panels, corrugated metal, metal trim, composite resin panel, and steel elements. The color themes of the proposed materials and architectural style are within earth tone color ranges. The wood and metal elements also lend to the earth tone color scheme.

**Figure 2: Conceptual Building Elevations**



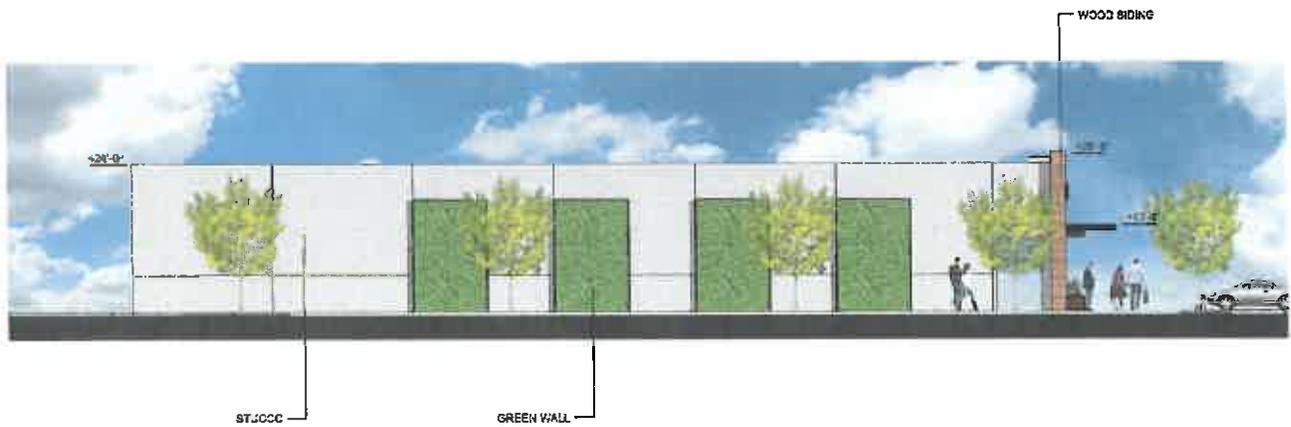
**Major A (south)**



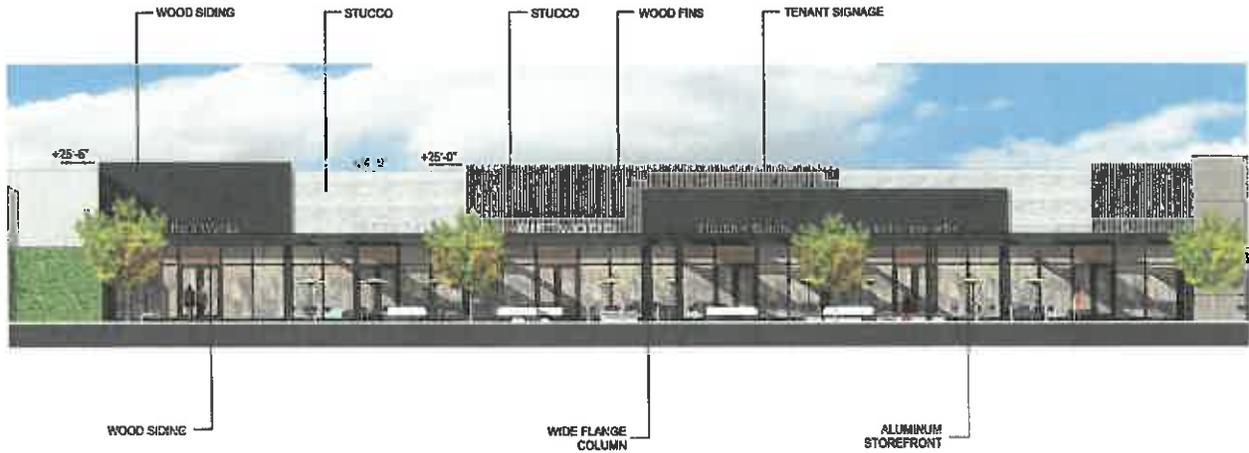
**Major B (south)**



**Major C (south)**



**Major C (west)**



*Shops 1 (south)*



*Pad A*



## ***Pad B***

### ***Landscaping***

The proposed project uses a drought tolerant planting theme. The driveway entryways will include enhanced paving and entry accent trees. The walkways will be lined with accent trees as well. Several building walls throughout the project will include landscaped walls. The parking lot will include shade trees ('Shade Master'), which will provide up to 56 percent shade coverage over the parking lot.

Some of the larger existing trees, including eucalyptus trees, will remain on the project site. All of shrubs along the north property line with Oak Middle School will be removed.

The rear CMU wall will include a landscape buffer that will consists of various drought-tolerant shrubs and plants. The proposed drive-through aisles will also include a landscape buffer with various hedges and trees, to screen the drive through from Katella Avenue.

### ***Fencing and Walls***

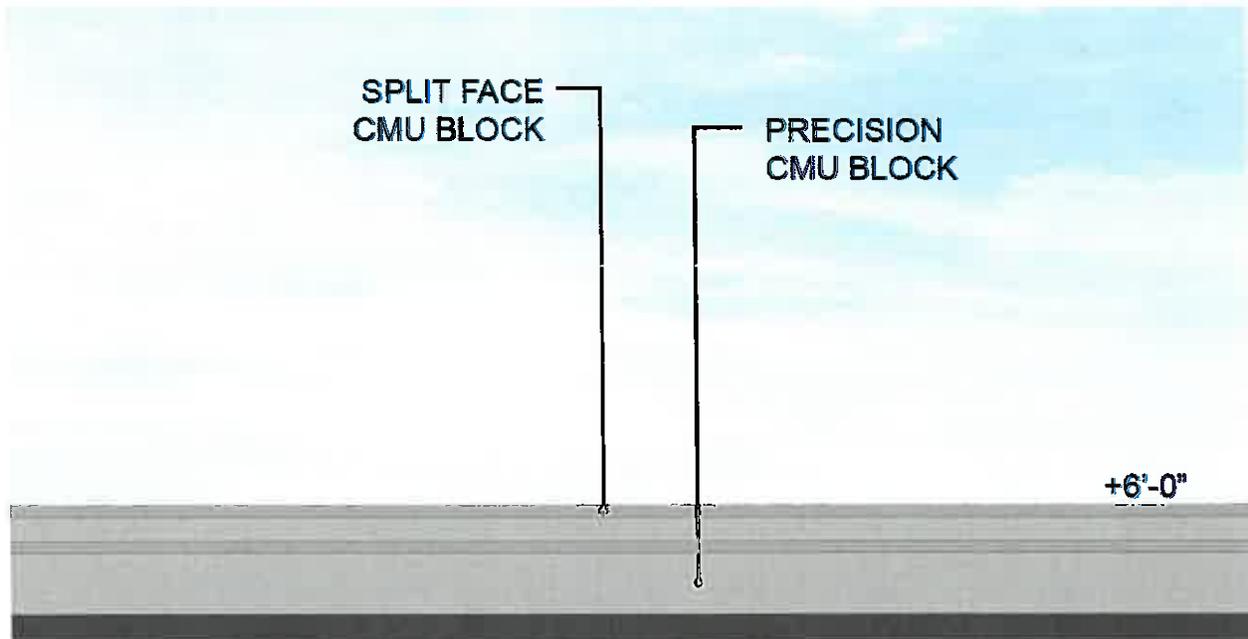
The existing walls are as follows:

- Chain link fencing around the north and western property line.
- Masonry brick wall along the eastern property line.

A concrete masonry unit (CMU) wall, six feet in height, is proposed along the northern property line and along a portion of the eastern property line parallel to the Recreation

and Community Services Facilities. The CMU wall will consist primarily of precision CMU block with a top row and added row of split face CMU block for textured relief look.

**Figure 3: CMU Block Wall**



*CMU block wall at north edge of the site*

The existing wall will be maintained around Public Work's storage yard. No wall or fencing will be provided between the shopping center and Civic Center. The applicant will provide appropriate fencing along the western property line to prevent pedestrians from crossing to and from the Katella Avenue/I-605 freeway ramp. The type of fencing will be determined during the plan check phase.

### ***Lighting***

A conceptual lighting design has been submitted that includes lighting details for buildings and walls, landscape, parking lot, public spaces, and entry ways. Types of lighting effects proposed include tree uplights, decorative exterior sconces, halo façade, uplit green wall, entry lighting, recessed linear slot lights, uplighting at façade trellis, wood bollards with lights, catenary pendants, color-washed panels, down lights, and under-bench lighting. Please refer to the Conceptual Lighting Plan for more details regarding the lights.

The rear of the buildings will include a wall pack/sconce to provide security lighting on the side and rear of the major buildings. All light fixtures are designed to minimize light trespass outside the site boundaries. Lighting is shielded so that direct rays do not shine or reflect onto adjacent property or into public rights-of-way. Also, all lamp

sources will use LED light fixtures to have the highest efficiency while meeting illumination and aesthetic goals.

### ***Signage***

The applicant has submitted an application for a Planned Sign Program (PSP 16-02) that provides guidance on the design and style for tenant identification and monument signage for the project. The planned sign program identifies the location, quantity, orientation, construction methods, illumination, and color and letter styles for each of the proposed signs. Ground signs and building signs are proposed. All proposed sign colors, letters, illumination, and design are complementary to the proposed architectural style of the buildings, which is contemporary. See PSP 16-02 in this report for more information regarding proposed signage.

### ***Freeway Pylon Sign***

A freeway pylon sign is proposed at the northwest corner of the project site. The sign will measure 120 feet tall, up to 50 feet wide, with a maximum sign area of 3,050 square feet, including the 555-square-foot digital commercial center identification sign. The freeway pylon sign is intended to provide freeway visibility and serve as a landmark gateway announcing entry into the City of Los Alamitos. The applicant is requesting a variance to exceed the height and sign area for the freeway pylon sign. See Variance (VAR 16-02) in this report for more information regarding the proposed freeway pylon sign.

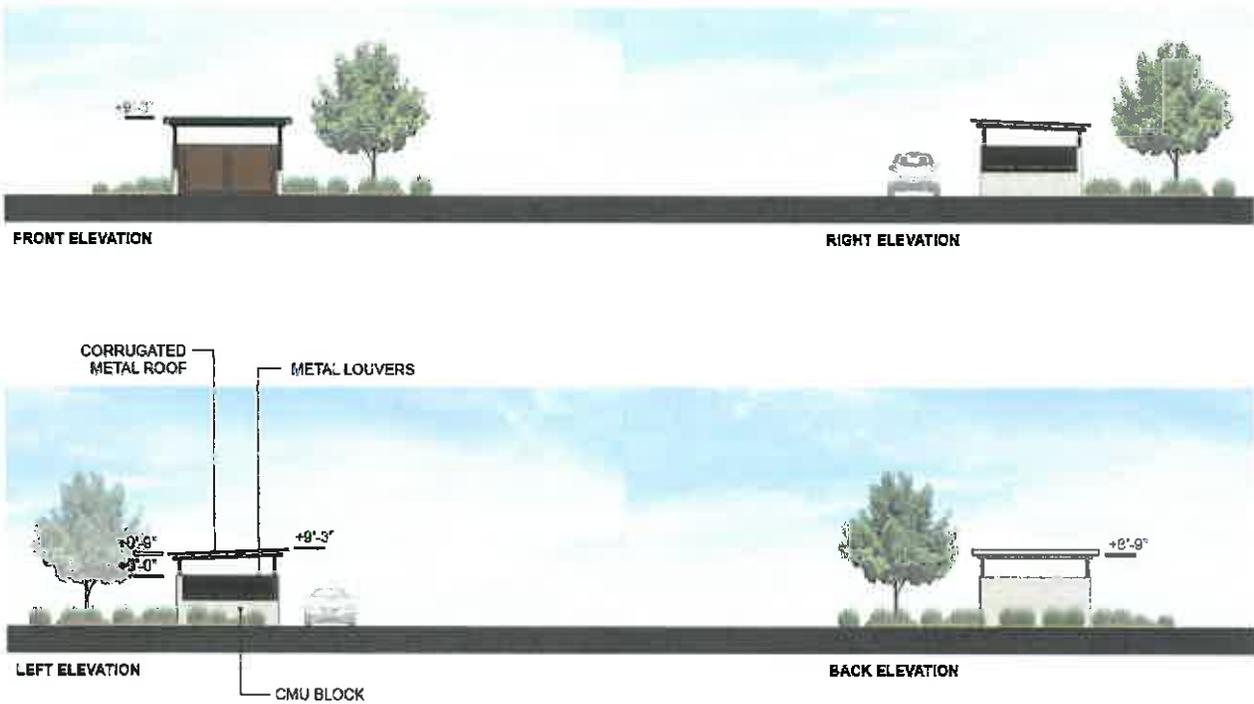
### ***Water Quality Management***

The proposed drainage will be captured in drop inlets that are connected to proposed eight-inch corrugated metal pipes (CMP) for detention. These pipes will provide the storage to meet 100% of the design capture volume (DCV). These eight-inch CMPs will be pumped to one of three biofilter areas on-site. The pump's flow rate will be lower than the rate at which runoff flows through the biofilter areas. This prevents the biofilter areas from ponding. In large storm events, the runoff larger than the DCV will bypass the biofiltration system and be discharged into the Coyote Creek channel at rates mimicking the existing flow rates.

### ***Trash Enclosures***

Pad A and Pad B will each have their own free-standing trash enclosure. The trash enclosure materials and architectural style will complement the proposed buildings. The enclosures will primarily be made of CMU block with metal louvers for design emphasis and it will be covered by a corrugated metal roof. The larger buildings will have trash facilities integrated with the service areas of the building near the loading bays.

**Figure 4: Trash Enclosure**



**Vesting Tentative Map (VTM 16-01)**

According to Government Code Section 66426 (a portion of the Subdivision Map Act), a tentative map is required when a commercial project proposes to create more than four parcels. The proposed vesting tentative map (Vesting Tentative Map Number 945) establishes five lots for the purpose of developing a retail shopping center. See Table 6 for proposed parcel division summary. See Attachment A (Vesting Tentative Map under the Proposed Project Submittal Package).

Once approved by the Planning Commission, sitting as the Subdivision Committee, the Vesting Tentative Map expires 24 months from the date of approval unless the applicant requests a time extension prior to the expiration.

**Table 6: Proposed Parcel Summary**

Proposed Parcels	Parcel Size		Building Square Footage	Floor-Area Ratio (FAR)
	Square Feet	Acres		
Parcel 1	170,681	3.92	94,880	0.556
Parcel 2	183,924	4.22	N/A (Parking)	N/A

Proposed Parcels	Parcel Size		Building Square Footage	Floor-Area Ratio (FAR)
	Square Feet	Acres		
Parcel 3	30,450	0.70	N/A (Parking)	N/A
Parcel 4	17,149	0.39	8,000	0.466
Parcel 5	14,426	0.33	3,000	0.208
<b>Total</b>	<b>416,630</b>	<b>9.56</b>	<b>105,880</b>	<b>0.254<sup>1</sup></b>

Note: 1) The General Plan land use designation of Retail Business allows a maximum floor-area ratio of 1.000. 0.254 is under the maximum FAR allowed.

### **Conditional Use Permit (CUP 16-08 and CUP 16-09) for Pad A and Pad B 24-Hour Drive-through Facilities**

The applicant is requesting approval of Conditional Use Permits to allow a drive-through facility for each Pad A and Pad B buildings, as well as 24 hours of operation for the drive-throughs. Each drive-through is located along Katella Avenue and would be utilized by potential restaurant uses.

The drive-through aisle width for Pad A is 12 feet and approximately 255 feet in total length and wraps around two sides of the building. The drive through can queue up to approximately 15 standard length vehicles with several feet of spacing in between the vehicles.

The drive-through aisle width for Pad B is 11 feet and approximately 250 feet in total length and wraps around two sides of the building. The drive through can also queue up to approximately 15 standard length vehicles with several feet of spacing in between the vehicles.

Proposed landscaping for each drive-through facility includes a landscape buffer with evergreen hedges at a minimum height of three feet and evergreen perimeter screen trees to help screen a portion of the drive through when viewed from Katella Avenue.

In the event a drive-through is backed up with vehicles, overflow vehicles will queue into the parking lot and will not affect traffic flow at the nearest driveway or traffic flow along Katella Avenue.

The drive-through restaurants are a potential noise source for the Rossmoor residences south of Katella Avenue. The most significant noise generator at a drive-through restaurant is the menu board. Both Pad A and Pad B have one drive aisle and menu board. The drive-through aisles are planned for the southern side of the buildings, along Katella Avenue. The nearest sensitive receptors would be the residential uses south of the proposed project site, across Katella Avenue, approximately 160 feet from the order

boards. Residences are shielded by an existing five-foot block wall along their northern boundary.

According to the Noise Impact Analysis conducted for the Village 605 project, it identifies that soundboard noise from a menu board begins to decay (noise decrease/sound reduction) to 43 dB Leq at about 160 feet for two menu boards from 87 dB Leq at about one foot from two menu boards. This would be less than the nocturnal noise standard of 50 dB Leq. Therefore, the noise experienced at the nearest residence will be inaudible and below ambient levels.

CUP 16-08 for Pad A will be associated with Parcel 4 and CUP 16-09 for Pad B will be associated with Parcel 5, when the project site is divided up under the Vesting Tentative Map.

### **Conditional Use Permit (CUP 16-10, CUP 16-11, and CUP 16-12) for Pad A, Pad B, and Shops 1 Large Outside Seating Areas**

The applicant is requesting approval of Conditional Use Permits to allow large outdoor seating areas ("patio area") for restaurant(s) located immediately adjacent to Pad A, Pad B, and Shops 1 building in accordance with Los Alamitos Municipal Code section 17.38.190. The outdoor seating areas are intended to provide comfortable outdoor spaces for customers and for outdoor dining areas for restaurants. All outdoor areas will include pedestrian lighting, seating areas, and landscaping. The proposed outdoor seating area tables, chairs, umbrellas, planters, and barriers are complementary to the colors and materials of the building's architectural style and will be consistent with the requirements of the Los Alamitos Municipal Code.

#### ***Pad A Outdoor Seating Area***

The Pad A outdoor seating area is approximately 696 square feet in size and will not be adjacent to any public right-of-way. The seating area will be setback nearly 25 feet from the property line. The patio area is also located approximately 175 feet from residences located on the south side of Katella Avenue.

#### ***Pad B Outdoor Seating Area***

The Pad B outdoor seating area is approximately 1,383 square feet in size and will not be adjacent to any public right-of-way. The seating area will be setback nearly 25 feet from the property line. The patio area is also located approximately 175 feet from residences located on the south side of Katella Avenue.

**Figure 5: Pad B Outdoor Seating Area**



**③ SOUTH ELEVATION**  
*Pad B Outdoor Seating Area*

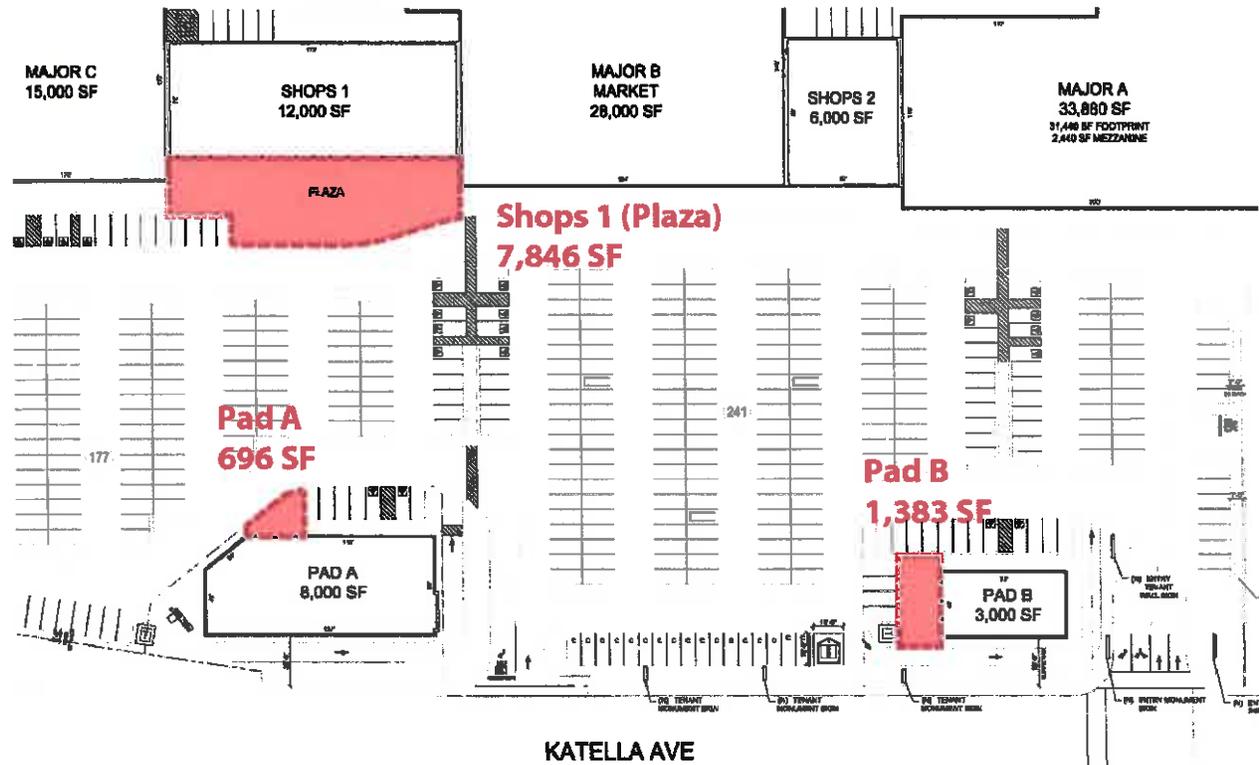
***Shops 1 Outdoor Seating Area***

The Shops 1 outdoor seating area is approximately 7,846 square feet in size and will not be adjacent to any public right-of-way. The seating area will be setback nearly 250 feet from the property line. This outdoor seating area will include casual seating areas and outdoor dining areas for restaurants. This patio area will include shade canopy elements, fire tables, decorative planter pots, benches, sculptured seating, and other amenities.



*Shops 1 (Plaza) outdoor seating area*

**Figure 6: Outdoor Seating Area Location and Size**



At this time, there is no anticipated service of alcoholic beverages associated with the restaurants and therefore no dining barriers will be required. If a business wishes to serve alcoholic beverages in the future, a dining barrier will be required and the business must comply with California Department of Alcoholic Beverage Control standards and permitting, as well as obtain a CUP.

**Conditional Use Permit (CUP 16-13) for Alcoholic Beverage Sales**

The applicant is requesting approval of a Conditional Use Permit for the proposed market to sell alcoholic beverages in accordance with Los Alamitos Municipal Code section 17.10.020. The applicant will submit for the following types of licenses with the California Department of Alcoholic Beverage Control (ABC):

- License Type: 21 - Off-Sale General
- License Type: 86 - Instructional Tasting License

The CUP would cover the same type of sales.

The proposed market is a 28,000 square feet, small-format grocery store. The small-format grocery is in line with similar smaller grocery stores, such as Sprouts, Trader Joes, and Grocery Outlet Bargain Market in terms of store size, which typically fall within the range of 25,000 to 35,000 square feet. Traditional grocery stores, such as Whole Foods, Vons, Stater Bros. Markets, Albertsons, and Ralphs, are typically larger than 40,000 square feet.

### ***Type 21 License (Off-Sale General)***

The sales of alcoholic beverages associated with the Type 21 license (Off-Sale General) will include beer, wine, and spirits for off-site consumption. The store will include areas dedicated to selling alcohol, including refrigerated coolers and display racks. The store will also include in-store tablet kiosks to search the inventory, plan wine pairings with foods, and scan wine, spirits, and/or beer bottles to get details and reviews.

The proposed market (Major B) is located less than 500 feet from Oak Middle School, but will be separated by a six-foot wall. Walking distance from the market's front entrance to the Oak Middle School property via Katella Avenue and Oak Street is approximately 1,200 feet.

The proposed project is located in Census Tract 1101.08. The Census Tract, which is bounded by Coyote Creek, Katella Avenue, Ball Road, and Bloomfield Street, encompasses 17 businesses with active ABC licenses for Active On-Sale Retail (i.e. restaurants and bars) and Active Off-Sale Retail (i.e. grocery stores, liquor stores, and package stores). Of the 17 licenses, 12 are for Active On-Sale Retail and five are for Active Off-Sale Retail. Fifteen of those licenses are on Los Alamitos Boulevard. There are no active licenses within 1,000 feet of the project site.

### ***Type 86 License (Instructional Tasting License)***

The market will also provide instructional tasting events (License Type: 86 - Instructional Tasting License). This license allows a grocery store to bring in a representative of an alcohol manufacturer and do a tasting event. This could be for a sample tasting of wine, beer, or distilled spirits. The size and number of samples that can be given to each guest is restricted. The tastings take place inside a small, roped-off area that's set up for the tasting. Nobody under 21 is allowed into the tasting area, and guests who receive samples have to consume the sample inside the tasting area. Those performing the tasting are trained on ABC rules and safe, responsible alcohol service training. Under ABC rules, the tasting area can be set up anywhere in the grocery store space. The market is intending to have tastings in the beer/wine department, in the cheese department, and occasionally in the meat/seafood department. Even though it's vendors who perform the tastings, the market staff members will work closely with vendors and monitor the events to ensure that they're being conducted in accordance with the rules.

The following are examples of ABC key restrictions associated with a Type 86 license:

- No charge of any sort shall be made for tastings at an instructional tasting event.
- A person under 21 years of age shall not serve, or be served, wine, beer, or distilled spirits at the instructional tasting event.
- Unless otherwise restricted, an instructional tasting event may only take place between the hours of 10 A.M. and 9 P.M.
- The type 86 license shall not authorize any on-sale retail sales to consumers attending the instructional tasting event.
- The type 86 license holder shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.
- At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier. The type 86 license holder shall prominently display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.

### **Planned Sign Program (PSA 16-02)**

The applicant has submitted a sign program for the proposed project. The sign program identifies the location, quantity, orientation, construction methods, illumination, and color and letter styles for each of the proposed signs. Ground signs and building signs are proposed. Ground signs consist of a 120-foot tall freeway pylon sign (as discussed above), entry monument signs, tenant monument signs, and entry tenant wall signs. Building signs consists of art wall, building tenant identification signs, blade signs, and address signs. Table 5 identifies the location and quantity of signs and maximum sign heights, width, and area. A copy of the Planned Sign Program is attached as Attachment B.

All proposed sign colors, letters, illumination, and design are complementary to the proposed architectural style of the buildings, which is contemporary.

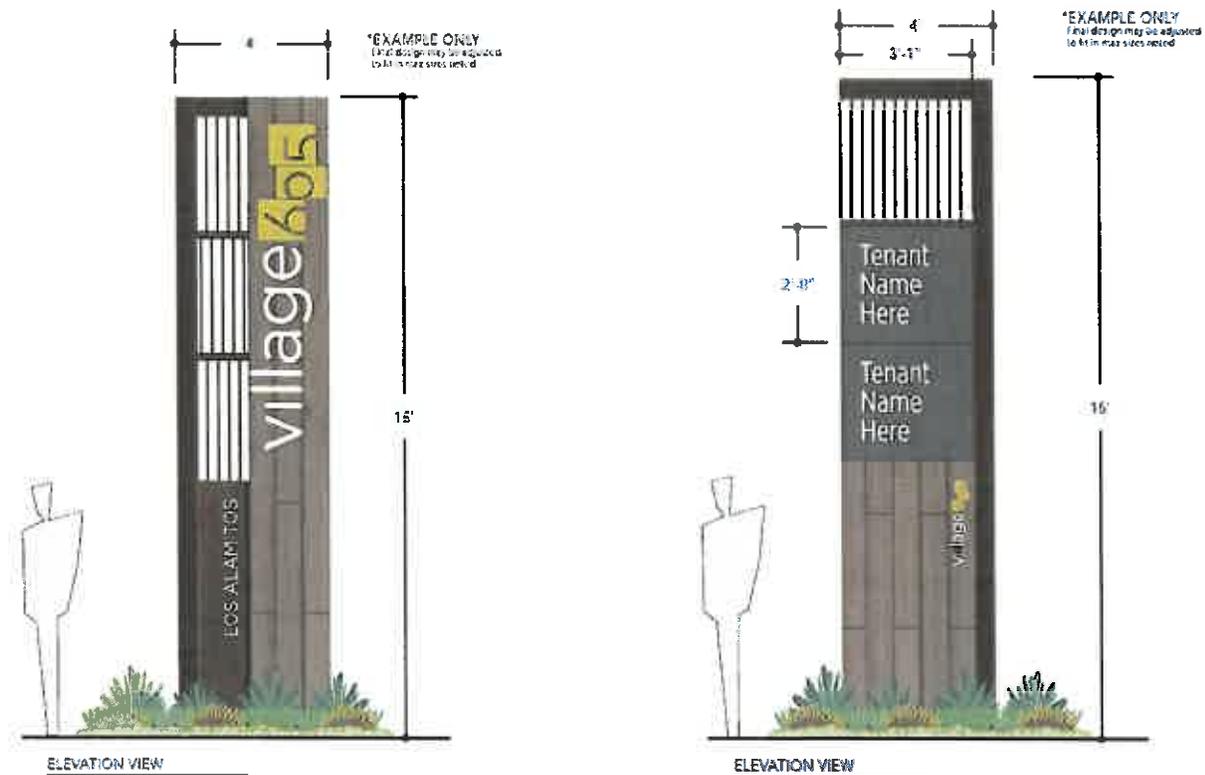
Please see the Variance 16-02 for more information about the freeway pylon sign. The applicant is requesting a variance for the freeway pylon sign to exceed the height and sign area.

**Table 5: Sign Program Summary**

Standards	Location	Maximum			
		Quantity	Height	Width	Area
Freeway Pylon	Ground	1	120'-0"	50'-0"	3,050 sq. ft.
Entry Monument	Ground	2	15'-0"	4'-0"	60 sq. ft.
Tenant Monument	Ground	3	15'-0"	4'-0"	60 sq. ft.
Entry Tenant Wall	Ground	1	12'-0"	7'-0"	84 sq. ft.
Art Wall	Building	1	8'-0"	35'-0"	280 sq. ft.
Building Tenant Identification	Building	27	15'-0"	Varies <sup>1</sup>	Varies
Secondary Tenant Identification	Building	9	3'-0"	Varies <sup>1</sup>	Varies
Blade Sign	Building	TBD	24"	36"	6 sq. ft.
Address Sign	Building	7	17"	4'-0"	6 sq. ft.

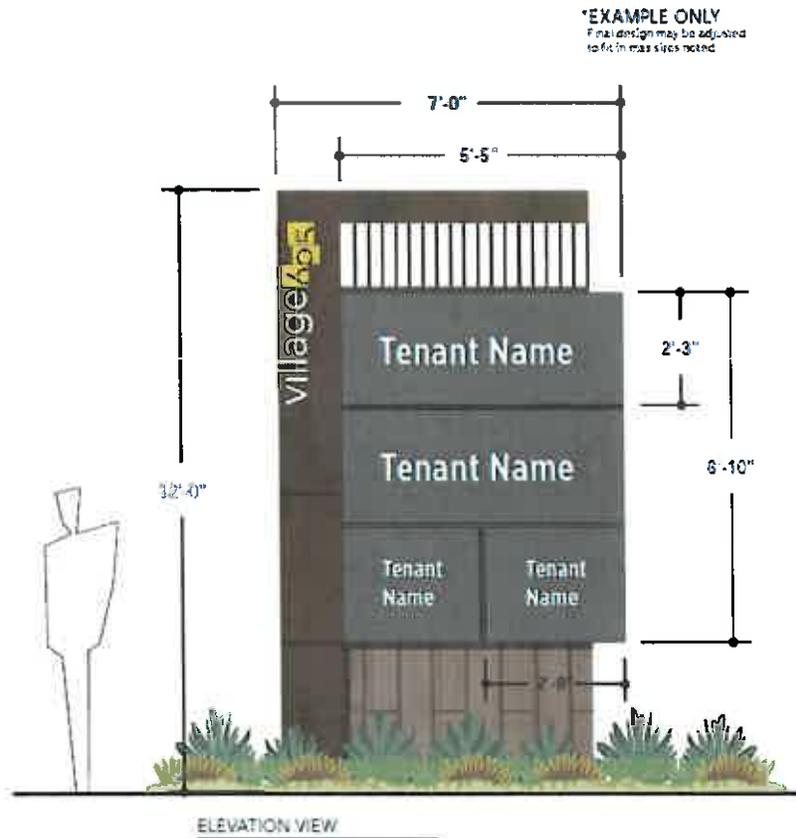
Note: 1. Building Tenant ID width varies per elevation; Secondary Tenant ID width varies per elevation.

**Figure 7: Monument Signs**



*Entry Monument*

*Tenant Monument*



### ***Entry Tenant Wall***

### ***Digital Board Sign***

A digital (electronic) board sign is integrated within the freeway pylon sign. The digital board is 30 feet tall and 18.5 feet wide with a sign area of 555 sq. ft. The purpose of the freeway pylon sign and the digital board are to identify business names occupying the building suites within the shopping center.

Generally, the capability of electronic signs to present changing images raises concerns regarding the effect of such signage on traffic safety, including effects on driver attention and the potential for such signage to produce light of such intensity or direction that could interfere with the drivers' vision.

The Federal Highway Administration (FHWA) has addressed signage issues in general, and digital signs in particular. As part of its agreement with various states pursuant to the Highway Beautification Act (23 U.S.C. §131), for example, it has confirmed that no sign is allowed that imitates or resembles any official traffic sign, and that signs may not be installed in such a manner as to obstruct, or otherwise physically interfere with, an

official traffic sign, signal, or device, or to obstruct or physically interfere with the vision of drivers in approaching, merging or intersecting traffic. These provisions may be enforced by the FHWA, but the agreement with the State of California also requires Caltrans to enforce these provisions.

The segment of I-605 adjacent to the Project Site identified by Caltrans as a “classified landscaped freeway,” meaning it meets the criteria of State Outdoor Advertising Regulations, Sections 2500-2513. As such, installation of signage (whether electronic or stationary) for off-premise displays (that is, advertising for a business not located at the same site as the sign) is prohibited. However, Caltrans does not regulate on-premise displays. The proposed signage at the Project Site is limited to on-premise displays.

On September 25, 2007, the FHWA issued a Memorandum on the subject of off-premises changeable electronic variable message signs. The Memorandum identified “ranges of acceptability” relating to such signage, as follows:

- **Duration of message:** Duration of display is generally between 4 and 10 seconds; 8 seconds is recommended;
- **Transition time:** Transition between messages is generally between 1 and 4 seconds; 1 to 2 seconds is recommended;
- **Brightness:** The sign brightness should be adjusted to respond to changes in light levels;
- **Spacing:** Spacing between the signs should be not less than the minimum specified for other billboards, or greater if deemed required for safety; and
- **Locations:** Location criteria are the same as for other signage, unless it is determined that specific locations are inappropriate.

To minimize the potential for lighting and glare impacts from the electronic project identification sign, the project proponent has incorporated FHWA’s recommended design and operational criteria as elements of the Project. These design features are specified in PDF 1-1 in the Addendum.

One of the Performance Design Features of the Project is that the applicant will operate the electronic message board in accordance with the following:

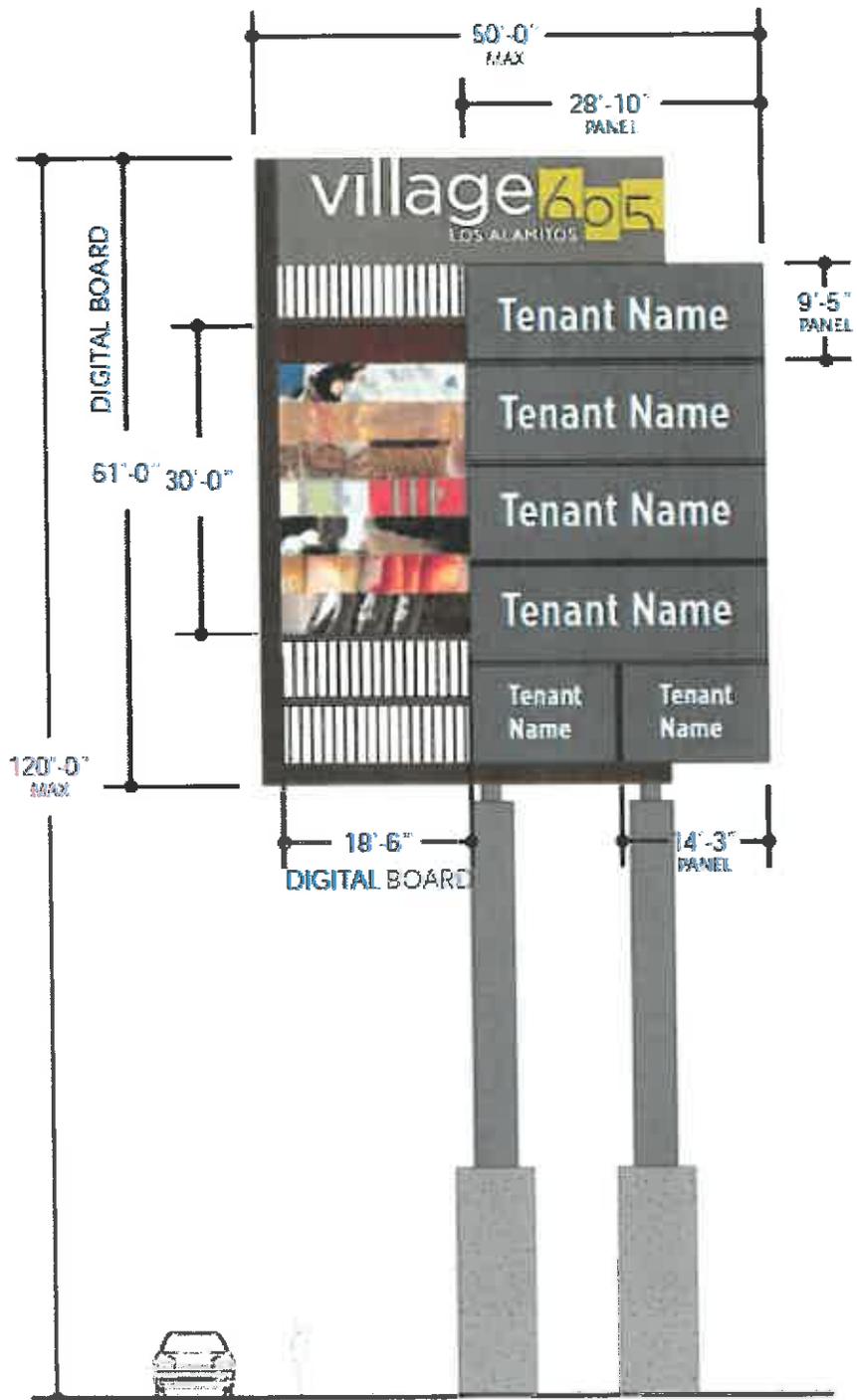
1. **Duration of Message:** The duration of each display will be a minimum of 4 seconds.
2. **Transition Time:** The transition time between messages will be no more than 4 seconds.
3. **Brightness:** Brightness of the sign must adjust to changes in ambient lighting levels.

### **Variance (VAR 16-02) for Freeway Monument Sign**

The applicant is requesting approval of a Variance to allow a proposed freeway monument sign to exceed the height and sign area. Under Chapter 17.56 (Variance), exceeding the dimensional standards identified in the Zoning Code, as in sign heights or sign area, requires the approval of a variance. In addition to the findings prescribed in Section 17.56.050 (Findings and Decision), the Planning Commission shall also find and determine that the proposed pylon sign fulfills the purpose and intent of Chapter 17.28.

The proposed freeway pylon sign is located at the northwest corner of the project site. The proposed sign location will provide high visibility to travelers on the I-605 freeway. Due to the elevation change (approximately 50 feet) as result of the grade change to cross Katella Avenue and the distance from the I-605, a large freeway pylon sign is proposed. The sign will measure 120-feet tall, up to 50-feet wide, with a maximum sign area of 3,050 square feet (per side), including the 555-square-foot digital commercial center identification sign discussed above.

According to Section 17.28.030 (Definitions) the definition of a sign area allows the area of the sign face to be counted on one side only when the sign faces are placed back to back. Therefore the sign area measures 3,050 square feet.



**ELEVATION VIEW**  
SCALE: NTS





## Traffic Study

A Traffic Generation Assessment (TGA), dated October 12, 2016, was prepared for the Proposed Project by Linscott, Law & Greenspan (LLG) Engineers. As shown in Table 7, the Approved Project is forecast to generate 10,773 daily trips, with 437 trips (246 inbound, 191 outbound) produced in the AM peak hour and 531 trips (271 inbound, 260 outbound) produced in the PM peak hour. By comparison, the Proposed Project is forecast to generate 10,479 daily trips, with 431 trips (242 inbound, 189 outbound) produced in the AM peak hour and 514 trips (263 inbound, 251 outbound) produced in the PM peak hour. When the proposed Project is compared to the 121,000 square feet development analyzed as part of the Program EIR, the Project is forecast to generate 294 fewer daily trips, six fewer AM peak hour trips, and 17 fewer PM peak hour trips within the project study area.

**Table 7. Traffic Generation Forecast Comparison  
(Approved Project v. Proposed Project)**

	Average Daily Trips	Peak Hour Trips	
		AM	PM
Approved Project (121,000 sq. ft.)	10,773	437	531
Proposed Project (133,880 sq. ft.)	10,479	431	514
<b><i>Net Project Trip Generation as Compared to the Approved Project</i></b>	<b>-249</b>	<b>-6</b>	<b>-17</b>

Source: Linscott, Law & Greenspan, Engineers, October 2016.

For the Opening Year 2019 scenario, the TGA determined there would not be a significant impact to any of the 20 key study intersections, subject to the implementation of intersection improvements at the Los Alamitos Boulevard at Cerritos Avenue intersection, which are included as Project Design Feature (PDF) 16-1. See CEQA Compliance – Addendum under this report for a full list of Project Design Features. One intersection, Norwalk Boulevard at Wardlow Road in the City of Long Beach, is forecast to have service levels below the applicable standard; however, the added traffic from the Proposed Project does not significantly impact this intersection.

PDF 16-2 ensures that the Civic Center Drive access point would be designed to provide adequate storage for forecast queue lengths, either by widening and restriping the northern leg of the intersection of Civic Center Drive at Katella Avenue to provide an exclusive southbound left-turn lane, a shared left-right-turn lane, and two inbound lanes or by providing two exclusive left turn lanes and an exclusive right-turn lane with a single inbound lane. PDF 16-2 also ensures that the driveway access to Los Alamitos City Hall be relocated as far north as possible to ensure that adequate ingress and egress is provided upon completion of the Proposed Project. A redesign of Civic Center Drive to provide adequate storage for queuing is incorporated into Proposed Project Driveway 1 at Katella Avenue has sufficient storage for the forecast queue lengths.

The Year 2019 Cumulative Plus Project scenario projected the queue for the eastbound left movement from Katella Avenue to Civic Center Drive to be up to 431 feet during the PM peak hour, greater than the 170-foot length of the existing left-turn pocket. As described in PDF 16-2, the Proposed Project would lengthened the left-turn pocket to 450 feet of storage with 120 feet of transition.

In both the Existing Plus Project and Year 2019 Cumulative Plus Project scenarios, no significant impacts were found related to the LOS at project access points (driveways), at the I-605 northbound ramps at Katella Avenue, or along any of the four analyzed key freeway segments along I-605.

With implementation of PDF 16-1 and 16-2, impacts would be less than significant. The Proposed Project is consistent with the impacts identified in the Program EIR and the level of impact (significant and unavoidable) would be reduced from that cited in the Program EIR.

The Program EIR assumed that the SuperMedia/Civic Center Site would be developed with a 163,000 square feet commercial center over approximately 13 acres. The Proposed Project proposes an 113,880 square feet commercial center on 9.6 acres (the SuperMedia site only; the Civic Center remaining in place and not part of the Proposed Project). The Program EIR assumed a 0.29 FAR for the 13 acre site. Proportionally, applying a 0.29 FAR, the 9.6 acre Proposed Project Site would have an allocation of 121,000 square feet. The Proposed Project is proposing a 113,880 square feet commercial center with an FAR of 0.27. Compared to the project approved as part of the Program EIR, fewer trips would be generated by the Proposed Project for 113,880 square feet of retail commercial uses than by the 121,000 square feet of commercial

uses assumed for the Proposed Project Site in the Program EIR. The GPU buildout condition analyzed as part of the Program EIR, represents the cumulative condition, and already assumes full redevelopment of the Proposed Project Site and the Civic Center as 163,000 square feet of commercial uses.

## **CEQA Compliance - Addendum**

In March 2015 the City Council certified a Program EIR for the General Plan Update (“General Plan EIR”). The Proposed Project is within the scope of the General Plan EIR and the General Plan EIR adequately describes the activity for the purposes of CEQA. In connection with the Proposed Project, an Addendum to the General Plan EIR has been prepared in accordance with the provisions of Sections 15162, 15164, and 15168 of the CEQA Guidelines. The Addendum sets forth the analysis for the determination that the Proposed Project is within the scope of the General Plan EIR and that there are no significant environmental impacts which were not identified in the General Plan EIR resulting from the Proposed Project and there are no previously identified significant impacts which would be substantially more severe in connection with the Proposed Project. The Addendum will not be circulated for public review, but a copy will be attached to General Plan EIR. A copy of both the Addendum and the General Plan EIR are on file in the Development Services Department.

### ***Project Design Features***

Project Design Features (PDF) are applicant-initiated actions which effectively reduce potential environmental impacts. They are identified in the Addendum. All PDFs shall be incorporated as conditions of approval.

#### **PDF 1-1 [Electronic Project Identification Sign]**

The Proposed Project includes a sign program, in which the applicant will operate the electronic message board in accordance with the following standards for operation:

- **Duration of Message:** The duration of each display will be a minimum of 4 seconds.
- **Transition Time:** The transition time between messages will be no more than 4seconds.
- **Brightness:** Brightness of the sign must adjust to changes in ambient lighting levels.

#### **PDF 12-1 [Temporary Construction Noise Barrier]**

Construction noise impacts would be temporary and limited. These temporary impacts would cease once the Proposed Project is completed. Complete elimination of construction noise is technically infeasible. However, incorporation of the best available

noise reduction methods, PDFs, and compliance with Mitigation Measure 7-2 would minimize impacts, to less than significant levels. The Proposed Project would not expose sensitive receptors to elevated noise levels from traffic and stationary noise. These measures would ensure that the Proposed Project's noise impacts would not be more severe than those of the Program EIR (significant and unavoidable).

Pursuant to Program EIR Mitigation Measure 7-2, the applicant is incorporating the following best management practices relating to construction of the Proposed Project:

- In accordance with the Los Alamitos Municipal Code hours of construction will be limited to hours of lesser noise sensitivity with heavy equipment to operate from 7 a.m. to 8 p.m. on weekdays and Saturdays, excluding federal holidays.
- Prior to the start of construction activities, the contractor will install a temporary 15-foot-high noise barrier adjacent to the northern and eastern property line. The barrier shall be solid and may consist of acoustical blankets, plywood, or other material with a transmission loss of at least 15 dBA.
- Prior to the start of construction activities, the contractor will install a temporary 8-foot-high noise barrier along the southern property line along Katella Avenue. The barrier shall be solid and may consist of acoustical blankets, plywood, or other material with a transmission loss of at least 8 dBA. The temporary barrier along Katella Avenue will remain in place during the Demolition, Site Prep, and Grading construction phases, and may be removed during Building Construction and Paving phases.
- Construction vehicles and equipment (fixed or mobile) will be equipped with properly operating and maintained mufflers.
- Haul routes and construction-related traffic will be restricted.[See PDF 16-3, Traffic and Transportation]
- Material stockpiles and/or vehicle staging areas will be located as far as practical from dwelling units.[See PDF 16-3, Traffic and Transportation]
- Backup audible warning devices will be replaced with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.
- Where feasible, the grading contractor will coordinate with management of the school facilities to schedule the noisiest activities during periods of lesser sensitivity. Such coordination could be to not operate large equipment close to outdoor student assembly areas when outdoor recreation is in progress, or when the school facility is not occupied.

## **12-2 [Permanent Sound Wall]**

A 6-foot high block wall will be constructed along the northern Project Site property line abutting Oak Middle School.

## **12-3 [Load Dock Screen Walls]**

12-foot high block screen (“wing”) walls will be constructed along the loading dock areas.

## **PDF 16-1 [Los Alamitos Boulevard/Cerritos Avenue Intersection]**

The Proposed Project includes the following roadway improvements at the Los Alamitos Boulevard at Cerritos Avenue intersection which will be implemented prior to the issuance of a Certificate of Occupancy unless the City Engineer determines this PDF is redundant as a result of the implementation of the Los Alamitos Boulevard Median Improvement Project.

- Restripe the eastbound right-turn lane along Cerritos Road to provide a shared through/right-turn lane. Restripe the eastbound departure and provide a third eastbound (receiving) through lane. On-street parking along the south side of Cerritos Avenue is currently prohibited where approximately 270 feet of red curb markings exist. Depending on final design, the restriping improvements will require up to 150 feet of additional red curb installation/parking restrictions, resulting in the loss of street parking by approximately 6 vehicles.
- Modify the existing traffic signal, pavement markings and signs per the City of Los Alamitos Standard Design Guidelines and/or CA Manual on Uniform Traffic Control Devices (MUTCD) to reflect the above roadway restriping. Implementation of this improvement will require the approval of the City of Los Alamitos.
- The project applicant is requesting a reimbursement agreement for costs exceeding the fair-share allocation using traffic mitigation funds received from other development projects found to have an impact on this intersection.

## **PDF 16-2 [Civic Center Drive/Katella Avenue]**

As part of the Proposed Project, the applicant will, in coordination with the City of Los Alamitos:

- Lengthen the left-turn pocket from Katella Avenue onto Civic Center Drive to 450 feet of storage with 120 feet of transition.

- Design the Civic Center Drive access point to provide adequate storage for forecast queue lengths, either by widening and restriping the northern leg of the intersection of Civic Center Drive at Katella Avenue to provide an exclusive southbound left-turn lane, a shared left-right-turn lane, and two inbound lanes or by providing two exclusive left turn lanes and an exclusive right-turn lane with a single inbound lane.
- Relocate the driveway access to Los Alamitos City Hall as far north as possible.
- Modify the northeast corner of Civic Center Drive at Katella Avenue to provide a compound curb radii of 50 to 15 feet.
- Maintain adequate sight distance for Proposed Project driveways by minimizing obstructions (i.e., landscaping and/or hardscape) within the “limited use area” on either side of the proposed project driveways. Landscaping and/or hardscapes will be designed such that a driver’s clear line of sight is not obstructed and does not threaten vehicular or pedestrian safety, as determined by the City Traffic Engineer.
- To accommodate the turning requirements of a WB-65 large truck into the Proposed Project Site, unless otherwise directed by the City Traffic Engineer, the median on the west leg of the intersection of Civic Center Drive at Katella Avenue should be set back 20 feet to accommodate the eastbound left-turn inbound movement and a compound curb return radii of 50 to 15 feet be implemented to accommodate the westbound right-turn inbound movement. Within the Proposed Project Site, it is recommended that a curb return radii of 70 feet be implemented at the north end of the main drive aisle into the site and a curb return radii of 50 feet be implemented in the southwest portion of the site.

**PDF 16-3 [Construction Management Plan]**

As part of the Proposed Project, a Construction Management Plan will be prepared by the applicant in coordination with the City of Los Alamitos, to address the following topics as determined necessary by the City Engineer:

- Ingress and egress for the construction traffic would be via the site right-turn in/out only driveway located along Katella Avenue with a flagman to assist with right-turn egress from to site to westbound Katella Avenue.
- Traffic control for any street closure, detour or other disruption to traffic circulation.
- Identify the routes that construction vehicles will utilize for the delivery of construction materials (i.e., lumber, tiles piping, windows, etc.), to access the

site, traffic controls and detours and proposed construction phasing plan for the Project.

- Identify parking needs and parking areas for construction related equipment and workman support.
- Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets.
- Require the Applicant to keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant will clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer) of any material which may have been spilled, tracked or blown onto adjacent streets or areas.
- Hauling or transport of oversize loads will be allowed between the hours of 8:30 AM and 3:30 PM only, Monday through Friday, unless approved otherwise by the City Engineer (exact hours to be determined by the City Engineer). Hauling or transport may be permitted/required during nighttime hours, weekends or Federal holidays, at the discretion of the City Engineer. All hauling/delivery access to and from the site will be from Katella Avenue. An approved Haul Route Permit will be required from the City.
- Haul trucks entering or exiting public streets shall at all times yield to public traffic.
- If hauling operations cause any damage to existing pavement, street, curb and/or gutter along the haul route, the applicant will be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer.
- All construction-related parking and staging of vehicles will be kept out of the adjacent public roadways and parking lots and will occur on-site.
- This Plan shall meet standards established in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as City of Los Alamitos requirements.

## **Staff Recommendation**

This item will come back to the Planning Commission for formal consideration at a public hearing scheduled for November 16, 2016 when the Planning Commissioners can consider the following:

- Site Plan Review (SPR 16-04)

- Conditional Use Permit (CUP 16-08) for Pad A Drive-through Facility with 24-hour operations
- Conditional Use Permit (CUP 16-09) for Pad B Drive-through Facility with 24-hour operations
- Conditional Use Permit (CUP 16-10) for Pad A Large Outside Seating
- Conditional Use Permit (CUP 16-11) for Pad B Large Outside Seating
- Conditional Use Permit (CUP 16-12) for Shops 1 Large Outside Seating
- Conditional Use Permit (CUP 16-13) for Alcoholic Beverage Sales for Off-site consumption and instructional tasting
- Vesting Tentative Map (VTM 16-01)
- Variance (VAR 16-02)
- Planned Sign Program (PSP 16-02)

**Attachments:**

1. *Proposed Project Submittal Package dated October 10, 2016, (including Site Plans, Grading Plan, Utility Plans, Concept Landscape Plan, Lighting Plan, and Conceptual Architectural Elevations, and Conceptual Renderings)*
2. *Sign Program (PSP 16-02)*
3. *General Plan Update Environmental Impact Report Addendum (To be delivered to Planning Commissioners on Friday, October 21, 2016)*
  - a. *Addendum Appendix A: Air Quality and Greenhouse Gas Assessment*
  - b. *Addendum Appendix B-1: Historic Resources Survey*
  - c. *Addendum Appendix B-2: Cultural and Paleontological Report*
  - d. *Addendum Appendix C: Preliminary Geotechnical Investigation*
  - e. *Addendum Appendix D: Phase 1 Site Assessment*
  - f. *Addendum Appendix E: Hydrology Report*
  - g. *Addendum Appendix F: Preliminary Water Quality Management Plan*
  - h. *Addendum Appendix G: Noise Study*
  - i. *Addendum Appendix H: Traffic Generation Assessment*



---

VILLAGE 605

**LOS ALAMITOS**

---

ENTITLEMENT SUBMITTAL | 10.10.2016

## SHEET INDEX

---

### ARCHITECTURAL

A1	Architectural Site Plan
A2	Conceptual Elevation - Major A
A3	Conceptual Elevation - Shops I
A4	Conceptual Elevation - Major B - South
A5	Conceptual Elevation - Major C - South
A6	Conceptual Elevation - Major C - Outdoor Area - East
A7	Conceptual Elevation - Major C Back of House - North
A8	Conceptual Elevation - Major B Back of House - North
A9	Conceptual Elevation - Shops I + Loading - North
A10	Conceptual Elevation - Major A + Loading - North
A11	Conceptual Elevation - Major A + Loading - West
A12	Conceptual Elevation - PAD A
A13	Conceptual Elevation - PAD B
A14	Conceptual Elevation - Trash Enclosure and CMU Wall
A15	Conceptual Rendering - Aerial
A16	Conceptual Rendering - Aerial
A17	Conceptual Rendering - Whole Foods - View 1
A18	Conceptual Rendering - Whole Foods - View 2
A19	Conceptual Rendering - Tivoli
A20	Conceptual Rendering - Major A
A21	Conceptual Rendering - Shops
A22	Conceptual Rendering - PAD A
A23	Conceptual Rendering - PAD A
A24	Conceptual Rendering - PAD A
A25	Conceptual Rendering - PAD B
A26	Conceptual Materials and Finishes

### CIVIL

C0	Planning Application Title Sheet
C1	Overall Site Plan
C2	Detail Site Plan - West
C3	Detail Site Plan - East
C4	Overall Grading Plan
C5	Detail Grading Plan - West
C6	Detail Grading Plan - East
C7	Overall Utility Plan
C8	Detail Utility Plan - West
C9	Detail Utility Plan - East
C10	Site Plan Detail
	Vesting Tentative Parcel Map

### LANDSCAPE

CLP1.0	Conceptual Landscape Site Plan and Tree Demo Exhibit
CLP1.1	Conceptual Landscape Plan Plaza Enlargement
CLP1.2	Conceptual Landscape Entry Enlargement and Section
CLP1.3	Conceptual Landscape Plant Palette

## SHEET INDEX

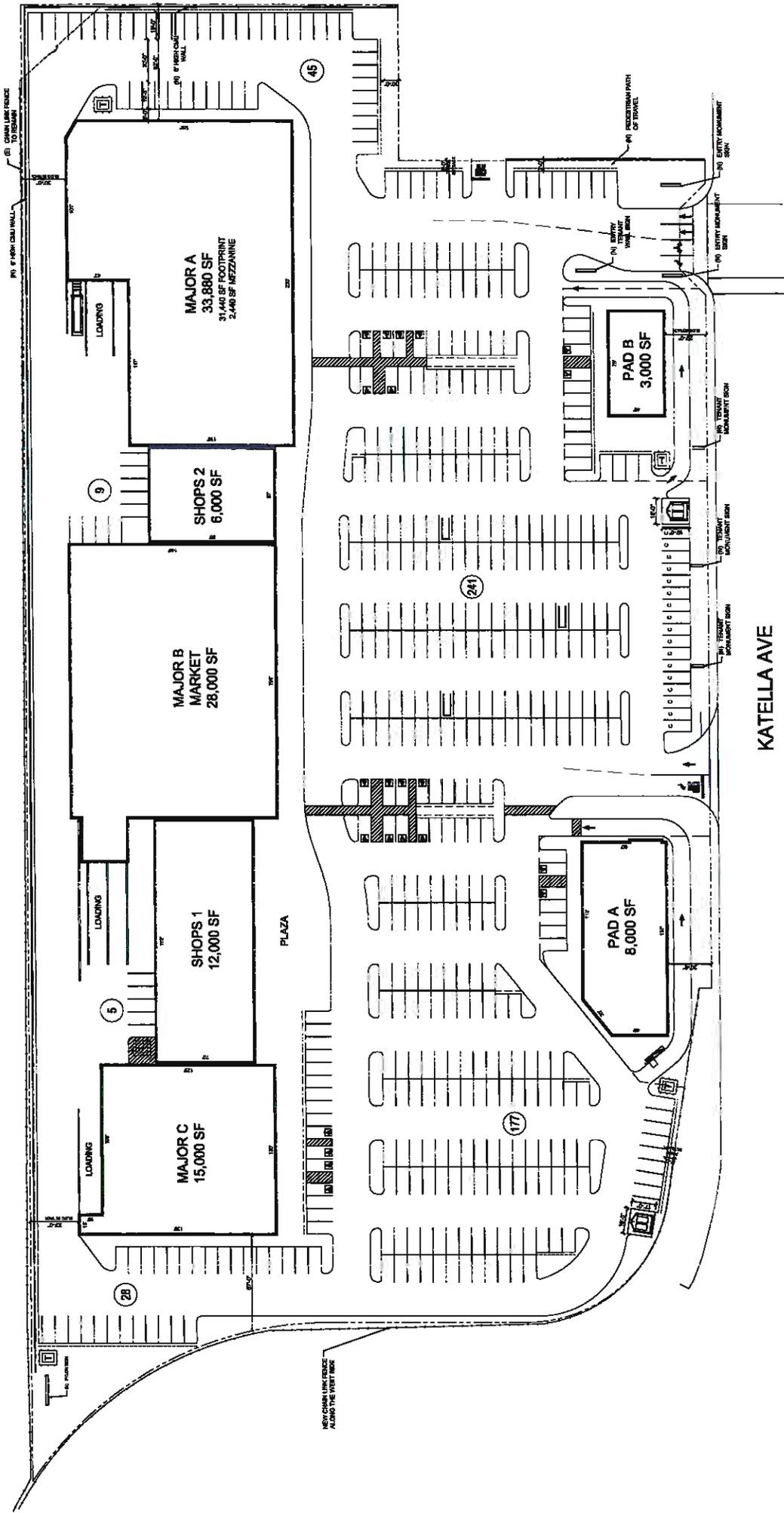
---

### LIGHTING

LD-01	Lighting Design Cover Sheet	
LD-02	Lighting Design Index Sheet	
LD-03	Site Plan	
LD-04	Site Illuminance Levels	
LD-05	Facade Lighting Major A	Sign Type F - Building Tenant ID Elevation
LD-06	Facade Lighting Major B	Sign Type F - Building Tenant ID Elevation
LD-07	Facade Lighting PAD A	Sign Type F - Building Tenant ID Elevation
LD-08	Plaza Perspective	Sign Type F - Building Tenant ID Elevation
LD-09	Plaza Plan	Sign Type G - Secondary Tenant ID
		Sign Type G - Secondary Tenant ID Elevation
		Sign Type G - Secondary Tenant ID Elevation
		Blade Sign (Typical)
		Address Sign

### SIGNAGE

O.0	Signage Cover Sheet	
O.1	Signage Overview	
O.2	Overall Site Signage	
O.3	Signage - PAD A	
O.4	Signage - PAD B	
O.5	Signage - Major A & Shops 1	
O.6	Signage - Major B, C, & Outdoor	
1.0	Sign Type A	
2.0	Sign Type B	
3.0	Sign Type C	
4.0	Sign Type D	
5.0	Sign Type E	
6.0	Sign Type F - Building Tenant ID	
6.1	Sign Type F - Building Tenant ID Elevation	
6.2	Sign Type F - Building Tenant ID Elevation	



KATELLA AVE

ARCHITECTURAL SITE PLAN

LINCOLN  
PROPERTY  
COMPANY

village

LOS ANGELES, CA  
REG #15832  
ONE ILLINOIS



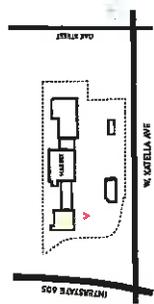
KTGY Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



AI



OVERALL SOUTH ELEVATION



A2



KTGY Group, Inc.  
 Architecture+Planning  
 17911 Von Karman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



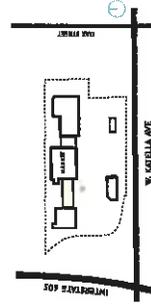
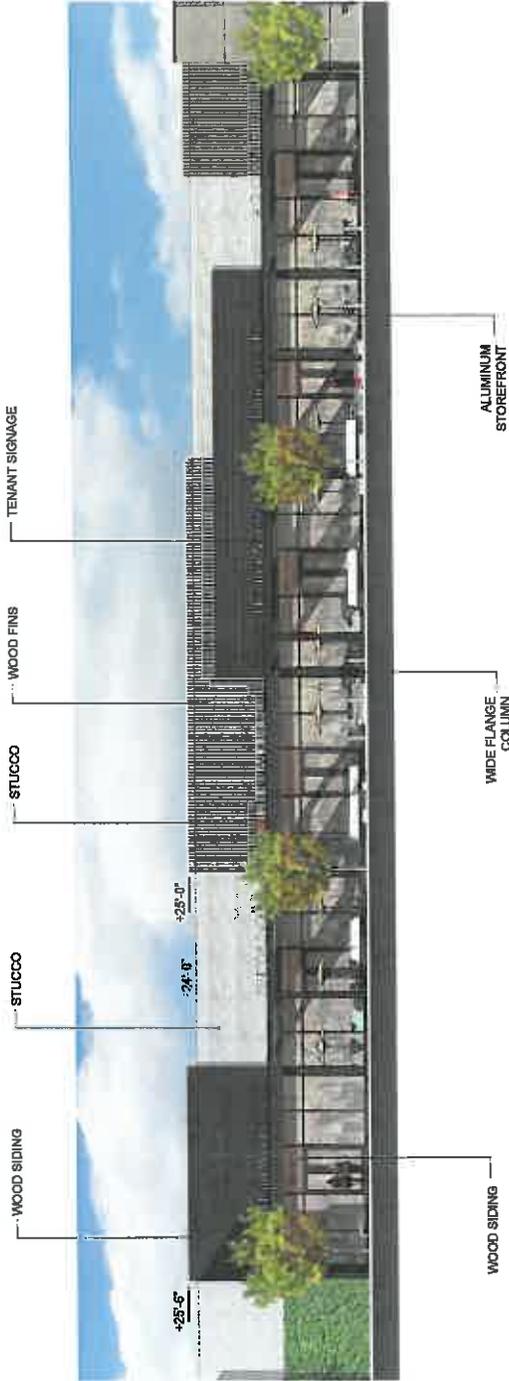
LOS ALAMITOS, CA  
 EXIST #19332  
 DME 10.11.14

CONCEPTUAL ELEVATION - MAJOR C

LINCOLN  
 PROPERTY  
 COMPANY



OVERALL SOUTH ELEVATION



SCALE: 1/8" = 1'-0"

village

LOS ANIMITOS, CA  
 KIP #14652  
 DNE - 10.11.17

A3



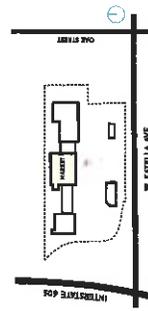
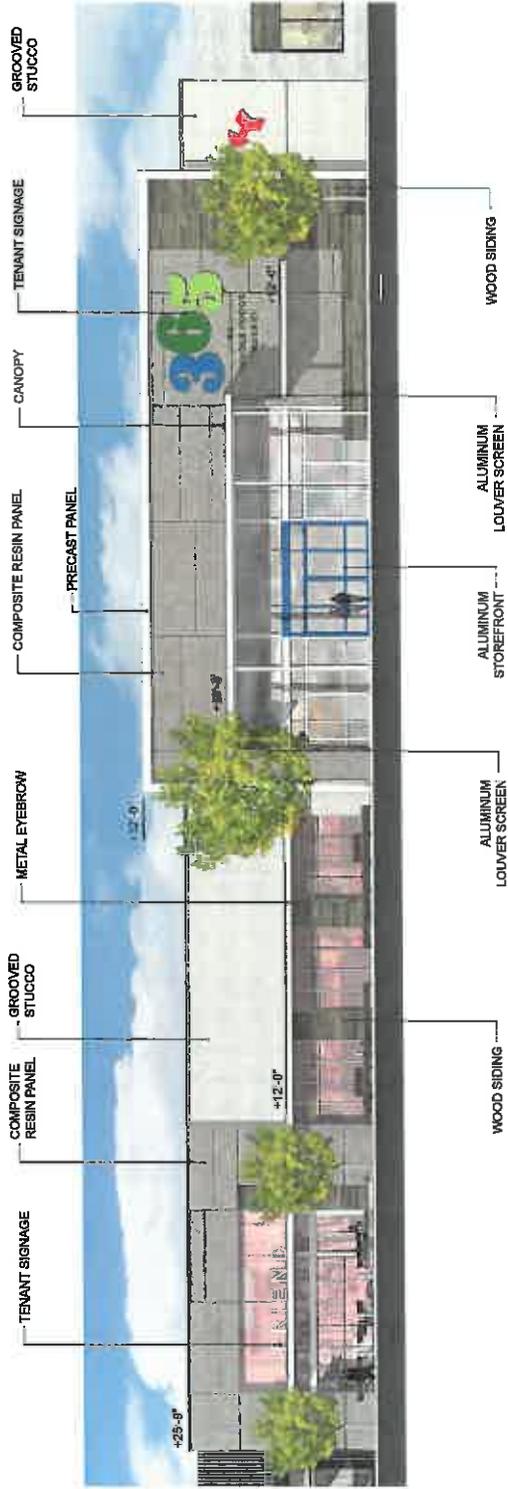
KTGY Group, Inc.  
 Architecture+Planning  
 17511 Von Karmen Ave., Suite 200  
 Irvine, CA 92614  
 949.861.2133  
 ktgy.com

CONCEPTUAL ELEVATION - SHOPS I

LINCOLN  
 PROPERTY  
 COMPANY



OVERALL SOUTH ELEVATION



SCALE 1/8" = 1'-0"  
0 5 10 15 20'

A4

**KTGY**  
KTGY Group, Inc.  
Architecture-Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

**village**  
OF ALAMITOS

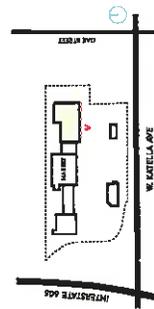
LOS ALAMITOS, CA  
KEY #19523  
ONE HUNTER

CONCEPTUAL ELEVATION - MAJOR B - SOUTH

LINCOLN  
PROPERTY  
COMPANY



OVERALL SOUTH ELEVATION



SCALE: 1/8" = 1'-0"

A5



KTGY Group, Inc.  
 Architecture+Planning  
 17811 Von Karman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



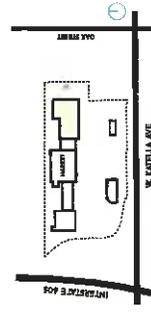
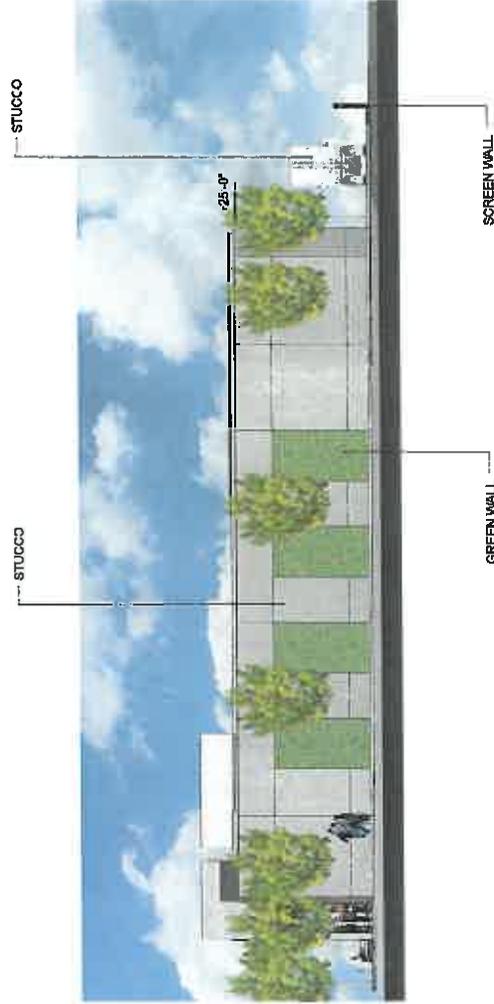
LOS ALAMITOS, CA  
 KIP #14832  
 ONE - 14.1.1.F

CONCEPTUAL ELEVATION - MAJOR A - SOUTH





OVERALL SOUTH ELEVATION



SCALE: 1/8" = 1'-0"

KTGY Group, Inc.  
 Architecture+Planning  
 77911 Von Karman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 kgy.com

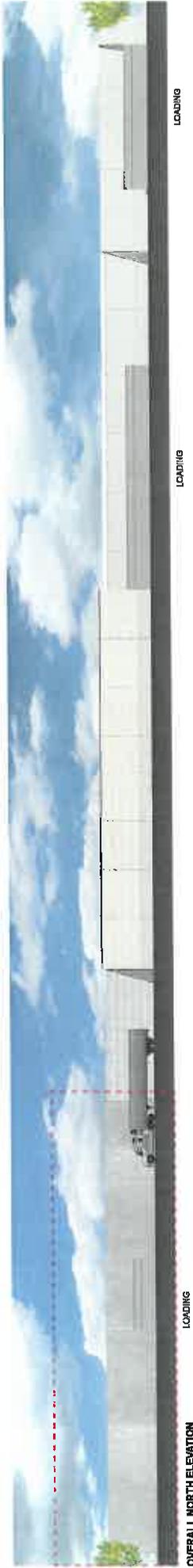


LOS ALAMITOS, CA  
 PROJECT #15833  
 DATE: 11.18.14

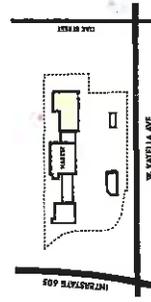
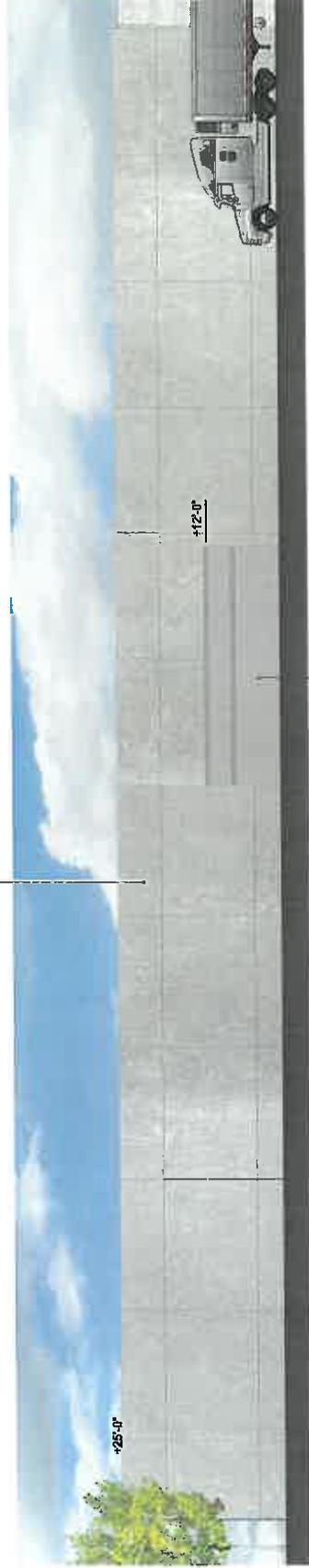
CONCEPTUAL ELEVATION - MAJOR A - OUTDOOR SALES AREA - EAST

LINCOLN  
 PROPERTY  
 COMPANY





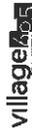
STUCCO



A7



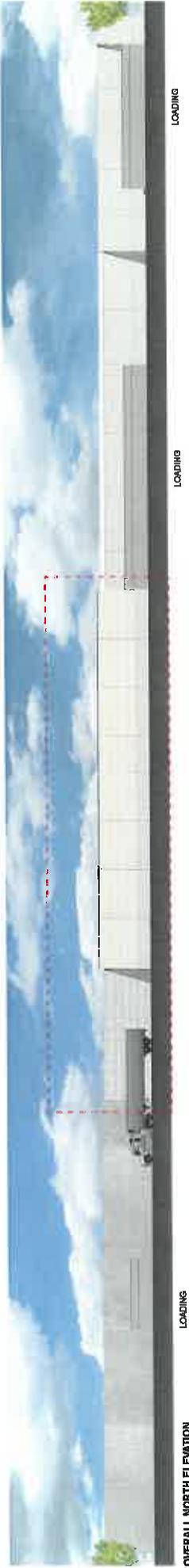
KTGY Group, Inc.  
 Architecture-Planning  
 17911 Von Keimann Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



LOS ALAMITOS, CA  
 KTGY #130332  
 DATE: 10.11.14

CONCEPTUAL ELEVATION - MAJOR A BACK OF HOUSE - NORTH

LINCOLN  
 PROPERTY  
 COMPANY



OVERALL NORTH ELEVATION

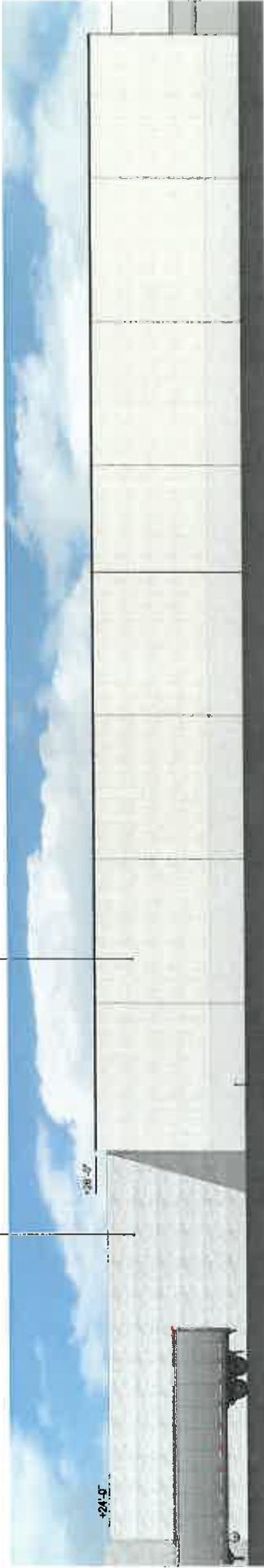
LOADING

LOADING

LOADING

STUCCO

STUCCO



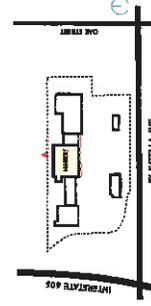
CONCRETE  
RAMPSCOT

CONCEPTUAL ELEVATION - MAJOR B BACK OF HOUSE - NORTH



LOS ALAMITOS, CA  
REG # 143532  
DME 11.10.14

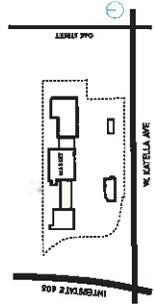
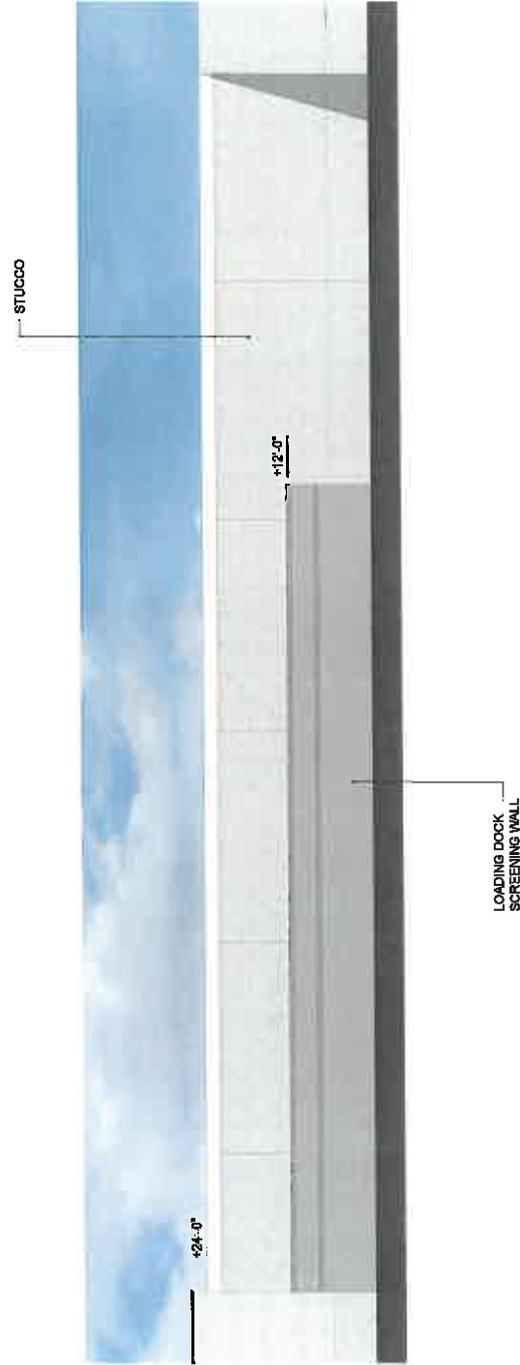
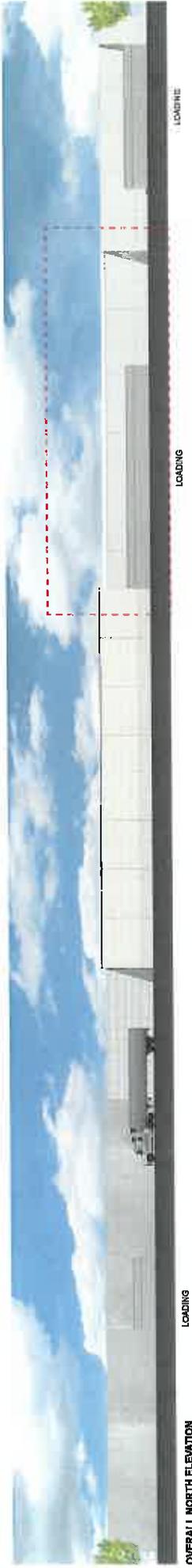
LINCOLN  
PROPERTY  
COMPANY



A8



KTSV Group, Inc.  
Architectural Planning  
17811 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2183  
ktsv.com



A9



**KITGV Group, Inc.**  
 Architecture+Planning  
 17911 Von Kerman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 kitgv.com



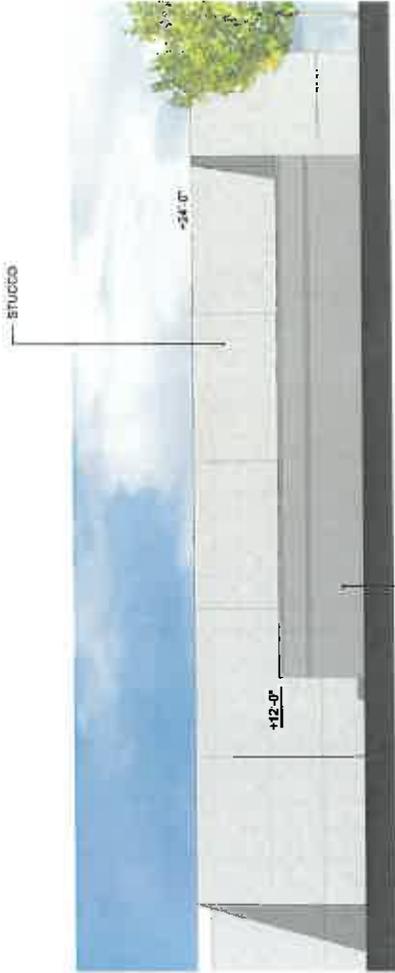
**LOS ALAMITOS, CA**  
 SITE #13132  
 DATE 11.11.16

**CONCEPTUAL ELEVATION - SHOPS 1 + LOADING - NORTH**

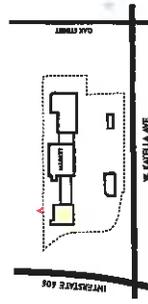
**LINCOLN  
 PROPERTY  
 COMPANY**



OVERALL NORTH ELEVATION



LOADING DOCK SCREENING WALL



A10



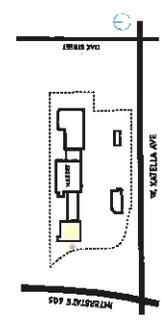
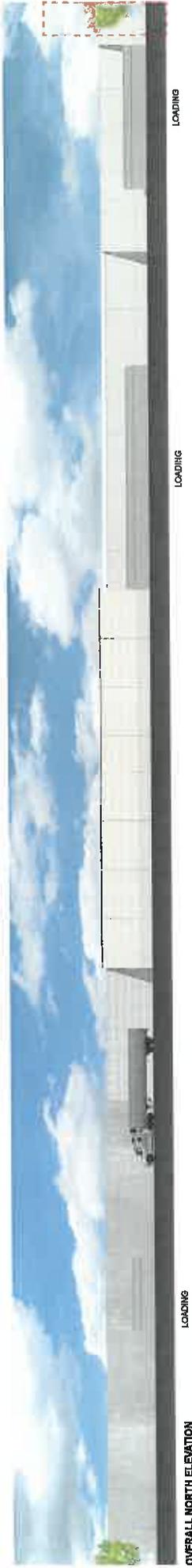
**KTGY Group, Inc.**  
 Architecture+Planning  
 17511 Von Karman Ave., Suite 200  
 Irvine, CA 92614  
 949.861.1213  
 kgy.com



**LOS ANIMOS, CA**  
 XREF #11453  
 ME 11.11.14

CONCEPTUAL ELEVATION - MAJOR C + LOADING - NORTH

**LINCOLN  
 PROPERTY  
 COMPANY**



ALL



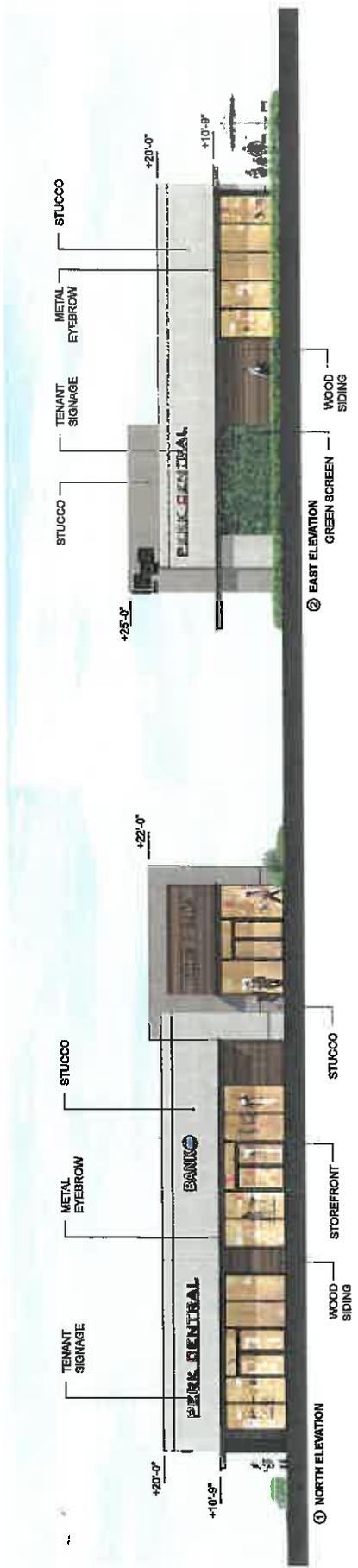
**KTGY Group, Inc.**  
 Architecture+Planning  
 17811 Von Karman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



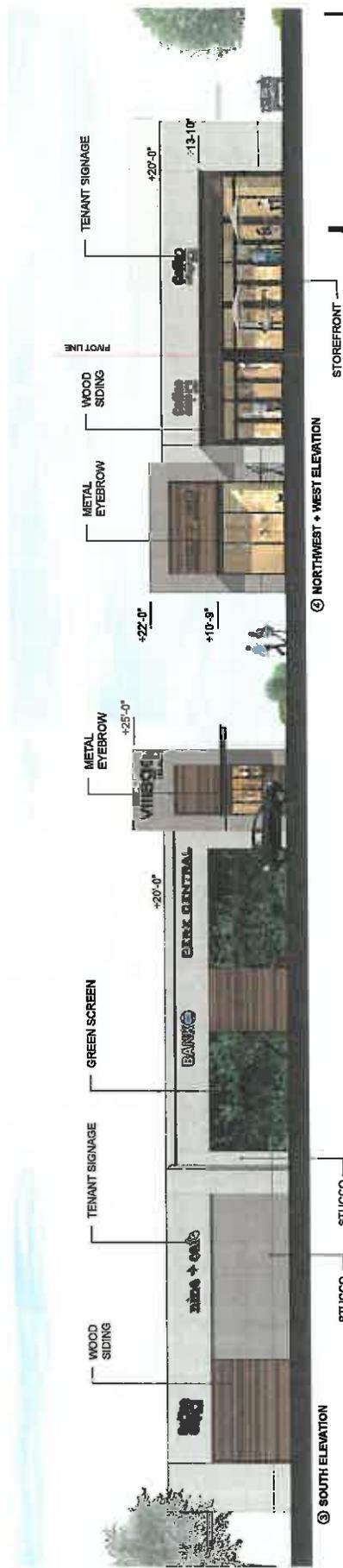
**LOS ALAMITOS, CA**  
 EGT #19332  
 ONE N.M.114

**CONCEPTUAL ELEVATION - MAJOR C + LOADING - WEST**

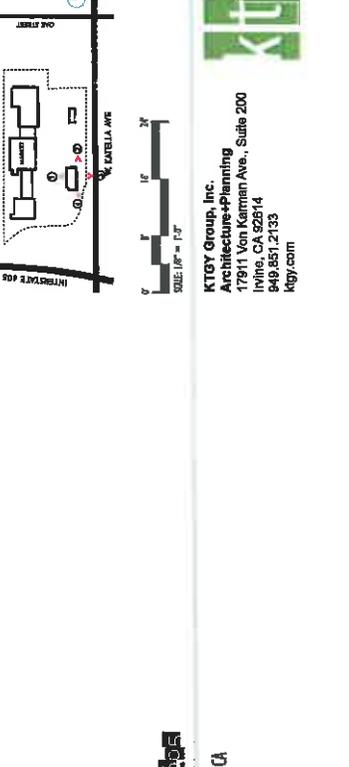
**LINCOLN  
 PROPERTY  
 COMPANY**



① NORTH ELEVATION



③ SOUTH ELEVATION



② NORTHWEST + WEST ELEVATION

CONCEPTUAL ELEVATION - PAD A

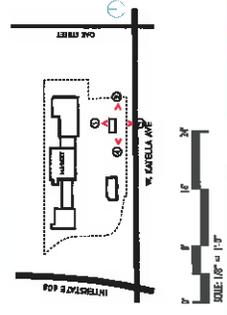
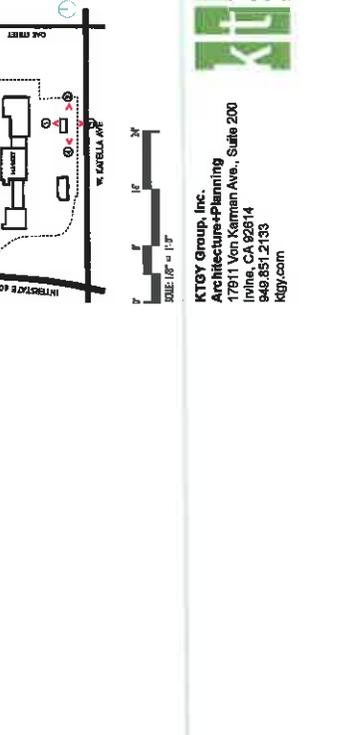
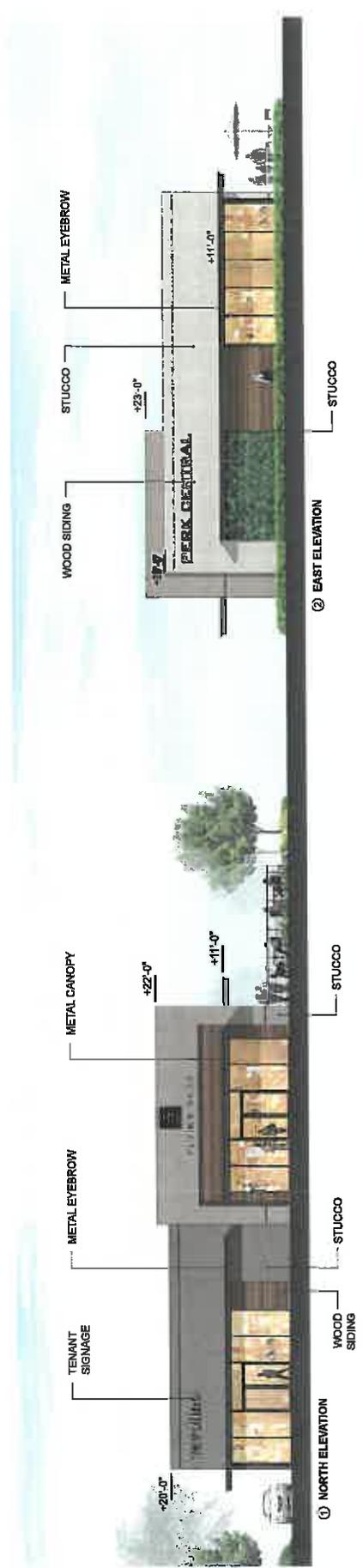
village **MAPES**  
 LOS ANGELES, CA  
 K07 #15832  
 DME ILLM4

A12



KTGY Group, Inc.  
 Architecture+Planning  
 17911 Von Karmen Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2135  
 ktgy.com

LINCOLN  
 PROPERTY  
 COMPANY



A13



KTGY Group, Inc.  
 Architecture+Planning  
 17811 Connerman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



LOS ANIMOS, CA  
 KTY #1832  
 DUE 11.14.14

CONCEPTUAL ELEVATION - PAD B





FRONT ELEVATION

RIGHT ELEVATION

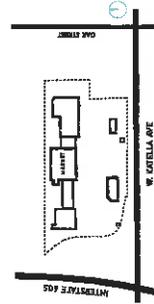


LEFT ELEVATION

BACK ELEVATION



(N) CMU WALL AT NORTH EDGE OF SITE



A14



KTGY Group, Inc.  
 Architecture-Planning  
 17911 Conchman Ave., Suite 200  
 Irvine, CA 92614  
 949.251.2133  
 ktgy.com



LOS ANIMTOS, CA  
 ENG #19532  
 DWE HLL/LH

CONCEPTUAL ELEVATION - TRASH ENCLOSURE AND NEW CMU WALL





CONCEPTUAL RENDERING - AERIAL

LINCOLN  
PROPERTY  
COMPANY

village  
LOS ANGELES

LOS ANGELES, CA  
REG # 118321  
DEC 11, 2014

KTYG Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktyg.com

A15





**CONCEPTUAL RENDERING - AERIAL**

**LINCOLN  
PROPERTY  
COMPANY**

**village**  
BY APPOINTMENT

LOS ALAMITOS, CA  
 562 #10332  
 562 811.116

**KTGV Group, Inc.**  
 Architecture-Planning  
 17911 Von Kerman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2183  
 ktgv.com

**A16**



MARKET



W. SATELLA AVE

INNOV



CONCEPTUAL RENDERING - WHOLE FOODS - VIEW 1

LINCOLN  
PROPERTY  
COMPANY

village  
LOS ANGELES

LOS ANAMITOS, CA  
RDP #11952L  
RDC #11111

KTRV Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktrv.com

A17





CONCEPTUAL RENDERING - WHOLE FOODS - VIEW 2

LINCOLN  
PROPERTY  
COMPANY

village  
ARCHITECTURE

LOS ANGELES, CA  
KTGY #153532  
DATE 11.10.14

KTGY Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



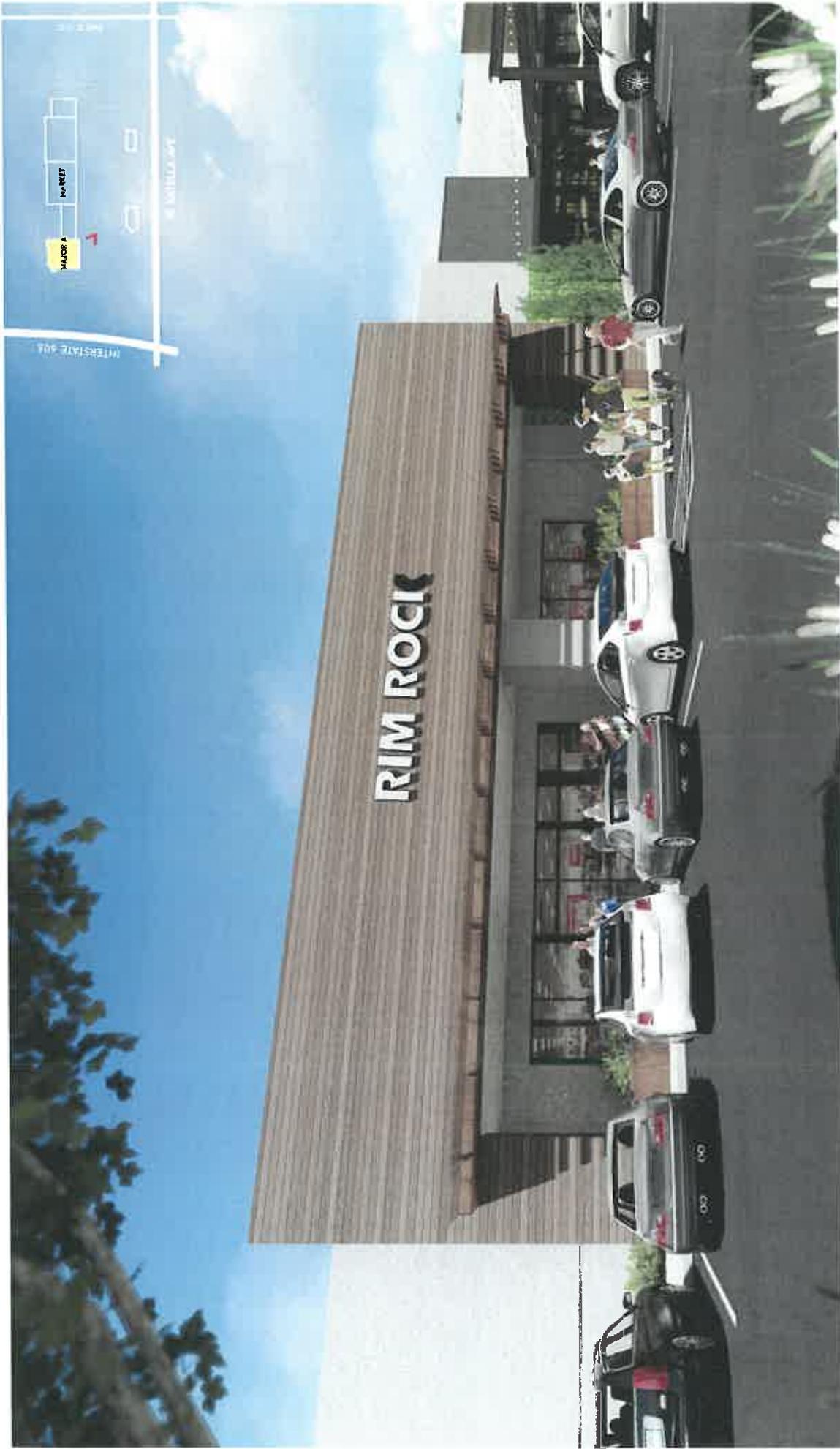
**CONCEPTUAL RENDERING - TIVOLI**

**LINCOLN  
PROPERTY  
COMPANY**

**village**  
ARCHITECTURE

LOS ANGELES, CA  
OFF #15152  
DATE 11.11.16

**KTGY Group, Inc.**  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



CONCEPTUAL RENDERING - MAJOR A

LINCOLN  
PROPERTY  
COMPANY

village  
of  
ALAMITOS

LOS ALAMITOS, CA  
KIT #19352  
DATE 10.11.14

KITGY Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
kitgy.com

kitgy

A20



**CONCEPTUAL RENDERING - SHOPS**

**LINCOLN  
PROPERTY  
COMPANY**

**village55**  
COMMERCIAL REAL ESTATE

**LOS ANGELES, CA**  
REG #13832  
DRE #13811

**KTRV Group, Inc.**  
Architecture/Planning  
17511 Vanowen Ave., Suite 200  
Irvine, CA 92614  
949.851.2133  
ktrv.com

**AZ1**





CONCEPTUAL RENDERING - PAD A

LINCOLN  
PROPERTY  
COMPANY

village  
LOS ANGELES

LOS ANGELES, CA  
OFF #10512  
ONE 10.11.11

KTGY Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.851.2183  
ktgy.com

A22





A23



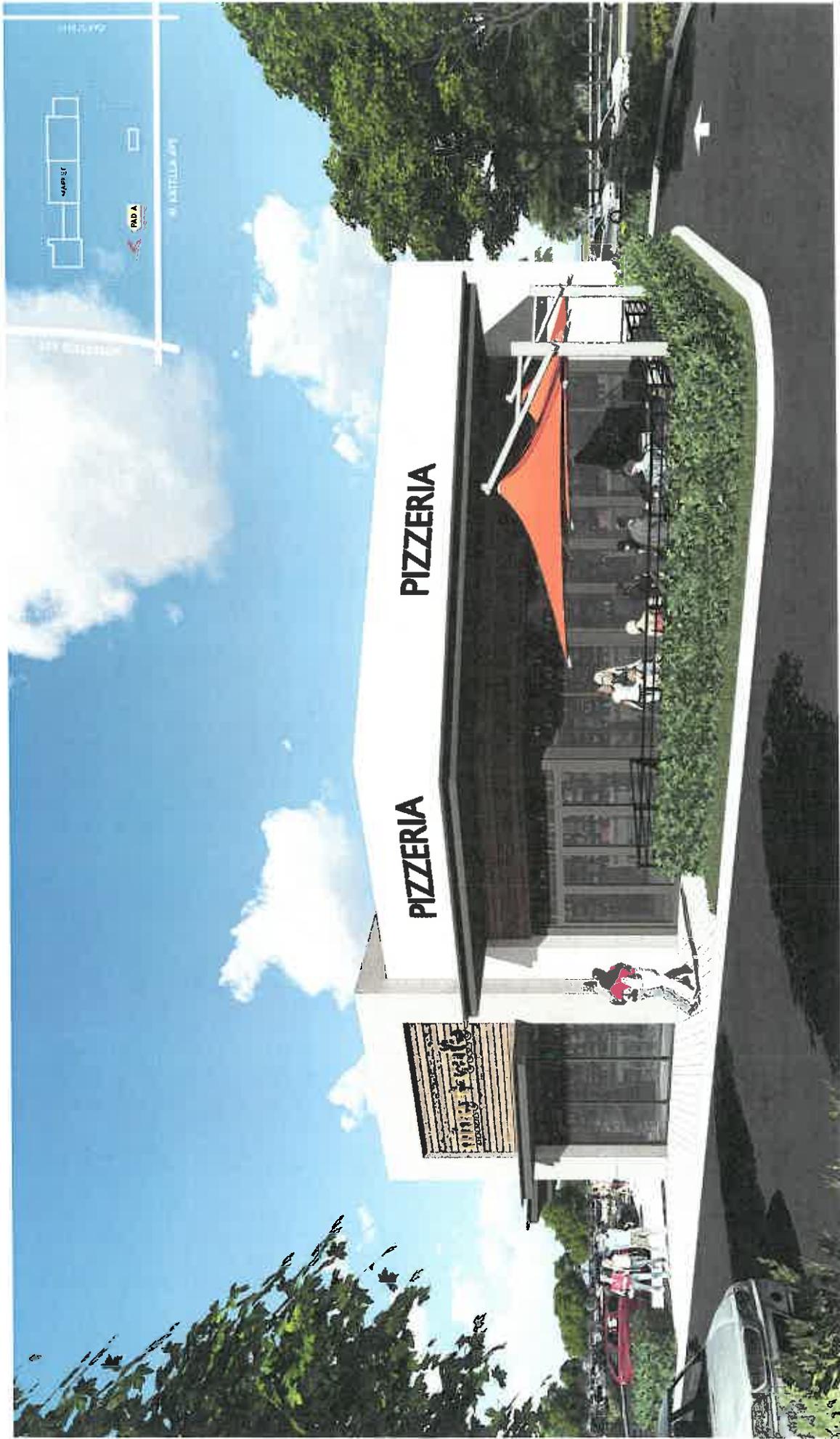
**KTGY Group, Inc.**  
 Architecture, Planning  
 17911 Van Korman Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2153  
 ktgy.com



**LOS ALAMITOS, CA**  
 ERF #19832  
 DATE 11.11.11

CONCEPTUAL RENDERING - PAD A

**LINCOLN  
 PROPERTY  
 COMPANY**



**CONCEPTUAL RENDERING - PAD A**

**LINCOLN  
PROPERTY  
COMPANY**

**village**  
COMMERCIAL REAL ESTATE

LOS ANGELES, CA  
TEXT #14533  
DATE 11.11.16

**KTCY Group, Inc.**  
Architecture+Planning  
17311 Van Korman Ave., Suite 200  
Irvine, CA 92614  
949.861.2135  
ktyg.com





CONCEPTUAL RENDERING - PAD B

village **at** **ALAMITOS**

LOS ALAMITOS, CA  
 KIT # 151532  
 DATE 11.14.14

LINCOLN  
 PROPERTY  
 COMPANY

KTGY Group, Inc.  
 Architecture-Planning  
 17911 Von Karmen Ave., Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

A25





**FINISHES**

1	STUCCO - Groove texture	11	COMPOSITE PANEL - NA-13 Silver Quartzite Rock texture Thapa	16	CORRUGATED METAL - Dark Bronze	21	CMU BLOCK - "Warm Gray" Precision Finish Angalia
2	STUCCO - Fine Sand Float	12	COMPOSITE PANEL - NA-13 Snow White (2122-70) Benjamin Moore	17	CORRUGATED METAL - Rural Earth (1239) Benjamin Moore	22	WOOD SIDING - "C 08 Burma" Reyaya
3	STUCCO - Heavy Sand Float	13	COMPOSITE PANEL - NA-13 Broken Arrow (1028) Benjamin Moore	18	CORRUGATED METAL - Slate Gray	23	WOOD SIDING - "C 08 Burma" Reyaya
4	ALUMINUM STOREFRONT - Clear (AC-2) Arcadia	14	PRECAST PANEL - Color 152 Sandblast white w/ granite aggregate Gaba Precast	19	PAINT - Per Four (470) Benjamin Moore	24	WOOD SIDING - "C 08 Burma" Reyaya
5	ALUMINUM STOREFRONT - Standard Dark Bronze (AB-7) Arcadia	15	PAINT - "Broken Arrow" (1028) Benjamin Moore	20	PAINT - Rural Earth (1239) Benjamin Moore		
6	WOOD SIDING - "C 29 Aged Teak" Reyaya	16	WOOD SIDING - "C 29 Dark Taupe" Reyaya				
7	WOOD SIDING - "C 14 Stem" Reyaya						



KTGY Group, Inc.  
Architecture+Planning  
17911 Von Karman Ave., Suite 200  
Irvine, CA 92614  
949.351.2133  
ktgy.com



LOS ANGELES, CA  
EST. #19833  
DRE 111116

**CONCEPTUAL MATERIALS AND FINISHES**



**OWNER/DEVELOPER**  
 LINCOLN PROPERTY COMPANY  
 114 PACIFICA  
 SUITE 370  
 IRVINE, CALIFORNIA 92618  
 949-355-1191  
 CONTACT: PABRIE MILLER

**LINCOLN PROPERTY COMPANY**

**ARCHITECT**  
 KTOBY GROUP, INC.  
 17911 VON KARMAN AVENUE, SUITE 200  
 IRVINE, CA 92614  
 949-851-2133  
 CONTACT: MR. CHRIS CUASO



**CIVIL ENGINEER**  
 R.A. SMITH NATIONAL, INC.  
 8801 RESEARCH DRIVE  
 IRVINE, CALIFORNIA 92618  
 (949) 872-3978  
 CONTACT: MR. CHRIS BRATTY  
 CONTACT: MR. SAMUEL JACOBI, P.E.

**R.A. Smith National**  
 Beyond Surveying  
 and Engineering

11411 Research Drive, Suite 200  
 Irvine, CA 92618  
 949-851-2133

**LANDSCAPE ARCHITECT**  
 CONCEPTUAL DESIGN AND PLANNING COMPANY  
 3195-C AIRPORT LOOP DRIVE  
 STUDIO ONE  
 COSTA MESA, CALIFORNIA 92626  
 949-399-0870 X213  
 CONTACT: MR. JOHN PAULSON



**LINCOLN PROPERTY COMPANY**

**PLANNING APPLICATION TITLE SHEET**

# village605

LOS ALAMITOS

**SHEET INDEX**

**CIVIL INDEX**

- C1 PLANNING APPLICATION TITLE SHEET
- C2 OVERALL SITE PLAN
- C3 DETAIL SITE PLAN (WEST)
- C4 DETAIL SITE PLAN (EAST)
- C5 OVERALL GRADING PLAN
- C6 DETAIL GRADING PLAN (WEST)
- C7 DETAIL GRADING PLAN (EAST)
- C8 OVERALL UTILITY PLAN
- C9 DETAIL UTILITY PLAN (WEST)
- C10 DETAIL UTILITY PLAN (EAST)
- C11 SITE PLAN DETAILS

**ARCHITECTURAL INDEX**

- A1 ARCHITECTURAL SITE PLAN
- A2 CONCEPTUAL ELEVATION - MAJOR A - SOUTH
- A3 CONCEPTUAL ELEVATION - SHOPS 1 - SOUTH
- A4 CONCEPTUAL ELEVATION - MAJOR B - SOUTH
- A5 CONCEPTUAL ELEVATION - MAJOR C - SOUTH
- A6 CONCEPTUAL ELEVATION - OUTDOOR SALES AREA - SOUTH
- A7 CONCEPTUAL ELEVATION - OUTDOOR SALES AREA - EAST
- A8 CONCEPTUAL ELEVATION - MAJOR C - NORTH
- A9 CONCEPTUAL ELEVATION - SHOPS 1 - NORTH
- A10 CONCEPTUAL ELEVATION - MAJOR A - NORTH
- A11 CONCEPTUAL ELEVATION - MAJOR A - WEST
- A12 CONCEPTUAL ELEVATION - PAD A
- A13 CONCEPTUAL ELEVATION - PAD B
- A14 CONCEPTUAL ELEVATION - TRASH ENCLOSURE
- A15 CONCEPTUAL RENDERINGS
- A16 CONCEPTUAL MATERIALS AND FINISHES
- A17-A26
- A27

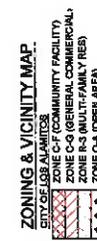
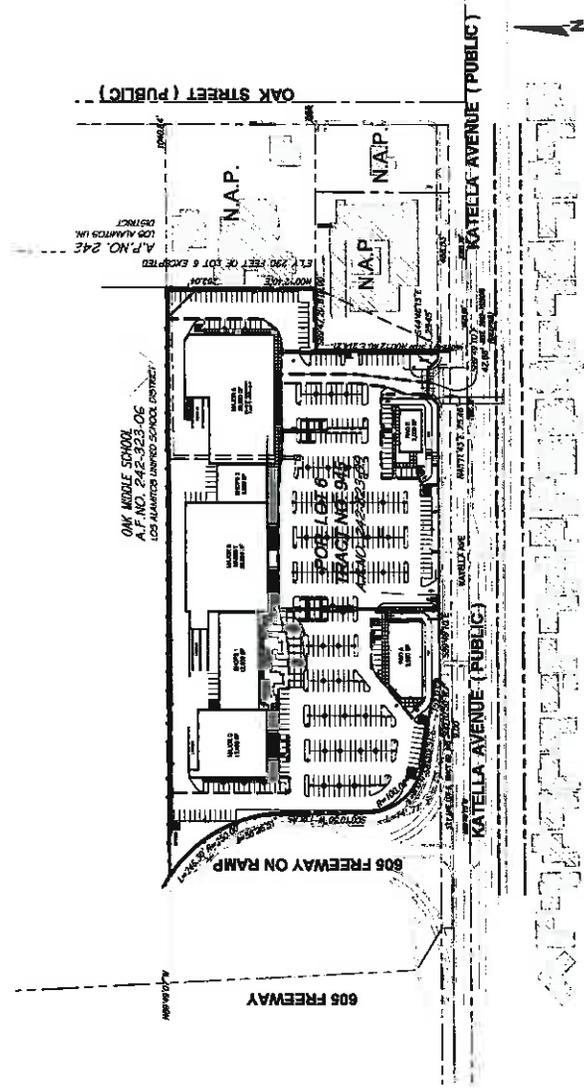
**LANDSCAPE INDEX**

- LD-01 COVER
- LD-02 INDEX AND NOTES
- LD-03 SITE PLAN
- LD-04 SITE ILLUMINANCE LEVELS
- LD-05 FAÇADE LIGHTING MAJOR A
- LD-06 FAÇADE LIGHTING MAJOR B
- LD-07 FAÇADE LIGHTING MAJOR C
- LD-08 PLAZA PERSPECTIVE
- LD-09 PLAZA PLAN

**LIGHTING INDEX**

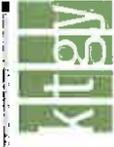
- LD-01 COVER
- LD-02 INDEX AND NOTES
- LD-03 SITE PLAN
- LD-04 SITE ILLUMINANCE LEVELS
- LD-05 FAÇADE LIGHTING MAJOR A
- LD-06 FAÇADE LIGHTING MAJOR B
- LD-07 FAÇADE LIGHTING MAJOR C
- LD-08 PLAZA PERSPECTIVE
- LD-09 PLAZA PLAN

ALL SOUTH NATIONAL AGENTS AND RESPONSIBILITY FOR THIS ADVISORY SHEET REMAINS WITH SOUTH NATIONAL, INC. 200 W. IRLAND AVENUE, SUITE 200, IRVINE, CA 92614. ANY CHANGES TO THIS PLAN MUST BE EXPRESSED BY A CHANGE ORDER. SOUTH NATIONAL DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. SOUTH NATIONAL IS NOT RESPONSIBLE FOR ANY OTHER INFORMATION PROVIDED BY OTHER PROFESSIONAL ENGINEERS OR ARCHITECTS. ANY OTHER INFORMATION PROVIDED BY OTHER PROFESSIONAL ENGINEERS OR ARCHITECTS IS THE SOLE RESPONSIBILITY OF THE PROVIDER AND SHALL NOT BE ASSUMED BY SOUTH NATIONAL.



SITE AREA	
EXISTING USE:	GENERAL OFFICE
TOTAL NET ASSESSMENT:	415,000 SF (9.06 AC)
TOTAL LOT AREA:	47,280 SF (1.08 AC)
STATE LANDS:	47,280 SF (1.08 AC)
STATE BUILDING AREA:	21,000 SF
MAJOR A:	11,000 SF
MAJOR B:	6,000 SF
MAJOR C:	4,000 SF
PAD A:	4,000 SF
PAD B:	4,000 SF
PAD C:	4,000 SF
TRASH ENCLOSURE:	100,000 SF (2.28 AC)
TRASH ENCLOSURE:	22,000 SF (0.50 AC)

C0



KTOBY Group, Inc.  
 Architecture-Planning  
 17911 Von Karmán Ave.  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

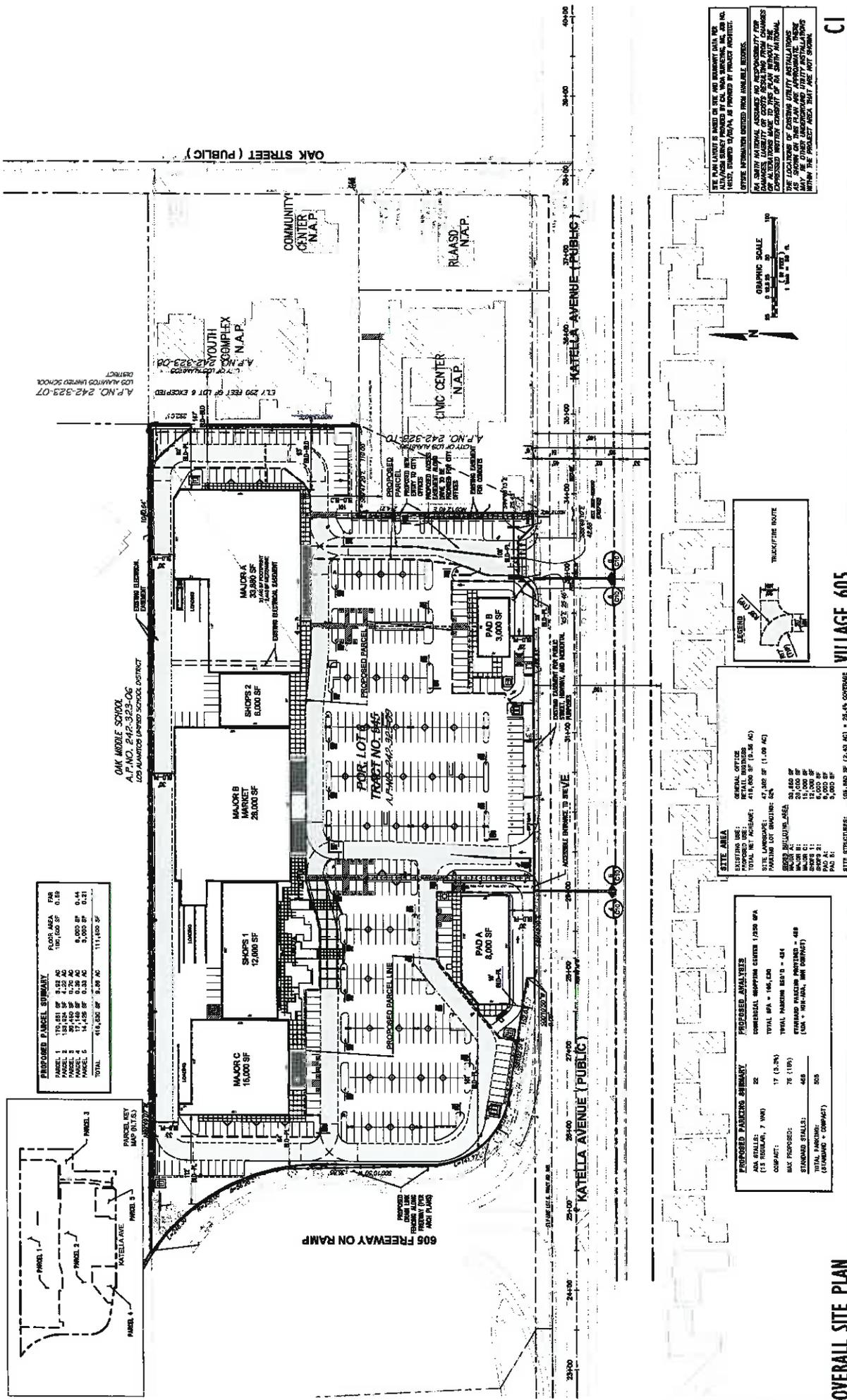
**R.A. Smith National**  
 Beyond Surveying  
 and Engineering  
 © copyright 2016  
 www.ra-smithnational.com

VILLAGE 605  
 LOS ALAMITOS, CA  
 08/15/2016  
 DATE 10/27/16  
 EARTHQUAKE NATIONAL # 316003  
 EARTHQUAKE NATIONAL PA 0385 84111

NOT FOR CONSTRUCTION  
 FOR PLANNING PURPOSES ONLY



**LINCOLN PROPERTY COMPANY**



PROPOSED PARCEL	AREA	FAR
PARCEL 1	170,000 SF	0.25 AC
PARCEL 2	100,000 SF	0.15 AC
PARCEL 3	80,000 SF	0.12 AC
PARCEL 4	60,000 SF	0.09 AC
PARCEL 5	40,000 SF	0.06 AC
TOTAL	450,000 SF	0.77 AC

PROPOSED PARCEL	AREA	FAR
PARCEL 1	170,000 SF	0.25 AC
PARCEL 2	100,000 SF	0.15 AC
PARCEL 3	80,000 SF	0.12 AC
PARCEL 4	60,000 SF	0.09 AC
PARCEL 5	40,000 SF	0.06 AC
TOTAL	450,000 SF	0.77 AC

PROPOSED PARKING SUMMARY	
ARE STALLS:	7 (100)
COMPACT:	17 (3.0%)
MAX PROPOSED:	78 (100)
STANDARD STALLS:	488
TOTAL PARKING:	505
(STANDARD + COMPACT)	

PROPOSED ANALYSE	
COMMERCIAL SHOPPING CENTER (1/200 RPA)	
TOTAL RPA	100,000
TOTAL PARKING STALLS	488
STANDARD STALLS	488
(STANDARD + COMPACT)	

SITE AREA	
EXISTING USE:	RETAIL BUSINESS
PROPOSED USE:	RETAIL BUSINESS
TOTAL NET AREA:	410,000 SF (1.00 AC)
AVAILABLE FOR DEVELOPMENT:	310,000 SF (0.70 AC)
PROPOSED DEVELOPMENT:	310,000 SF (0.70 AC)
MAJOR A:	30,000 SF
MAJOR B:	20,000 SF
MAJOR C:	15,000 SF
MAJOR D:	10,000 SF
MAJOR E:	5,000 SF
MAJOR F:	5,000 SF
MAJOR G:	5,000 SF
MAJOR H:	5,000 SF
MAJOR I:	5,000 SF
MAJOR J:	5,000 SF
MAJOR K:	5,000 SF
MAJOR L:	5,000 SF
MAJOR M:	5,000 SF
MAJOR N:	5,000 SF
MAJOR O:	5,000 SF
MAJOR P:	5,000 SF
MAJOR Q:	5,000 SF
MAJOR R:	5,000 SF
MAJOR S:	5,000 SF
MAJOR T:	5,000 SF
MAJOR U:	5,000 SF
MAJOR V:	5,000 SF
MAJOR W:	5,000 SF
MAJOR X:	5,000 SF
MAJOR Y:	5,000 SF
MAJOR Z:	5,000 SF

**OVERALL SITE PLAN**

**Lincoln Property Company**

**village605**  
LOS ALAMITOS

**R.A. Smith National**  
Beyond Surveying and Engineering  
© copyright 2018

**KTGY Group, Inc.**  
Architecture-Planning  
17811 Von Karman Ave.  
Irvine, CA 92614  
949.851.2133  
ktgy.com

**VILLAGE 605**

LOS ALAMITOS, CA

TRUCK/FIRE ROUTE

GRAPHIC SCALE

1" = 100' 0"

1" = 200' 0"

1" = 300' 0"

1" = 400' 0"

1" = 500' 0"

1" = 600' 0"

1" = 700' 0"

1" = 800' 0"

1" = 900' 0"

1" = 1000' 0"

1" = 1100' 0"

1" = 1200' 0"

1" = 1300' 0"

1" = 1400' 0"

1" = 1500' 0"

1" = 1600' 0"

1" = 1700' 0"

1" = 1800' 0"

1" = 1900' 0"

1" = 2000' 0"

1" = 2100' 0"

1" = 2200' 0"

1" = 2300' 0"

1" = 2400' 0"

1" = 2500' 0"

1" = 2600' 0"

1" = 2700' 0"

1" = 2800' 0"

1" = 2900' 0"

1" = 3000' 0"

1" = 3100' 0"

1" = 3200' 0"

1" = 3300' 0"

1" = 3400' 0"

1" = 3500' 0"

1" = 3600' 0"

1" = 3700' 0"

1" = 3800' 0"

1" = 3900' 0"

1" = 4000' 0"

1" = 4100' 0"

1" = 4200' 0"

1" = 4300' 0"

1" = 4400' 0"

1" = 4500' 0"

1" = 4600' 0"

1" = 4700' 0"

1" = 4800' 0"

1" = 4900' 0"

1" = 5000' 0"

1" = 5100' 0"

1" = 5200' 0"

1" = 5300' 0"

1" = 5400' 0"

1" = 5500' 0"

1" = 5600' 0"

1" = 5700' 0"

1" = 5800' 0"

1" = 5900' 0"

1" = 6000' 0"

1" = 6100' 0"

1" = 6200' 0"

1" = 6300' 0"

1" = 6400' 0"

1" = 6500' 0"

1" = 6600' 0"

1" = 6700' 0"

1" = 6800' 0"

1" = 6900' 0"

1" = 7000' 0"

1" = 7100' 0"

1" = 7200' 0"

1" = 7300' 0"

1" = 7400' 0"

1" = 7500' 0"

1" = 7600' 0"

1" = 7700' 0"

1" = 7800' 0"

1" = 7900' 0"

1" = 8000' 0"

1" = 8100' 0"

1" = 8200' 0"

1" = 8300' 0"

1" = 8400' 0"

1" = 8500' 0"

1" = 8600' 0"

1" = 8700' 0"

1" = 8800' 0"

1" = 8900' 0"

1" = 9000' 0"

1" = 9100' 0"

1" = 9200' 0"

1" = 9300' 0"

1" = 9400' 0"

1" = 9500' 0"

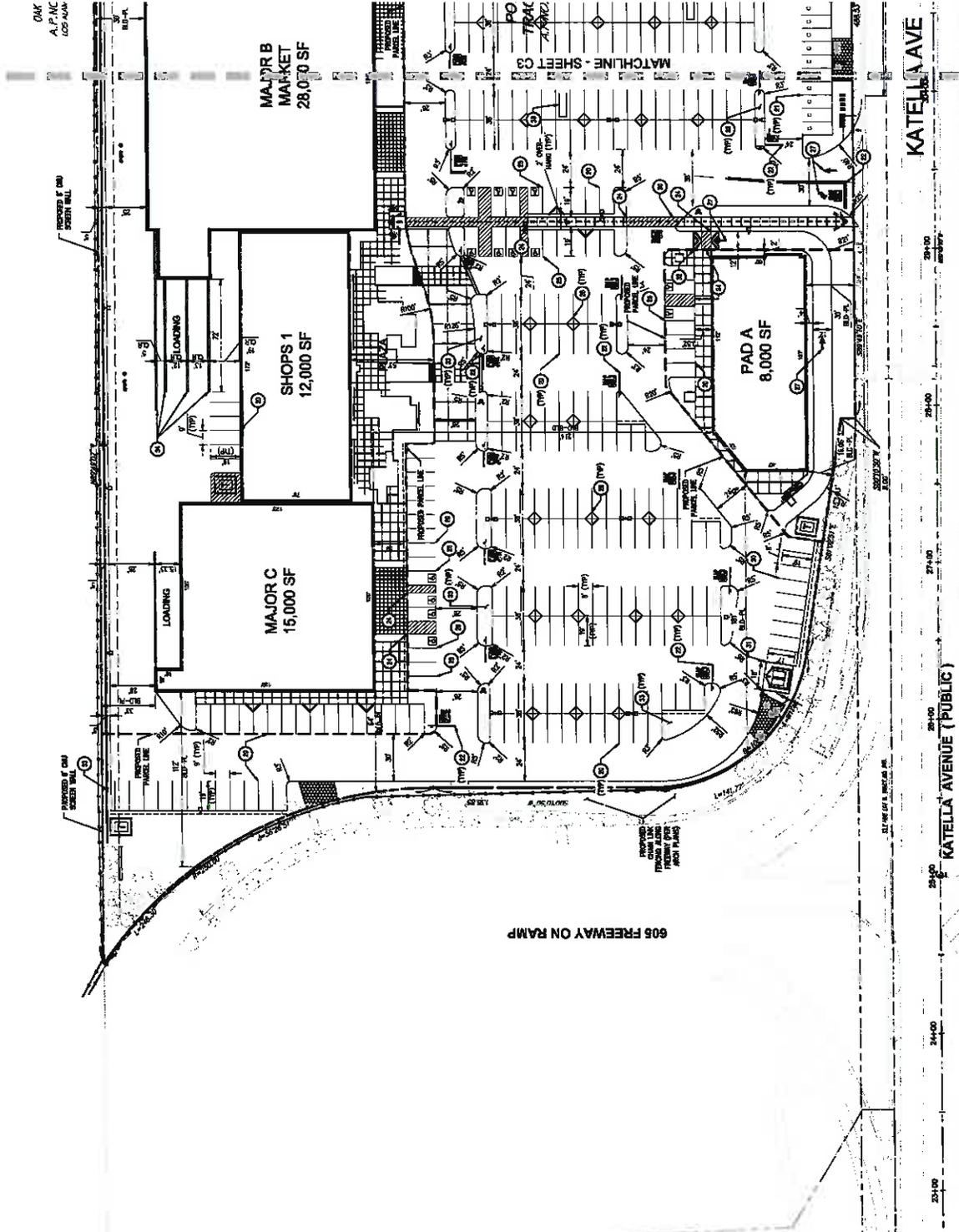
1" = 9600' 0"

1" = 9700' 0"

1" = 9800' 0"

1" = 9900' 0"

1" = 10000' 0"



- STORAGE AND STRIPPING NOTES:**
- (1) PROPOSED 4" WHITE STIPPLED FINISH WALL STRIPING
  - (2) PROPOSED 4" WHITE STIPPLED FINISH WALL STRIPING
  - (3) PROPOSED 12" WHITE STOP SIGN STRIPING
  - (4) PROPOSED 12" WHITE STOP SIGN STRIPING
  - (5) PROPOSED ADA "HUMANIZED" SIGNAGE
  - (6) PROPOSED ADA RAMP, TRUNCATED CURB
  - (7) PROPOSED ADA TRAVEL STALL, ACCESSIBLE AND STORAGE
  - (8) PROPOSED TRUNCATED CURB
  - (9) PROPOSED WHITE TRAFFIC JEREMY
  - (10) PROPOSED LANDSCAPE DEMAND
  - (11) NOT USED
  - (12) PROPOSED 6" WIDE BLUE ADA COMPLIANT AT LOCATED SIGN
  - (13) TRAILER ENCLOSURE PER ARCHITECT UNDER SEPARATE PLAN, SUBMITTAL.
  - (14) SPEED TABLE
  - (15) PROPOSED LANDSCAPING
  - (16) PROPOSED WALL
  - (17) EXISTING ELECTRICAL SUBMITTAL
  - (18) EXISTING ELECTRICAL SUBMITTAL
  - (19) EXISTING ELECTRICAL SUBMITTAL
  - (20) PROPOSED AS PAVED STRIPING
  - (21) PROPOSED CART CORRAL



THE PLAN LAYOUT IS BASED ON THE AIR SURVEY DATA FOR THE PROJECT AREA. THE AIR SURVEY DATA WAS PROVIDED BY CAL WAIR SURVEYING, INC. (CWS) AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AIR SURVEYING CONTRACT. THE AIR SURVEYING CONTRACT IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE ENGINEER. THE AIR SURVEYING CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AIR SURVEYING CONTRACT. THE AIR SURVEYING CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AIR SURVEYING CONTRACT. THE AIR SURVEYING CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AIR SURVEYING CONTRACT.

C2



**KTGY Group, Inc.**  
 Architectural-Planning  
 17811 Van Buren Ave.  
 Irvine, CA 92614  
 949.851.2125  
 ktgy.com

**R.A. Smith National**  
 Beyond Surveying  
 and Engineering  
 © copyright 2011  
 www.ra-smithnational.com

**VILLAGE 605**

LOS ALAMITOS, CA  
 KEY #19533  
 DATE 10/01/16  
 RALPH NATIONAL # 3166103  
 RALPH NATIONAL, PA. CBS. BMTT

NOT FOR CONSTRUCTION  
 FOR OFFICIAL USE ONLY



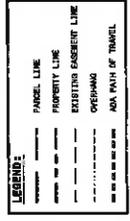
**DETAIL SITE PLAN - WEST**



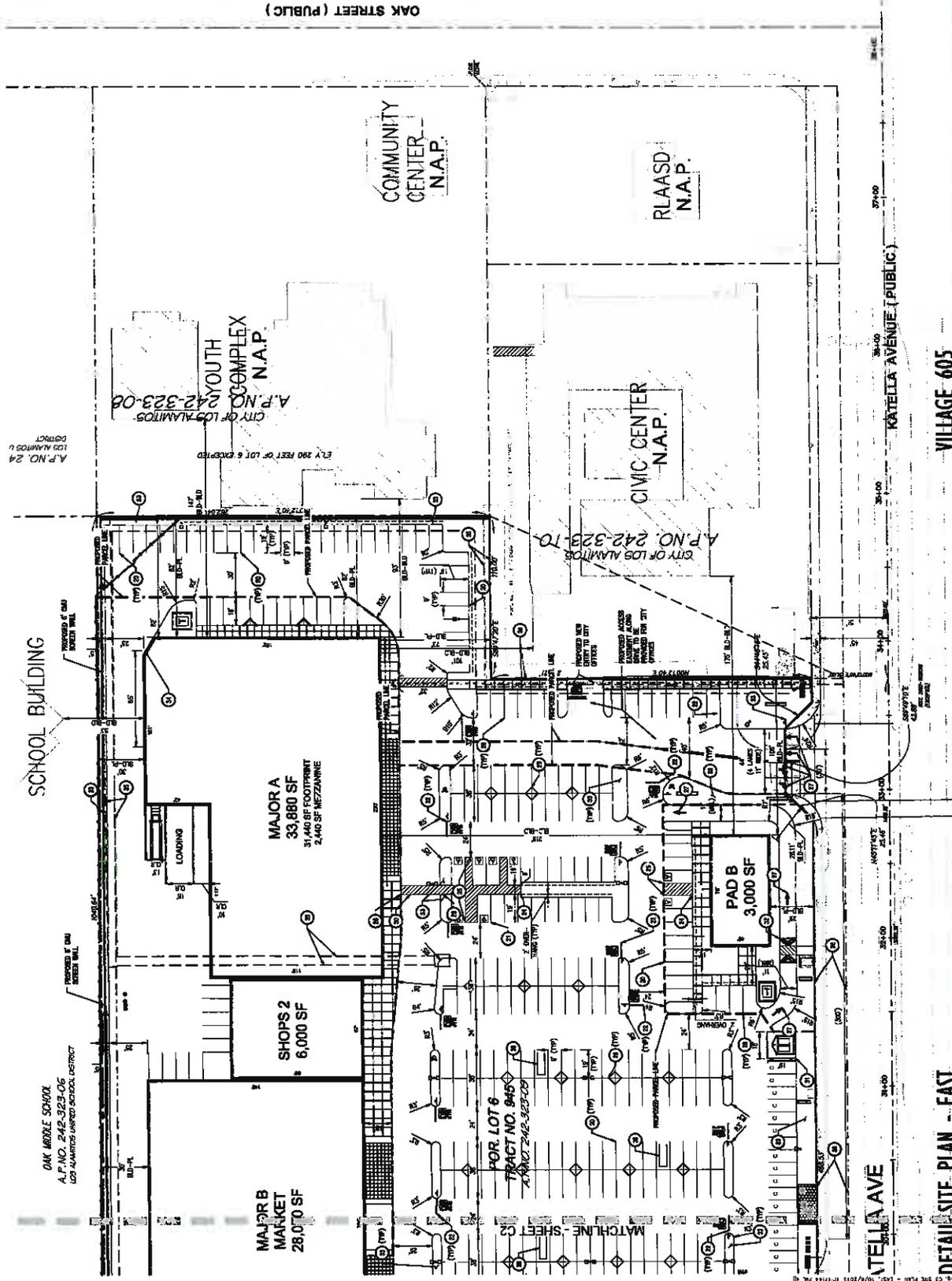
**LINCOLN  
 PROPERTY  
 COMPANY**

LOS ALAMITOS

- STORAGE AND STREETING NOTES:**
- 1. PROPOSED 4" WHITE STAINLESS FLOORING SHALL BE INSTALLED
  - 2. PROPOSED 4" WHITE STAINLESS FLOORING SHALL BE INSTALLED
  - 3. PROPOSED 12" WHITE STOP BAR "STOP" SIGNING, AND 12" STOP SIGN
  - 4. PROPOSED ADA COMPLIANT "TRUNCATED CONES"
  - 5. PROPOSED ADA COMPLIANT "TRUNCATED CONES"
  - 6. PROPOSED ADA COMPLIANT STALL, ACCESSIBLE AND STORAGE
  - 7. PROPOSED THURFOLD SIGN
  - 8. PROPOSED WHITE THURFOLD SIGN
  - 9. NOT USED
  - 10. PROPOSED 6" WIDE BLUE ADA COMPLIANT AT LOCATION SIGN
  - 11. SIGN REQUIREMENT FOR THURFOLD UNDER SEPARATE PLAN, SUBMITTAL
  - 12. SPEED TABLE
  - 13. PROPOSED LANDSCAPING
  - 14. PROPOSED WALL
  - 15. EXISTING ELECTRICAL EASEMENT
  - 16. EXISTING EASEMENT FOR PUBLIC STREET, HIGHWAY, AND INCIDENTAL PURPOSES
  - 17. PROPOSED 16" PAVING STRENGTH
  - 18. PROPOSED CURB CORNER



THE PLAN LAYOUT IS BASED ON THE MOST CURRENT DATA FOR THE PROJECT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA. ANY CHANGES TO THE PLAN LAYOUT SHALL BE INDICATED BY A RED LINE. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA. ANY CHANGES TO THE PLAN LAYOUT SHALL BE INDICATED BY A RED LINE. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA. ANY CHANGES TO THE PLAN LAYOUT SHALL BE INDICATED BY A RED LINE.



**KTGY**

KTGY Group, Inc.  
 Architecture-Planning  
 17911 Von Karman Ave.  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

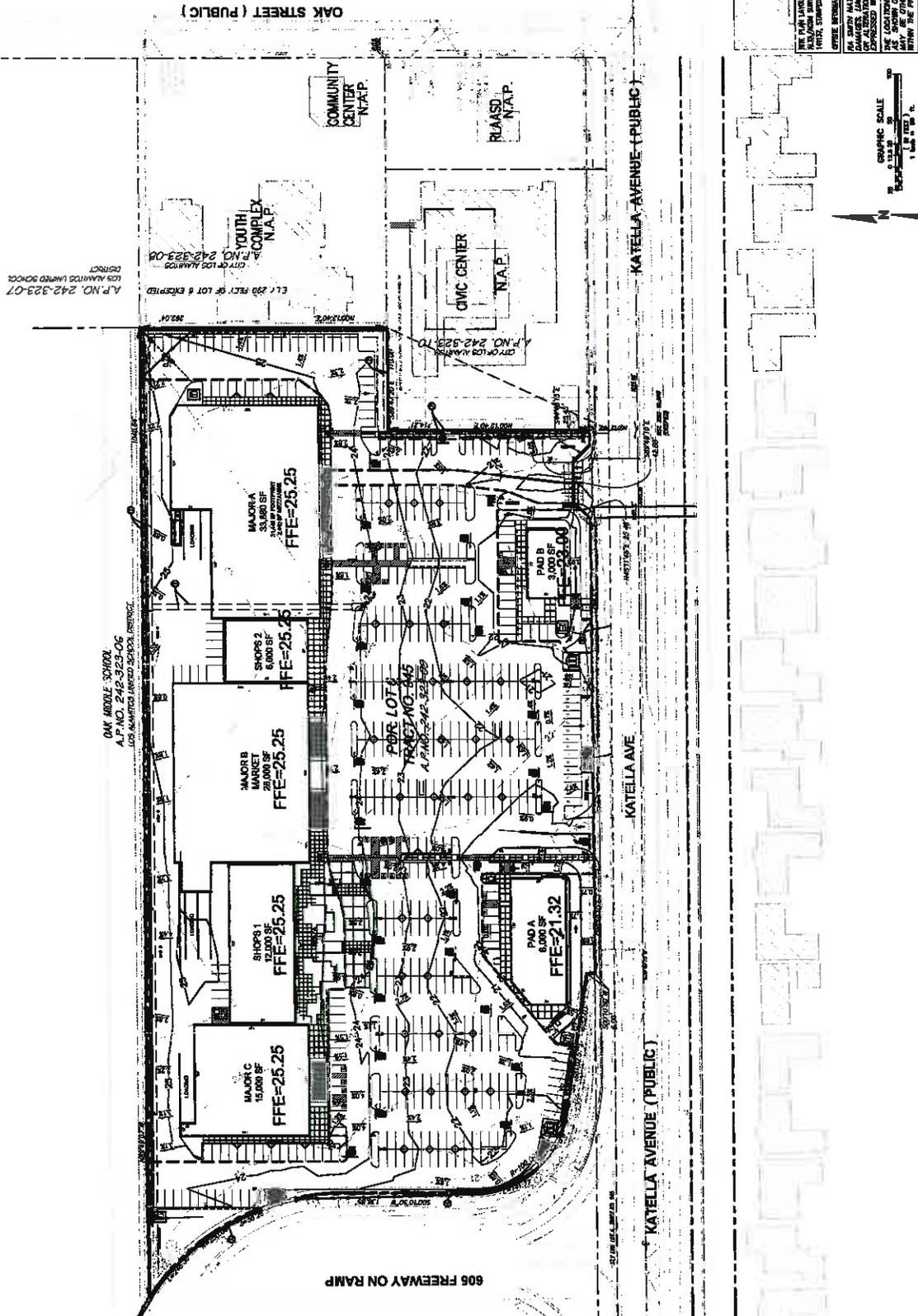
**R.A. Smith National**  
 Beyond Surveying  
 and Engineering  
 © Copyright 2016  
 www.ra-smithnational.com

VILLAGE 605  
 LOS ALAMITOS, CA  
 VCP #19572  
 DATE 10/7/16  
 RALPH WATSON, # 316003  
 RALPH WATSON, P.E., CHRIS BARTY



**village605**  
 LOS ALAMITOS

**LINCOLN PROPERTY COMPANY**



OAK MIDDLE SCHOOL  
 A.P. NO. 242-323-06  
 LOS ANGELES UNIFIED SCHOOL DISTRICT

CITY OF LOS ANGELES  
 A.P. NO. 242-323-07  
 LOS ANGELES UNIFIED SCHOOL DISTRICT

THIS PLAN LAYOUT IS BASED ON THE AFD BOUNDARY DATA FOR THE ALAMITOS AREA PROVIDED BY THE CITY OF ALAMITOS, AND THE AFD BOUNDARY DATA PROVIDED BY THE CITY OF LOS ANGELES. THE CITY OF ALAMITOS AND THE CITY OF LOS ANGELES ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE AFD BOUNDARY DATA PROVIDED BY THEM. THE CITY OF ALAMITOS AND THE CITY OF LOS ANGELES ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE AFD BOUNDARY DATA PROVIDED BY THEM. THE CITY OF ALAMITOS AND THE CITY OF LOS ANGELES ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE AFD BOUNDARY DATA PROVIDED BY THEM.



**OVERALL GRADING PLAN**

**Lincoln Property Company**

**village605**  
 LOS ALAMITOS

**VILLAGE 605**  
 LOS ALAMITOS, CA  
 KEG #15653  
 DATE: 10/7/16  
 RASMUSSEN NATIONAL # 316103  
 RASMUSSEN NATIONAL P.M. CHRS. SMITH

**R.A. Smith National**  
 Beyond Surveying  
 and Engineering  
 @ consultant san

www.ra-smithnational.com

**KTGY Group, Inc.**  
 Architecture-Planning  
 17511 Vonorman Ave.  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



NOT FOR CONSTRUCTION  
 FOR FUNCTION OPERATES ONLY

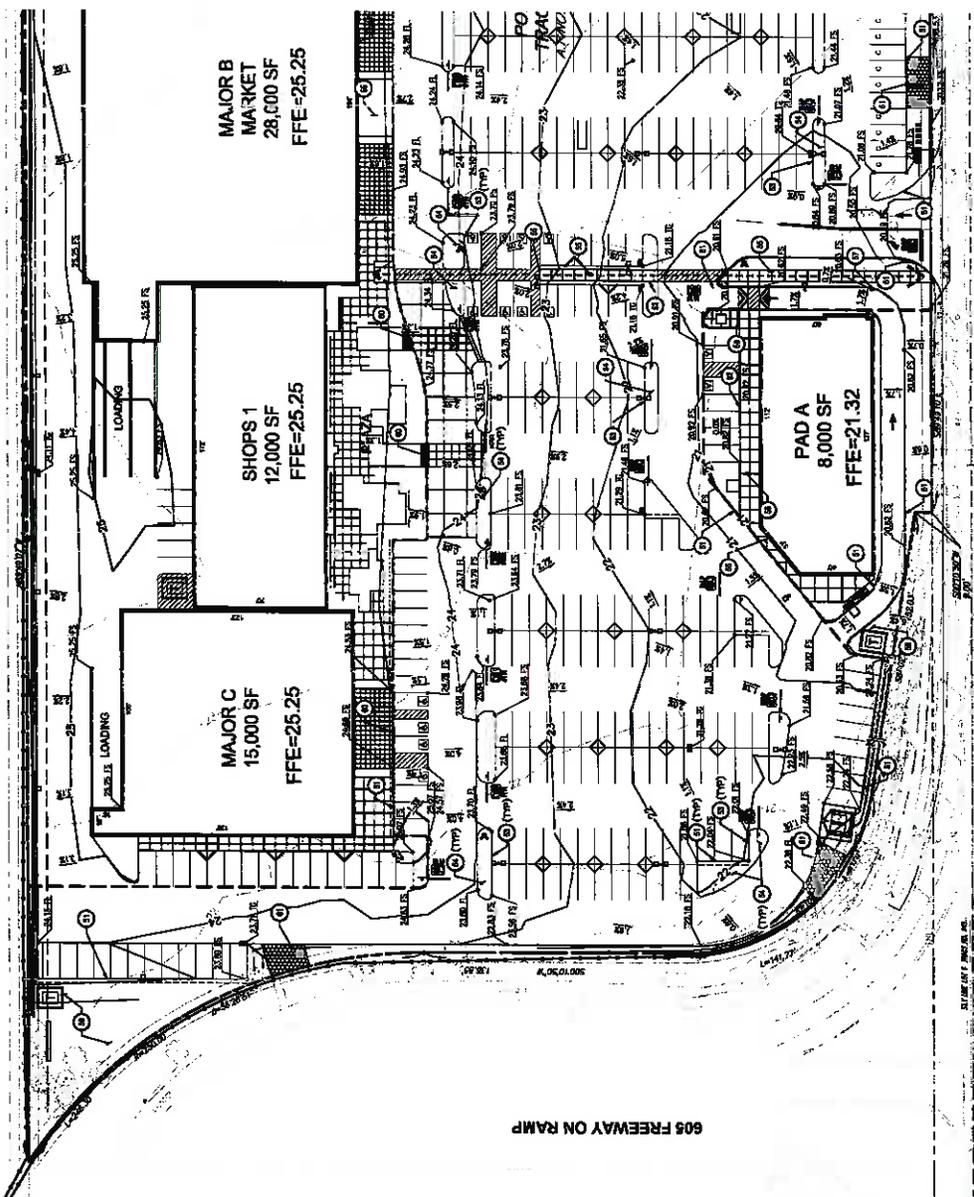


DATE: 10/7/16

**FAVORABLE AND READING NOTES:**

1	PROPOSED CURB AND GUTTER
2	PROPOSED DRIVE
3	PROPOSED ACCESSIBLE OVER WALK
4	PROPOSED SIDE-CUT CURB
5	PROPOSED TREE PLANTER BOARD
6	PROPOSED CONCRETE STRENGTH
7	PROPOSED VALLEY BUTTER
8	PROPOSED PARKWAY DRAIN
9	PROPOSED PAVED WALK
10	PROPOSED LANDSCAPE AREA
11	PROPOSED HIGH CURB
12	PROPOSED REVEALATION AREA

OUR  
A.P.M.C.  
12/27/16



THE PLAN LAYOUT IS BASED ON THE AIR PHOTO AND WIRELINE DATA FOR THE PROJECT AREA. THE DATA WAS PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA.

05



KTGY Group, Inc.  
Architectural-Planning  
17911 Von Karman Ave.  
Irvine, CA 92614  
949.851.2133  
ktgy.com

**R.A. Smith National**  
Beyond Surveying  
and Engineering  
© copyright 2016  
www.ra-smithnational.com

VILLAGE 605

LOS ALAMITOS, CA  
KIT #119373  
DUE 10/27/16  
R.A. SMITH NATIONAL # 316103  
R.A. SMITH NATIONAL P.A. CHIEF OFFICE

NOT FOR CONSTRUCTION  
FOR PLANNING PURPOSES ONLY



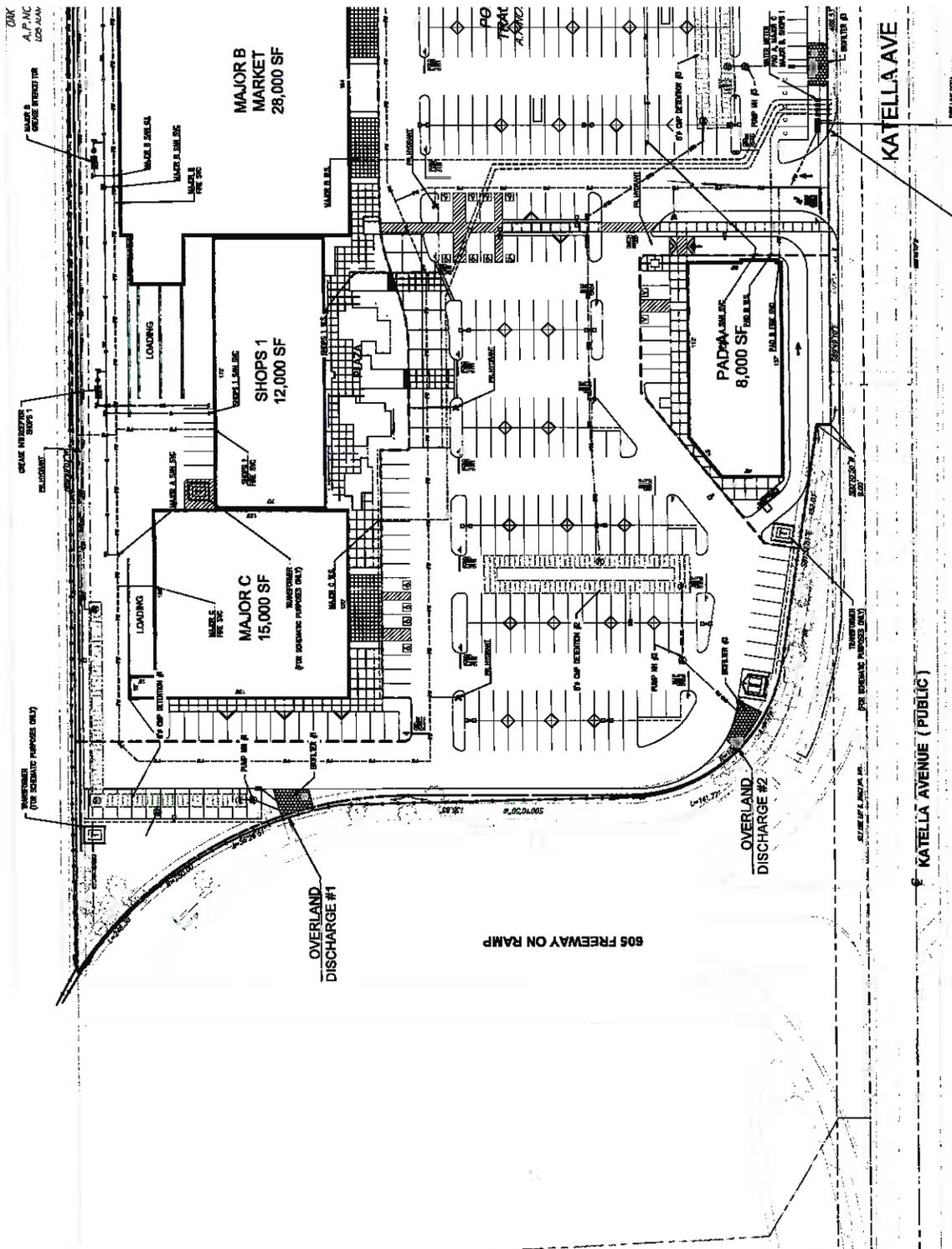
DETAIL GRADING PLAN - WEST



LINCOLN  
PROPERTY  
COMPANY







SEE PLAN LAYOUT IS BASED ON THE AIR SURVEY DATA FOR  
 ALTAIR DATA SHEET PROVIDED BY CALWA SURVEYING, INC. THE  
 HORIZONAL CONTROL POINTS, AS PROVIDED BY PROJECT RECORD,  
 WERE USED TO LOCATE THE POINTS SHOWN ON THIS PLAN.  
 CALWA SURVEYING ASSUMES NO RESPONSIBILITY FOR  
 THE ACCURACY OF THE DATA PROVIDED BY CALWA SURVEYING,  
 OR ANY ALTERATIONS MADE TO THE PLAN BY ANY OTHER  
 PARTY.  
 THE LOCATION OF EXISTING UTILITY INSTALLATIONS  
 SHOWN ON THIS PLAN IS BASED ON THE RECORD DRAWINGS  
 AND FIELD SURVEY DATA. THE LOCATION OF EXISTING  
 UTILITIES MAY BE DIFFERENT FROM THE LOCATION SHOWN  
 ON THIS PLAN. THE PROJECT AREA THAT ARE NOT SHOWN



C8



KTGY Group, Inc.  
 Architecture+Planning  
 17911 Van Kerman Ave.  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

**R.A. Smith National**  
 Beyond Surveying  
 and Engineering  
 © copyright 2010  
 www.ra-smithnational.com

VILLAGE 605

LOS ALAMITOS, CA  
 ORDER #15532  
 DATE 10/17/16  
 PLACER: NATIONAL, P.A. DATE: 08/11/17

NOT FOR CONSTRUCTION  
 FOR PLANNING PURPOSES ONLY



DETAIL UTILITY PLAN - WEST



LINCOLN  
 PROPERTY  
 COMPANY

**UTILITY LEGEND:**

- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED DOMESTIC WATER SERVICE
- EXISTING WATER AND FIRE LINE  
(GOLDEN STATE WATER COMPANY AS BUILT)
- PROPOSED SANITARY SEWER LINE (TBD)
- EXISTING SANITARY SEWER LINE (FROM CCSD AS-BUILT'S)
- PROPOSED STORM DRAIN LINE (TBD)
- EXISTING STORM DRAIN LINE (FROM CITY AS AS BUILT'S)

GRAPHIC SCALE  
1" = 20' 0"

THIS PLAN LAYOUT IS BASED ON THE MOST RECENTLY AVAILABLE DATA FOR THE PROJECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN HEREON, AS PROVIDED BY PROJECT ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.

C9



KTGY Group, Inc.  
Architectural Planning  
17911 Von Kaman Ave.  
Irvine, CA 92614  
949.851.2133  
ktgy.com

**R.A. Smith National**  
Beyond Surveying  
and Engineering  
© copyright 2016  
www.ra-smithnational.com

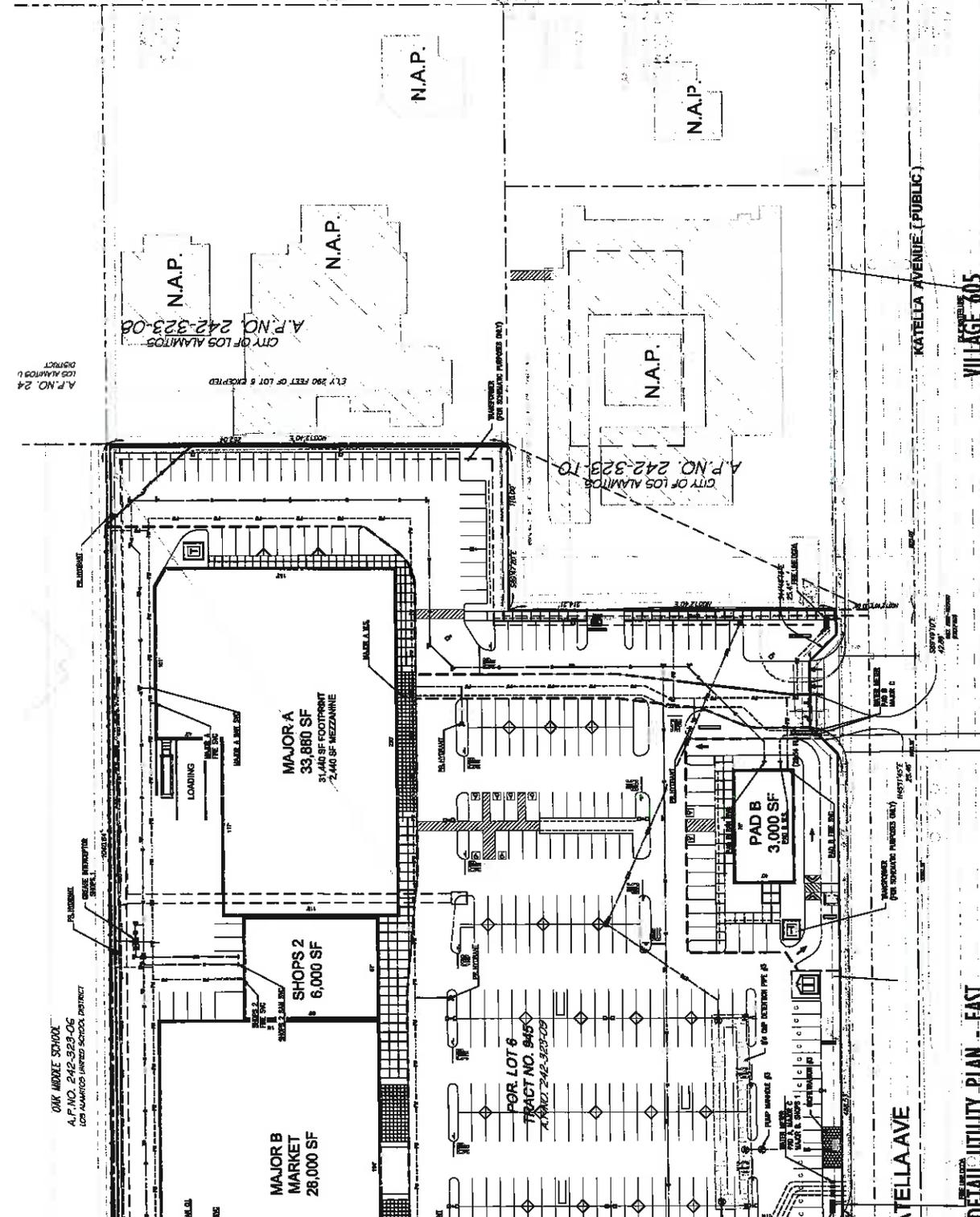
LOS ALAMITOS, CA  
EST. #1932  
DATE 10/27/16  
RA SMITH NATIONAL # 316093  
RA SMITH NATIONAL P.A. CHRIS BRATT

NOT FOR CONSTRUCTION  
FOR OWNER'S USE ONLY



**village605**  
LOS ALAMITOS

LINCOLN  
PROPERTY  
COMPANY



OAK STREET (PUBLIC)

A.P. NO. 24 LOS ALAMITOS DISTRICT

A.P. NO. 242-323-08 CITY OF LOS ALAMITOS

A.P. NO. 242-323-10 CITY OF LOS ALAMITOS

A.P. NO. 242-323-09 CITY OF LOS ALAMITOS

OAK MIDDLE SCHOOL A.P. NO. 242-323-06 LOS ALAMITOS UNITED SCHOOL DISTRICT

FOR LOT 6 TRACT NO. 945 TRACT NO. 242-323-09



# VESTING TENTATIVE PARCEL MAP

IN THE CITY OF LOS ALAMITOS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

SCHOOL BUILDING

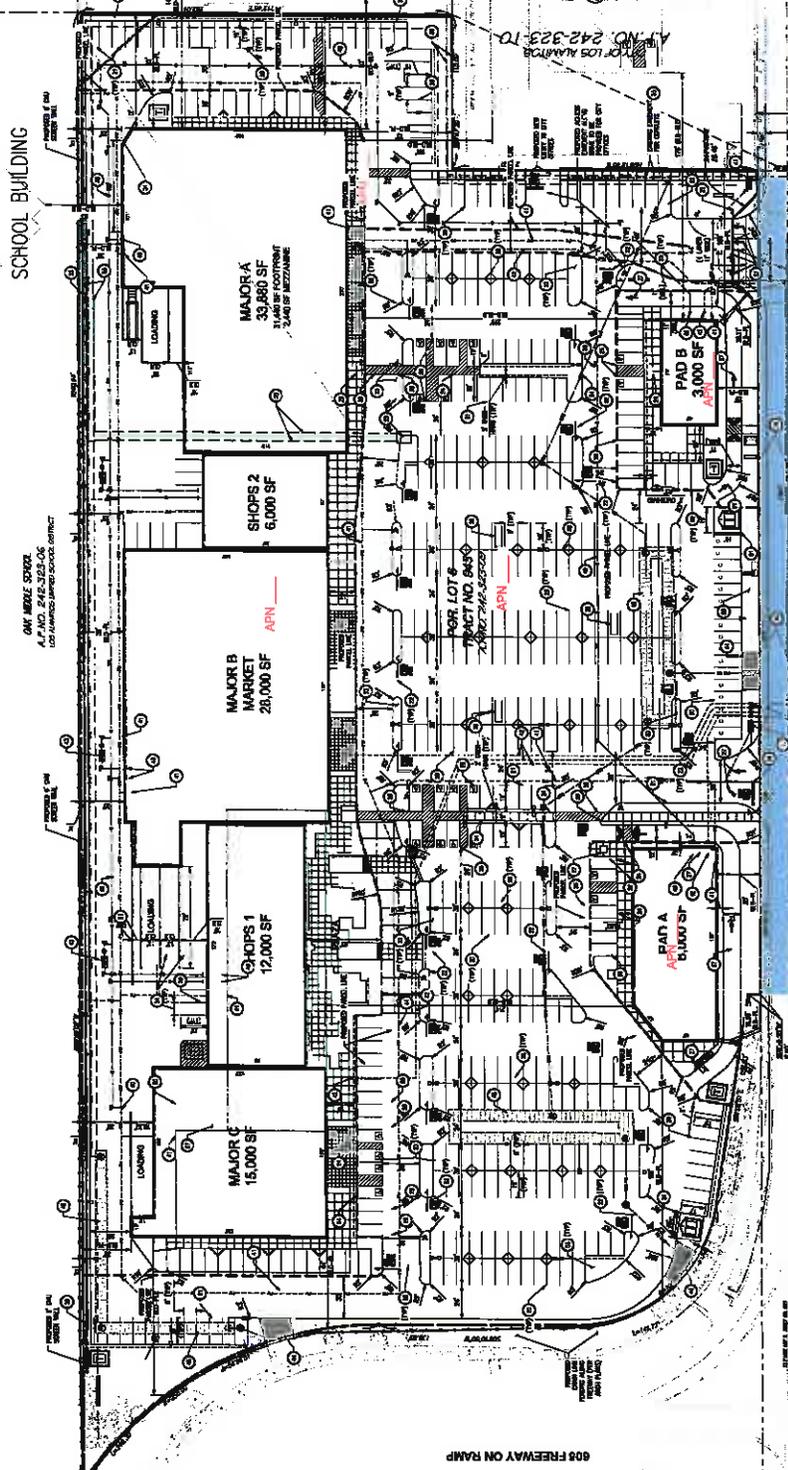
ORANGE MERCE SCHOOL  
A.P.N.C. 248-323-06  
CITY OF LOS ALAMITOS

YOUTH COMPLEX  
A.P.N.C. 248-323-08  
CITY OF LOS ALAMITOS

COMMUNITY CENTER  
N.A.P.

CIVIC CENTER  
N.A.P.

RLAASD  
N.A.P.



405 FREEWAY ON RAMP

KATELLA AVENUE (PUBLIC)

KATELLA AVENUE (PUBLIC)

OAK STREET (PUBLIC)

### LEGAL DESCRIPTION

THE PROPERTY IS IN THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

### NOTES CORRESPONDING TO SCHEDULE B ITEMS

- 1- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
- 2- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
- 3- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
- 4- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
- 5- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
- 6- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
- 7- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
- 8- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
- 9- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.
- 10- THE CITY OF LOS ANGELES, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 OF TRACT 761 IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

### VICINITY MAP



### ESTIMATE

ESTIMATE NO.	100-000-0000
DATE	10/15/2010
PROJECT NO.	100-000-0000
PROJECT NAME	VESTING TENTATIVE PARCEL MAP
CLIENT	VILLAGE LOS ALAMITOS
DESIGNER	R.A. SMITH NATIONAL
DATE	10/15/2010
PROJECT NO.	100-000-0000
PROJECT NAME	VESTING TENTATIVE PARCEL MAP
CLIENT	VILLAGE LOS ALAMITOS
DESIGNER	R.A. SMITH NATIONAL
DATE	10/15/2010

### LEGEND

- 1. EXISTING LOT LINES
- 2. EXISTING LOT CORNERS
- 3. EXISTING LOT AREA
- 4. EXISTING LOT PERIMETER
- 5. EXISTING LOT AREA
- 6. EXISTING LOT PERIMETER
- 7. EXISTING LOT AREA
- 8. EXISTING LOT PERIMETER
- 9. EXISTING LOT AREA
- 10. EXISTING LOT PERIMETER
- 11. EXISTING LOT AREA
- 12. EXISTING LOT PERIMETER
- 13. EXISTING LOT AREA
- 14. EXISTING LOT PERIMETER
- 15. EXISTING LOT AREA
- 16. EXISTING LOT PERIMETER
- 17. EXISTING LOT AREA
- 18. EXISTING LOT PERIMETER
- 19. EXISTING LOT AREA
- 20. EXISTING LOT PERIMETER
- 21. EXISTING LOT AREA
- 22. EXISTING LOT PERIMETER
- 23. EXISTING LOT AREA
- 24. EXISTING LOT PERIMETER
- 25. EXISTING LOT AREA
- 26. EXISTING LOT PERIMETER
- 27. EXISTING LOT AREA
- 28. EXISTING LOT PERIMETER
- 29. EXISTING LOT AREA
- 30. EXISTING LOT PERIMETER
- 31. EXISTING LOT AREA
- 32. EXISTING LOT PERIMETER
- 33. EXISTING LOT AREA
- 34. EXISTING LOT PERIMETER
- 35. EXISTING LOT AREA
- 36. EXISTING LOT PERIMETER
- 37. EXISTING LOT AREA
- 38. EXISTING LOT PERIMETER
- 39. EXISTING LOT AREA
- 40. EXISTING LOT PERIMETER
- 41. EXISTING LOT AREA
- 42. EXISTING LOT PERIMETER
- 43. EXISTING LOT AREA
- 44. EXISTING LOT PERIMETER
- 45. EXISTING LOT AREA
- 46. EXISTING LOT PERIMETER
- 47. EXISTING LOT AREA
- 48. EXISTING LOT PERIMETER
- 49. EXISTING LOT AREA
- 50. EXISTING LOT PERIMETER
- 51. EXISTING LOT AREA
- 52. EXISTING LOT PERIMETER
- 53. EXISTING LOT AREA
- 54. EXISTING LOT PERIMETER
- 55. EXISTING LOT AREA
- 56. EXISTING LOT PERIMETER
- 57. EXISTING LOT AREA
- 58. EXISTING LOT PERIMETER
- 59. EXISTING LOT AREA
- 60. EXISTING LOT PERIMETER
- 61. EXISTING LOT AREA
- 62. EXISTING LOT PERIMETER
- 63. EXISTING LOT AREA
- 64. EXISTING LOT PERIMETER
- 65. EXISTING LOT AREA
- 66. EXISTING LOT PERIMETER
- 67. EXISTING LOT AREA
- 68. EXISTING LOT PERIMETER
- 69. EXISTING LOT AREA
- 70. EXISTING LOT PERIMETER
- 71. EXISTING LOT AREA
- 72. EXISTING LOT PERIMETER
- 73. EXISTING LOT AREA
- 74. EXISTING LOT PERIMETER
- 75. EXISTING LOT AREA
- 76. EXISTING LOT PERIMETER
- 77. EXISTING LOT AREA
- 78. EXISTING LOT PERIMETER
- 79. EXISTING LOT AREA
- 80. EXISTING LOT PERIMETER
- 81. EXISTING LOT AREA
- 82. EXISTING LOT PERIMETER
- 83. EXISTING LOT AREA
- 84. EXISTING LOT PERIMETER
- 85. EXISTING LOT AREA
- 86. EXISTING LOT PERIMETER
- 87. EXISTING LOT AREA
- 88. EXISTING LOT PERIMETER
- 89. EXISTING LOT AREA
- 90. EXISTING LOT PERIMETER
- 91. EXISTING LOT AREA
- 92. EXISTING LOT PERIMETER
- 93. EXISTING LOT AREA
- 94. EXISTING LOT PERIMETER
- 95. EXISTING LOT AREA
- 96. EXISTING LOT PERIMETER
- 97. EXISTING LOT AREA
- 98. EXISTING LOT PERIMETER
- 99. EXISTING LOT AREA
- 100. EXISTING LOT PERIMETER

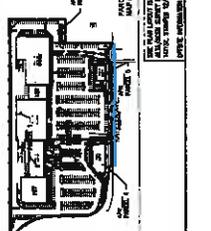
### ZONING & VICINITY MAP



### UTILITY PROVIDER INFORMATION

WATER: STATE WATER COMPANY  
SEWER: STATE WATER COMPANY  
GAS: CALIFORNIA GAS COMPANY  
ELECTRICITY: CALIFORNIA ELECTRICITY TRANSMISSION AND DISTRIBUTION COMPANY  
TELEPHONE: CALIFORNIA TELEPHONE COMPANY  
CABLE: COMCAST  
INTERNET: COMCAST

### PROJECT LOCATION



### LEGEND

- 1. EXISTING LOT LINES
- 2. EXISTING LOT CORNERS
- 3. EXISTING LOT AREA
- 4. EXISTING LOT PERIMETER
- 5. EXISTING LOT AREA
- 6. EXISTING LOT PERIMETER
- 7. EXISTING LOT AREA
- 8. EXISTING LOT PERIMETER
- 9. EXISTING LOT AREA
- 10. EXISTING LOT PERIMETER
- 11. EXISTING LOT AREA
- 12. EXISTING LOT PERIMETER
- 13. EXISTING LOT AREA
- 14. EXISTING LOT PERIMETER
- 15. EXISTING LOT AREA
- 16. EXISTING LOT PERIMETER
- 17. EXISTING LOT AREA
- 18. EXISTING LOT PERIMETER
- 19. EXISTING LOT AREA
- 20. EXISTING LOT PERIMETER
- 21. EXISTING LOT AREA
- 22. EXISTING LOT PERIMETER
- 23. EXISTING LOT AREA
- 24. EXISTING LOT PERIMETER
- 25. EXISTING LOT AREA
- 26. EXISTING LOT PERIMETER
- 27. EXISTING LOT AREA
- 28. EXISTING LOT PERIMETER
- 29. EXISTING LOT AREA
- 30. EXISTING LOT PERIMETER
- 31. EXISTING LOT AREA
- 32. EXISTING LOT PERIMETER
- 33. EXISTING LOT AREA
- 34. EXISTING LOT PERIMETER
- 35. EXISTING LOT AREA
- 36. EXISTING LOT PERIMETER
- 37. EXISTING LOT AREA
- 38. EXISTING LOT PERIMETER
- 39. EXISTING LOT AREA
- 40. EXISTING LOT PERIMETER
- 41. EXISTING LOT AREA
- 42. EXISTING LOT PERIMETER
- 43. EXISTING LOT AREA
- 44. EXISTING LOT PERIMETER
- 45. EXISTING LOT AREA
- 46. EXISTING LOT PERIMETER
- 47. EXISTING LOT AREA
- 48. EXISTING LOT PERIMETER
- 49. EXISTING LOT AREA
- 50. EXISTING LOT PERIMETER
- 51. EXISTING LOT AREA
- 52. EXISTING LOT PERIMETER
- 53. EXISTING LOT AREA
- 54. EXISTING LOT PERIMETER
- 55. EXISTING LOT AREA
- 56. EXISTING LOT PERIMETER
- 57. EXISTING LOT AREA
- 58. EXISTING LOT PERIMETER
- 59. EXISTING LOT AREA
- 60. EXISTING LOT PERIMETER
- 61. EXISTING LOT AREA
- 62. EXISTING LOT PERIMETER
- 63. EXISTING LOT AREA
- 64. EXISTING LOT PERIMETER
- 65. EXISTING LOT AREA
- 66. EXISTING LOT PERIMETER
- 67. EXISTING LOT AREA
- 68. EXISTING LOT PERIMETER
- 69. EXISTING LOT AREA
- 70. EXISTING LOT PERIMETER
- 71. EXISTING LOT AREA
- 72. EXISTING LOT PERIMETER
- 73. EXISTING LOT AREA
- 74. EXISTING LOT PERIMETER
- 75. EXISTING LOT AREA
- 76. EXISTING LOT PERIMETER
- 77. EXISTING LOT AREA
- 78. EXISTING LOT PERIMETER
- 79. EXISTING LOT AREA
- 80. EXISTING LOT PERIMETER
- 81. EXISTING LOT AREA
- 82. EXISTING LOT PERIMETER
- 83. EXISTING LOT AREA
- 84. EXISTING LOT PERIMETER
- 85. EXISTING LOT AREA
- 86. EXISTING LOT PERIMETER
- 87. EXISTING LOT AREA
- 88. EXISTING LOT PERIMETER
- 89. EXISTING LOT AREA
- 90. EXISTING LOT PERIMETER
- 91. EXISTING LOT AREA
- 92. EXISTING LOT PERIMETER
- 93. EXISTING LOT AREA
- 94. EXISTING LOT PERIMETER
- 95. EXISTING LOT AREA
- 96. EXISTING LOT PERIMETER
- 97. EXISTING LOT AREA
- 98. EXISTING LOT PERIMETER
- 99. EXISTING LOT AREA
- 100. EXISTING LOT PERIMETER

**R.A. Smith National**  
Surveying  
and Engineering

108

DATE	10/15/2010
PROJECT NO.	100-000-0000
PROJECT NAME	VESTING TENTATIVE PARCEL MAP
CLIENT	VILLAGE LOS ALAMITOS
DESIGNER	R.A. SMITH NATIONAL
DATE	10/15/2010
PROJECT NO.	100-000-0000
PROJECT NAME	VESTING TENTATIVE PARCEL MAP
CLIENT	VILLAGE LOS ALAMITOS
DESIGNER	R.A. SMITH NATIONAL
DATE	10/15/2010







**TREES**



**AGAVE FLEXUOSA 'After Dark'**  
Pepper mint tree



**GLEDITSIA INERMIS**  
Honeylocust



**OLEA EUROPAEA 'Wilsoni'**  
Fruitless Olive



**PARKINSOLIMA 'Desert Museum'**  
Desert Museum Palo Verde



**PINUS ELDAERICA**  
Argonim Pine

**SHRUBS & SUCCULENTS**



**AGAVE ATTENUATA**  
Foxtail Agave



**ALOE ARBORESCENS**  
Torch Aloe



**ALOE STRIATATA**  
Coast Aloe



**ARGEMONE BUSH GOLD**  
Yellow Kangaroo Paw



**ARGEMONE BUSH GOLD**  
Yellow Kangaroo Paw



**BACCHARIS PILULARIS**  
Twin Peas



**BOUGAINVILLEA 'La Jolla'**



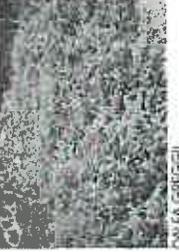
**BLAUSOLIMA 'Green Beauty'**



**CALLISTEMON 'Little Johnny'**  
Dwarf Bottlebrush



**CARISSA 'Green Carpet'**  
Green Carpet Natal Plum



**CALCEOLARIA 'Hedge Bush'**



**GREVILLEA 'Coastal Gem'**  
Coastal Gem Grevillea



**LARICINA 'Coastal Blue'**



**LEUCOSIPHIMUM 'Compacta'**  
Compacta Peppercorn



**PHORADENDRON 'Marine Baby'**



**SALVIA GREGGII 'Flame'**  
Flame Autumn Sage



**VESTRIARIA 'Triticosia Mound'**  
Coast Rosemary



**XYTOSMA 'C. Compacta'**  
Compact Xytosma



**CAREX PANSA**  
Dune Sedge



**CRASSULA 'Campfire'**  
Campfire Plant



**ECHEVERIA 'Afterglow'**  
Afterglow Echeveria



**FESTUCA CALIFORNICA**  
California Fescue



**KALANCHOE 'Thyrseflora'**  
Pockale Plant



**SENECIO SERPENS**  
Blue Chalk Sticks

**CONCEPTUAL LANDSCAPE PLANT PALETTE**

**VILLAGE 605**

**CLP 1.3**



LOS ALAMITOS, CA  
 HG: #15052  
 CDPC: #15102  
 DATE: 10/07/16

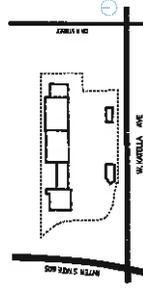
conceptual design & details, quantity  
 1. 10/10/16 2. 10/10/16 3. 10/10/16  
 4. 10/10/16 5. 10/10/16 6. 10/10/16  
 7. 10/10/16 8. 10/10/16 9. 10/10/16  
 10. 10/10/16 11. 10/10/16 12. 10/10/16

KTOY Group, Inc.  
 Architectural Planning  
 17911 Van Korman Ave.  
 Irvine, CA 92614  
 949.861.2153  
 kgj.com





## CONCEPTUAL LIGHTING DESIGN



**village**  
PROPERTIES

LOS ALAMITOS, CA  
 07 OCTOBER 2014

**LD-01**

**LIGHTING DESIGN ALLIANCE, INC.**  
 LOS ANGELES  
 213.288.2143  
 213.288.2347  
 www.LightingDesignAlliance.com

**LINCOLN  
 PROPERTY  
 COMPANY**

PAGE INDEX

SITE PLAN ..... LD-03  
 SITE ILLUMINANCE LEVELS ..... LD-04  
 FACADE LIGHTING MAJOR A ..... LD-05  
 FACADE LIGHTING MAJOR B ..... LD-06  
 FACADE LIGHTING PAD A ..... LD-07  
 FACADE LIGHTING MAJOR C ..... LD-08  
 PLAZA PERSPECTIVE ..... LD-09  
 PLAZA PLAN ..... LD-10

CONCEPT DESIGN NOTES

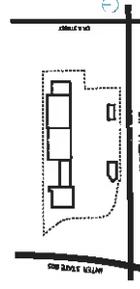
1. SITE LIGHTING PLAN INDICATES FIXTURES TO BE USED FOR AREA LIGHTING. BOTH PARKING LOT LUMINAIRES AND BUILDING WALLPACKS WILL HAVE FULL CUT-OFF OPTICS (NO LIGHT PRODUCED ABOVE HORIZONTAL PLAN). OPTICS CHOSEN TO MEET CITY ILLUMINANCE CRITERIA AND MINIMIZE LIGHT TRESPASS OUTSIDE OF SITE BOUNDARIES.
2. BUILDING ARCHITECTURAL FAÇADE LIGHTING AND LANDSCAPE LIGHTING CONCEPTS ARE DEPICTED IN THIS LIGHTING CONCEPT PACKAGE. EXACT FIXTURE SELECTIONS / SPECIFICATIONS TO BE PROVIDED AT NEXT DESIGN PHASE.
3. LAMP SOURCES SHALL BE LED AND SELECTED TO HAVE HIGHEST EFFICIENCY THAT MEETS AESTHETICS, CODE AND LUMINANCE CRITERIA. THE OVERALL BINNING OF THE SPECIFIED LED LUMINARIES ARE TO BE WITHIN (3) MAC-ADAM ELLIPSE FOR OVERALL COLOR CONSISTENCY.

INDEX

LINCOLN  
PROPERTY  
COMPANY

village  
LOS ANGELES

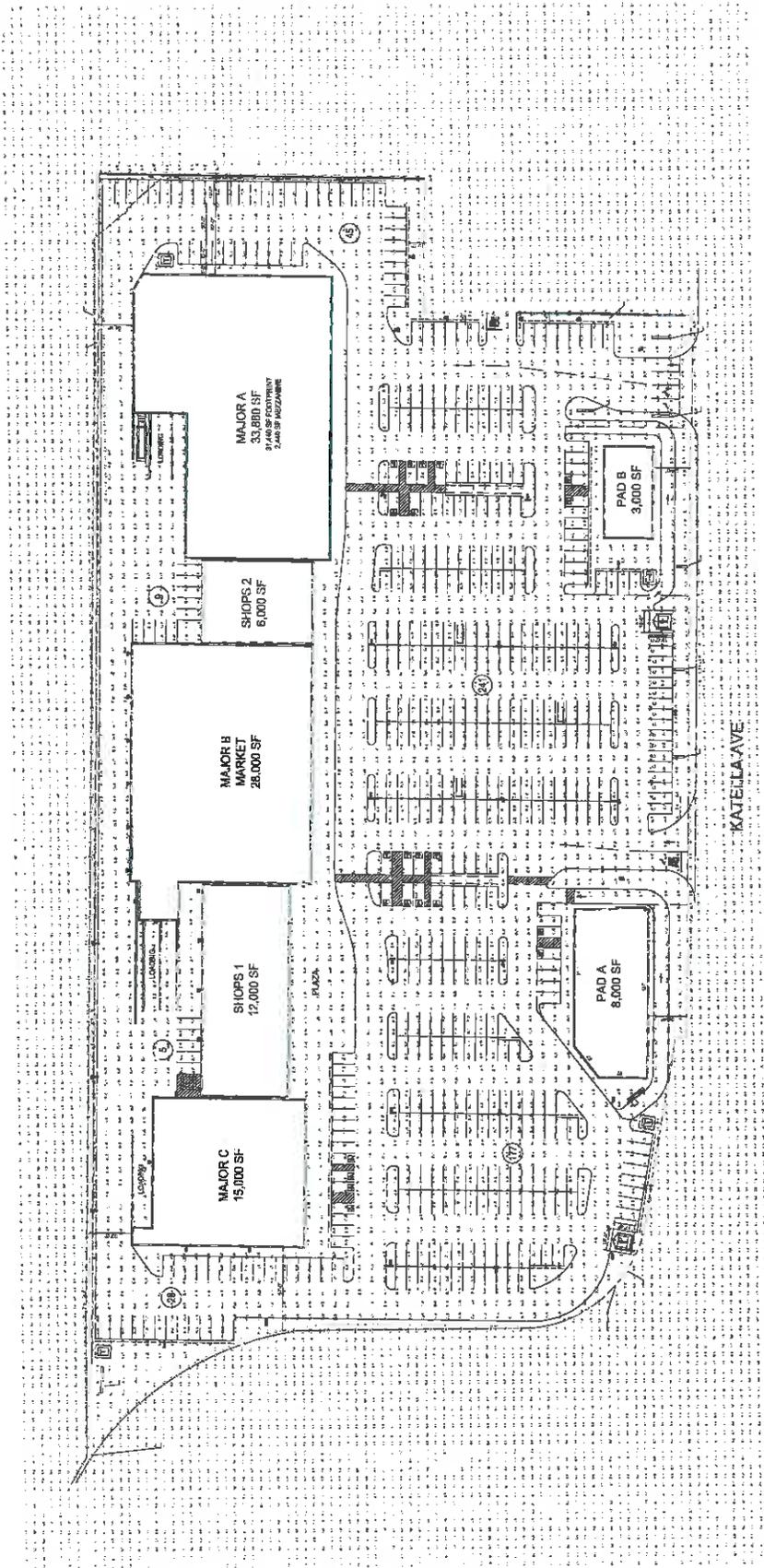
LOS ANGELES, CA  
07 OCTOBER 2014



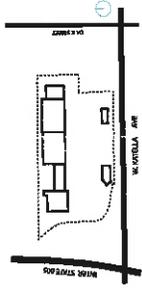
LIGHTING DESIGN ALLIANCE

LD-02  
 LIGHTING DESIGN ALLIANCE, INC.  
 LOS ANGELES  
 2800 TRIPLE AVENUE  
 LYND HURST, CA 90049-2275  
 T: 310.499.2343  
 F: 310.499.2367  
 www.LightingDesignAlliance.com





UNITS: FOOTCANDLES



SITE ILLUMINANCE LEVELS

LINCOLN  
PROPERTY  
COMPANY

village  
LOS ANGELES

LOS ALAMITOS, CA  
07 OCTOBER 2016

LIGHTING DESIGN ALLIANCE

LD-04

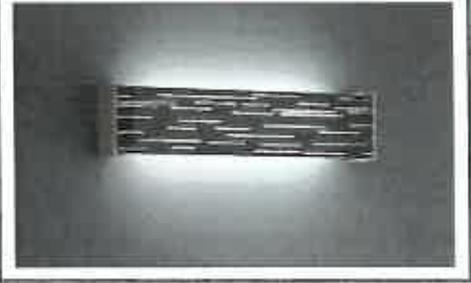
LIGHTING DESIGN ALLIANCE, INC.  
LOS ANGELES  
2818 TEMPLE AVENUE  
LONG BEACH, CA 90806-2213  
T: 832.963.3640  
F: 832.993.3647  
www.LightingDesignAlliance.com



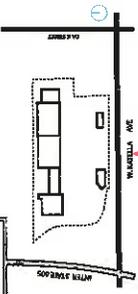
**TREE UPLIGHTS**  
Simply using grounded LEDs to direct light up at the trunk and canopy of a tree to enhance the landscape



**DECORATIVE EXTERIOR SCENCE**  
Outdoor Wall Sconce fixtures are perfect for illuminating a warm and inviting presentation to any entry.



**GRAZED WOOD**  
Wood is grazed by a linear fixture from below to emphasize the natural color and texture.



**FACADE LIGHTING MAJOR A**

**LINCOLN  
PROPERTY  
COMPANY**

**village**  
LOS ANGELES, CA  
07 OCTOBER 2014

**L I T I N G DESIGN ALLIANCE**

**LD-05**

LOS ANGELES  
2801 TRIPLE AVENUE  
LONG BEACH, CA 90801-2215  
T: 562.268.3443  
F: 562.268.2647  
www.LightingDesignAlliance.com



### HALO FACADE

The varying materials are highlighted using a linear light fixture tucked behind the trim of the facade to graze the textured finish.



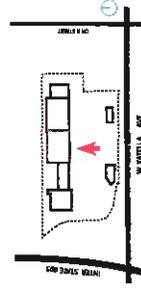
### DECORATIVE SCENCE

Outdoor Wall Sconce fixtures are perfect for illuminating a warm and inviting presentation to any entry.



### TREE UPLIGHTS

Simply using grounded LEDs to direct light up at the trunk and canopy of a tree to enhance the landscape



**FACADE LIGHTING MAJOR B**

**LINCOLN  
PROPERTY  
COMPANY**

**village**  
COMMERCIAL

LOS ANGELES, CA  
07 OCTOBER 2011

**LIGHTING DESIGN ALLIANCE**

LD-06

LOS ANGELES  
2000 TEMPLE AVENUE  
LONG BEACH, CA 90804-2013  
www.LightingDesignAlliance.com



EAST ELEVATION



NORTH ELEVATION



NORTHEAST ELEVATION



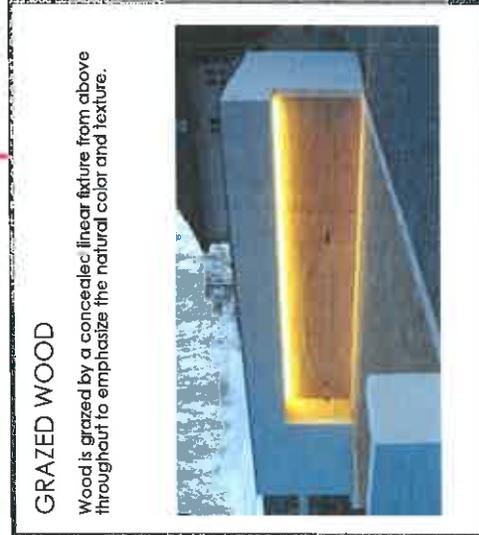
SOUTH ELEVATION



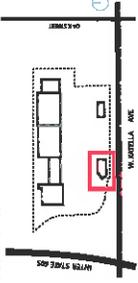
**GRAZED GREEN WALL**  
Accent green wall from fixtures concealed in canopy.



**UPLIT GREEN WALL**  
Accent green wall from flush in-grade uplights.



**GRAZED WOOD**  
Wood is grazed by a concealed linear fixture from above throughout to emphasize the natural color and texture.



**FACADE LIGHTING PAD A**

**LINCOLN PROPERTY COMPANY**

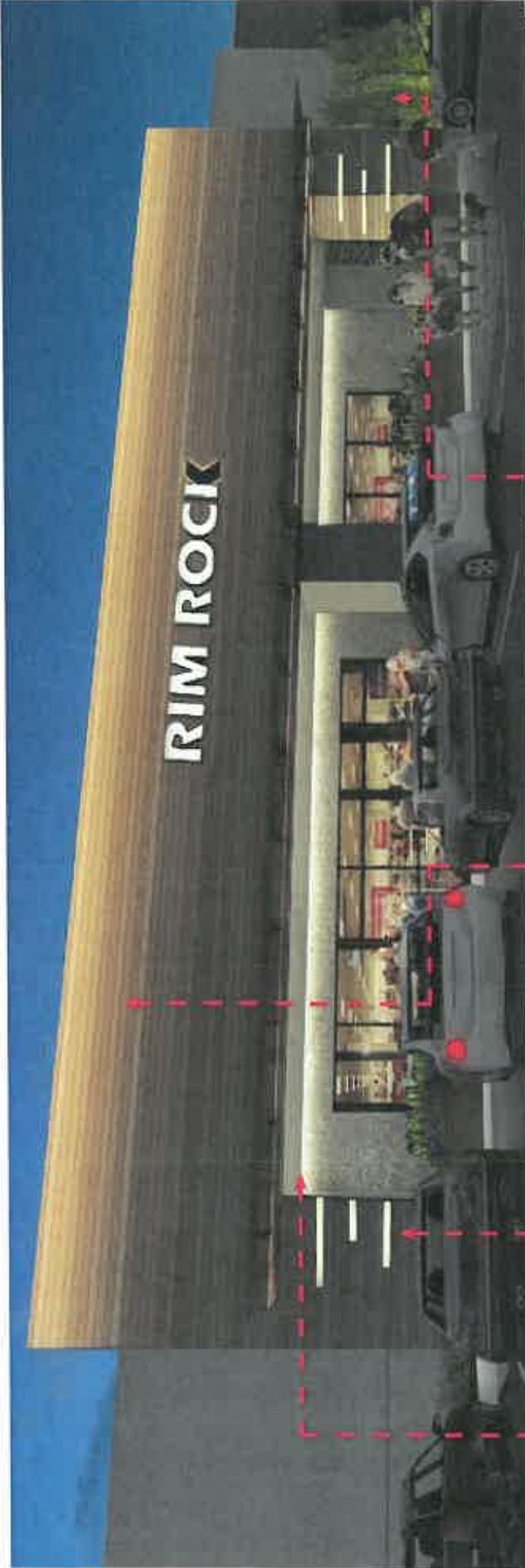
**village**

LOS ALAMITOS, CA  
OCTOBER 2014

**LIGHTING DESIGN ALLIANCE**

LD-07

LIGHTING DESIGN ALLIANCE, INC.  
LOS ANGELES  
288 TRIPLE AVENUE  
LONG BEACH, CA 90805-2215  
T: 909.889.2843  
F: 909.889.2847  
www.LightingDesignAlliance.com



# RIM ROCK



**ENTRY LIGHTING**  
Recessed wall slot concealed in canopy.



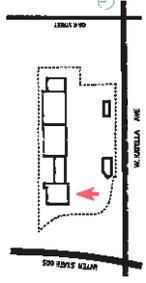
**RECESSED LINEAR SLOT LIGHTS**  
Direct illumination through clear, satin, or frosted lenses.



**HALO FACADE**  
The varying materials are highlighted using a linear light fixture tucked within a channel to enhance the textured wood finish.



**UPLIGHTING AT FACADE TRELLIS**  
Green wall is accented with wall cantilevered fixtures to show off color and texture.



**FACADE LIGHTING MAJOR C**

**LINCOLN  
PROPERTY  
COMPANY**

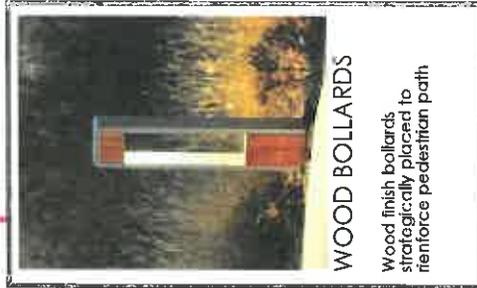
**village**  
COMMUNITY CENTER

LOS ALAMITOS, CA  
OCTOBER 2014

**Lighting DESIGN ALLIANCE**

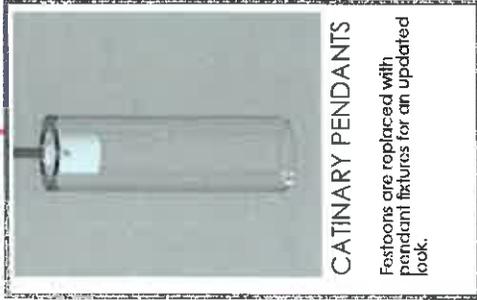
LD-08

Lighting Design Alliance, Inc.  
LOS ANGELES  
2809 TEMPLE AVENUE  
LONG BEACH, CA 90804-0215  
T: 562.268.3343  
F: 562.268.1567  
www.LightingDesignAlliance.com



**WOOD BOLLARDS**

Wood finish bollards strategically placed to reinforce pedestrian path



**CATINARY PENDANTS**

Festoons are replaced with pendant fixtures for an updated look.



**GRAZED WOOD**

Wood is grazed by a concealed linear fixture from above throughout to emphasize the natural color and texture.

**PLAZA PERSPECTIVE**

**LINCOLN  
PROPERTY  
COMPANY**

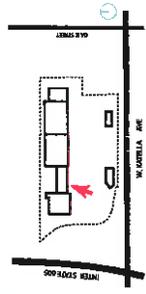
**village**  
by LINCOLN PROPERTY COMPANY

LOS ANGELES, CA  
OCTOBER 2014



**COLOR-WASHED PANELS**

Mesh panels are transformed with light by color-changing RGB LED strips aimed across the panel, creating an attractive and fun outdoor seating area.



**LINCOLN PROPERTY COMPANY**

LD-09

**LIGHTING DESIGN ALLIANCE, INC.**  
LOS ANGELES  
2801 TEMPLE AVENUE  
LONG BEACH, CA 90801-5215  
T: 562.499.2143  
F: 562.499.2847  
www.LightingDesignAlliance.com



FLOOR PLAN



OVERHEAD PLAN

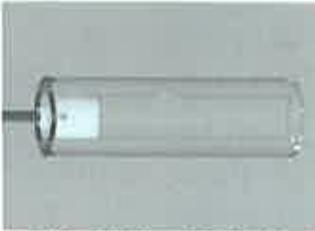
**COLOR-WASHED PANELS**

Mesh panels are transformed with light by color-changing RGB LED strips aimed across the panel, creating an attractive and fun outdoor seating area.



**CATINARY PENDANTS**

Catinary pendants are strung across the canopy openings to add light and visual interest.



**DOWNLIGHTS**

Downlights are concealed in the canopy, the trellis, and the trellis columns to add general illumination to the space.



**TREE UP-LIGHTING**

Uplighting of trees adds drama and vertical emphasis in a landscape, as well as creating safety and appeal.

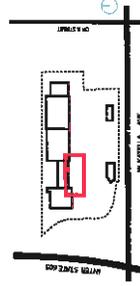


**WOOD BOLLARDS**

Wood finish bollards, strategically placed to reinforce pedestrian path.



**UNDER-BENCH LIGHTING**

PLAZA PLAN



LOS ANGELES, CA  
07 OCTOBER 2014

LIGHTING DESIGN ALLIANCE

LOS ANGELES  
3200 TEMPLE AVENUE  
LOWE BEACH, CA 90604-2013  
www.LightingDesignAlliance.com

LOS ANGELES  
3200 TEMPLE AVENUE  
LOWE BEACH, CA 90604-2013  
www.LightingDesignAlliance.com

LD-10

LINCOLN  
PROPERTY  
COMPANY

# village 605

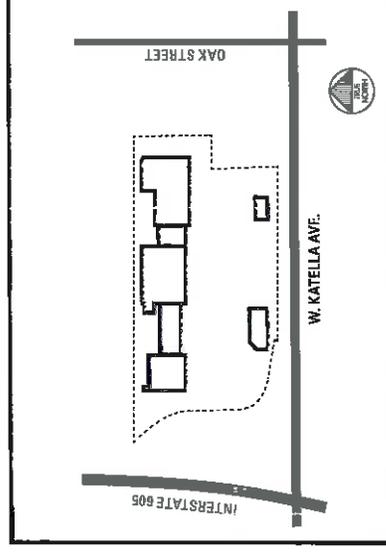
LOS ALAMITOS

3131 KATELLA AVE,  
LOS ALAMITOS, CA 90720

## SIGN PROGRAM

**PROPERTY OWNER**  
LINCOLN PROPERTY CO.  
2000 MCKINNEY AVE. SUITE 1000  
DALLAS, TX 75201  
214.740.3300

**PROGRAM DESIGNER**  
JB3D  
731 N. MAIN STREET  
ORANGE, CA 92868  
CONTACT: IAN JAHNS  
714.204.0077  
IJAHNS@JB3D.COM



October 11, 2016

VILLAGE 605 SIGN PROGRAM No.: --

# SIGNAGE OVERVIEW

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
A	1.0	Freeway Pylon	Ground	1	120'-0"	50'-0"	6,000 Sq. Ft.	Yes	Yes	Yes
B	2.0	Entry Monument	Ground	2	15'-0"	4'-0"	60 Sq. Ft.	Yes	Project Name Only	Yes
C	3.0	Tenant Monument	Ground	3	15'-0"	4'-0"	60 Sq. Ft.	Yes	Yes	Yes
D	4.0	Entry Tenant Wall	Ground	1	12'-0"	7'-0"	84 Sq. Ft.	Yes	Yes	Yes
E	5.0	Art Wall	On Building	1	8'-0"	35'-0"	280 Sq. Ft.	Yes	No	No
F	6.0	Building Tenant ID	On Building	27	15'-0"	Varies Per Elevation*	Varies Per Elevation*	Yes	Yes	Yes
G	7.0	Secondary Tenant ID	On Building	9	3'-0"	Varies Per Elevation*	Varies Per Elevation*	Yes	Yes	Yes
H	8.0	Blade Sign	On Building	TBD	24"	36"	6 Sq. Ft.	Yes	Yes	Yes
I	9.0	Address Sign	On Building	7	17"	4'-0"	6 Sq. Ft.	No	No	Yes

\* BUILDING TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGES 6.1-6.6)

\* SECONDARY TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGE 71-72)

# SITE PLAN

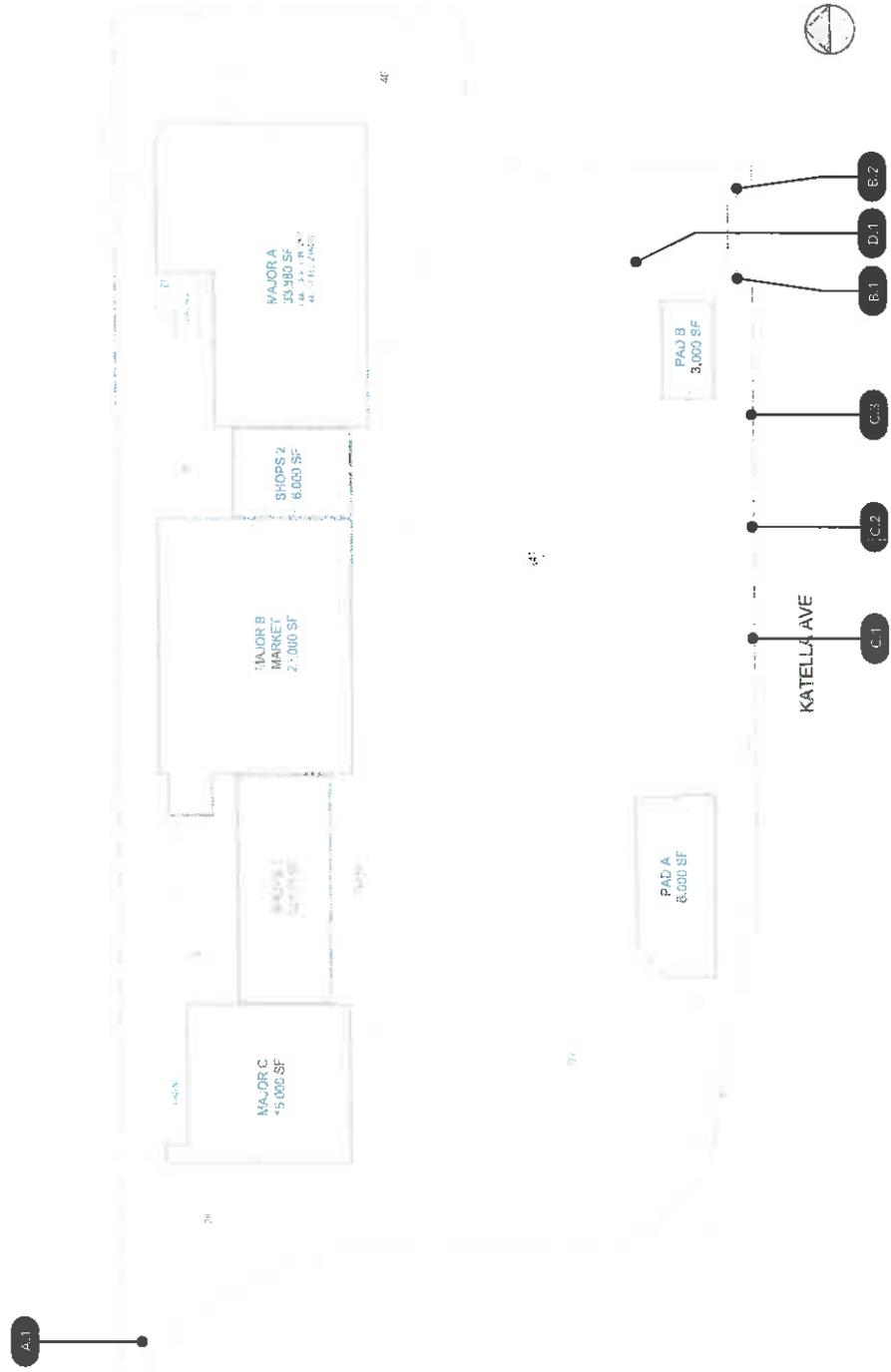
## OVERALL SITE SIGNAGE

### SIGN TYPE - LEGEND

- A - Freeway Pylon
- B - Entry Monument
- C - Tenant Monument
- D - Entry Tenant Wall

SEE PAGE 0.3-0.6 FOR ADDITIONAL SIGNAGE

\*CODE SIGNS NOT SHOWN  
\*APPROX. POSITIONS



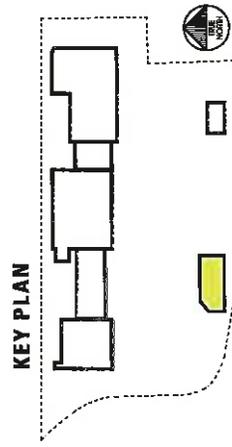
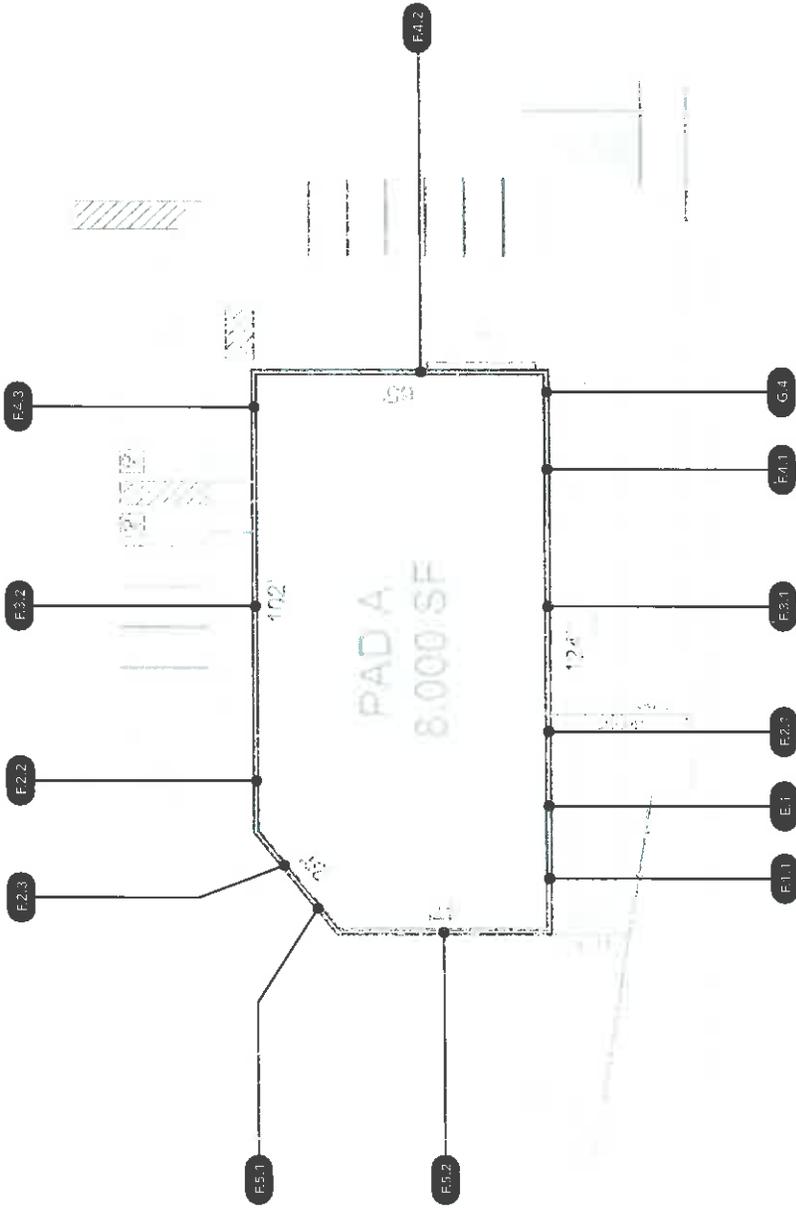
# SITE PLAN

## ON BUILDING SIGNAGE - PAD A

### SIGN TYPE - LEGEND

- E - Art Wall
- F - Building Tenant ID
- G - Secondary Tenant ID
- H - Blade Signs  
(LOCATIONS TBD AS NEEDED)
- I - Address Sign  
(LOCATIONS TBD AS NEEDED)

\*APPROX. POSITIONS



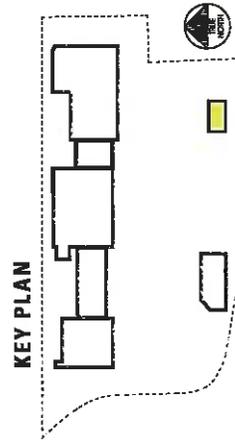
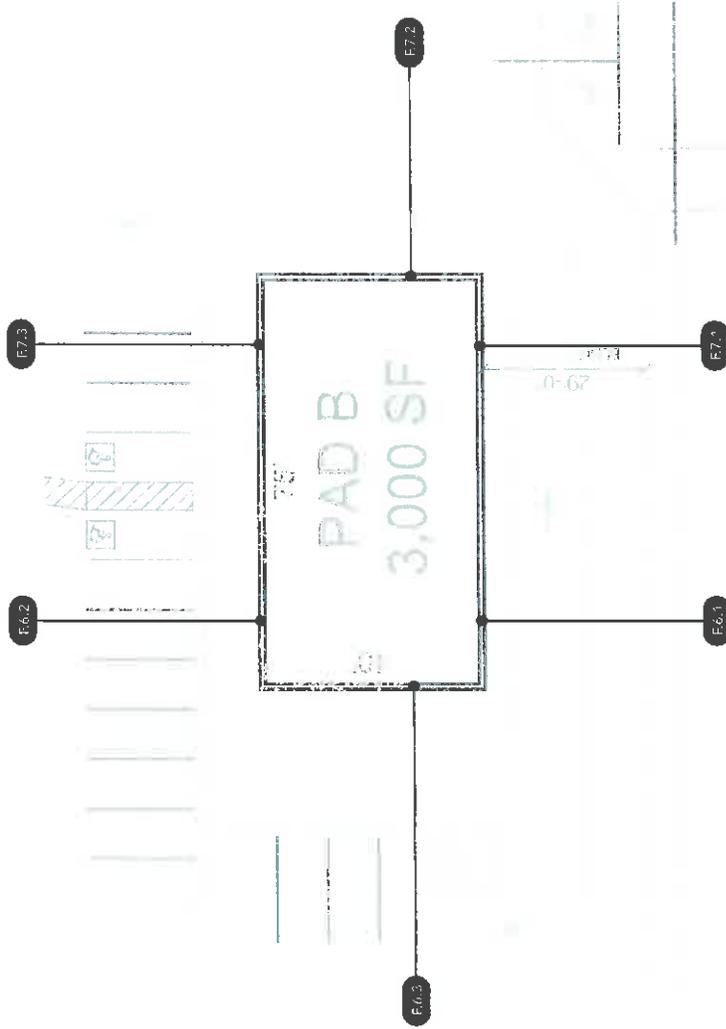
# SITE PLAN

## ON BUILDING SIGNAGE - PAD B

### SIGN TYPE - LEGEND

- F - Building Tenant ID
- G - Secondary Tenant ID
- H - Blade Signs  
(LOCATIONS TBD AS NEEDED)
- I - Address Sign  
(LOCATIONS TBD AS NEEDED)

\*APPROX. POSITIONS



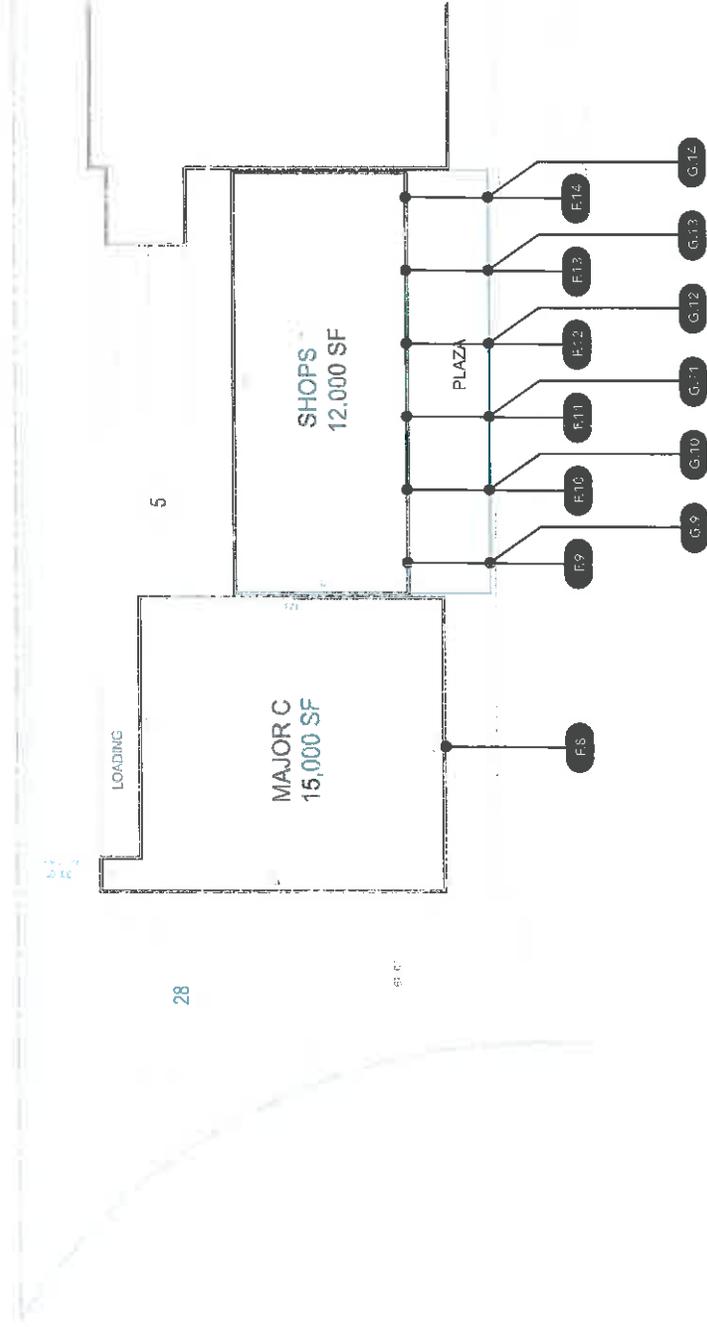
# SITE PLAN

ON BUILDING SIGNAGE - MAJOR A & SHOPS 1

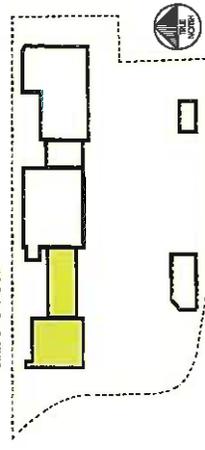
## SIGN TYPE - LEGEND

- F - Building Tenant ID  
(LOCATIONS TBD AS NEEDED)
- G - Secondary Tenant ID  
(LOCATIONS TBD AS NEEDED)
- H - Blade Signs  
(LOCATIONS TBD AS NEEDED)
- I - Address Sign  
(LOCATIONS TBD AS NEEDED)

\*APPROX. POSITIONS



## KEY PLAN



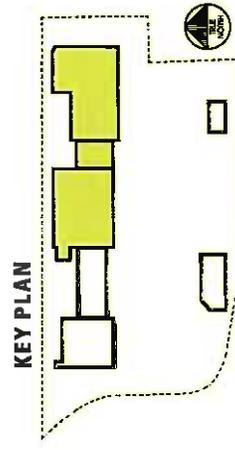
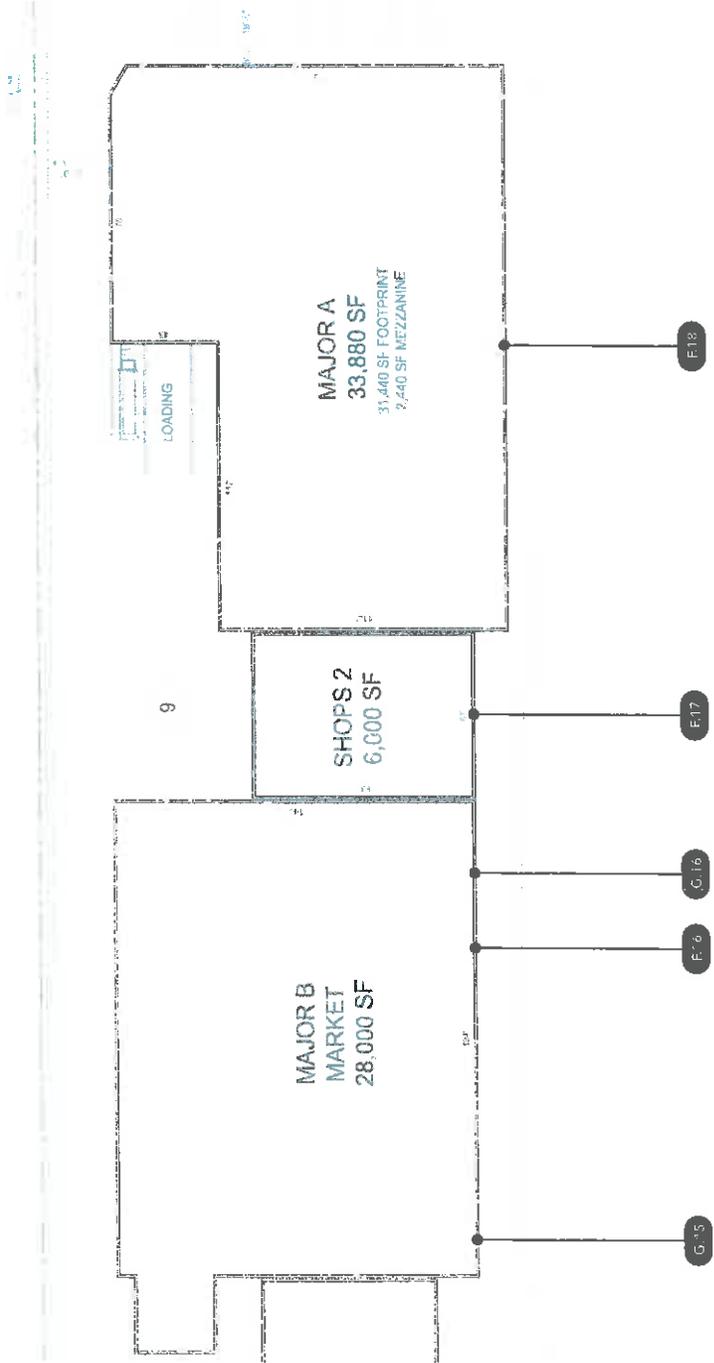
# ON BUILDING SIGNAGE - MAJOR B, C, & OUTDOOR

## SITE PLAN

### SIGN TYPE - LEGEND

- F - Building Tenant ID
- G - Secondary Tenant ID
- H - Blade Signs  
(LOCATIONS TBD AS NEEDED)
- I - Address Sign  
(LOCATIONS TBD AS NEEDED)

\*APPROX. POSITIONS



**PURPOSE**

To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the freeway pylon.

**MAXIMUM NUMBER**

One.

**LOCATION**

Behind property line.

**ORIENTATION**

Perpendicular to freeway. Double-faced

**SIGN COPY**

Business name and or logo per defined location, two-lines of copy maximum.

**MAX. SIGN AREA & SIZE**

Width: 50'-0"  
Height: 61'-0"  
Sign Area: 3,050sq. ft. Max

**SIGN CONSTRUCTION**

To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

**ILLUMINATION**

Internally illuminated. No exposed neon lighting allowed.

**LOGO / LOGOTYPE**

Permitted. Must be approved by the Property Owner.

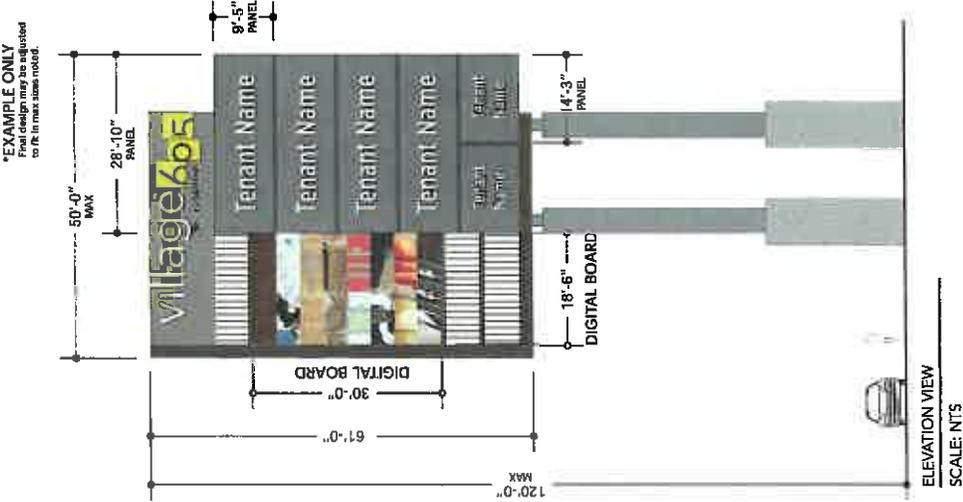
**LETTER STYLE**

Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

**COLORS**

White, Gray, Green, Beige, Brown, and RGB

**SIGN TYPE A**  
FREEWAY PYLON



# SIGN TYPE B

## ENTRY MONUMENT

To identify the center.

Two.

At entrance from Katella as you drive in.

Angled toward entrance from street. Single-faced.

Project name.

Width: 4'-0"

Height: 15'-0"

Sign Area: 60sq. ft.

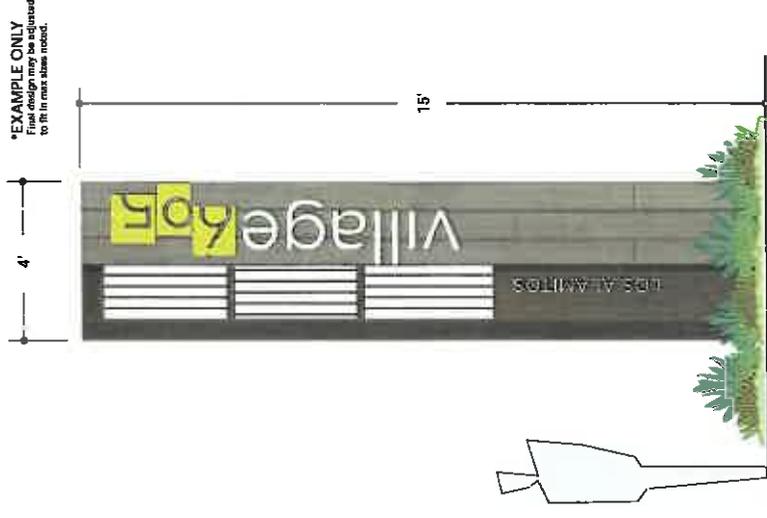
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited

Permitted for project name only.

Sign copy color should contrast with background color.

White, Gray, Green, Beige and Brown.



ELEVATION VIEW  
SCALE: 3/8" = 1'

# SIGN TYPE C

## TENANT MONUMENT

**PURPOSE** To identify the name and / or address of a building & its tenants.

**MAXIMUM NUMBER** Three.

**LOCATION** Within property lines, outside of limited use areas along Katella.

**ORIENTATION** Perpendicular to street.

**SIGN COPY** Project name and / or address up to two tenant names on each side. Brand names and info which makes sign appear to be an advertisement, such as ® and TM are prohibited.

**MAX. SIGN AREA & SIZE**  
 Width: 4'-0"  
 Height: 15'-0"  
 Sign Area: 60sq. ft.

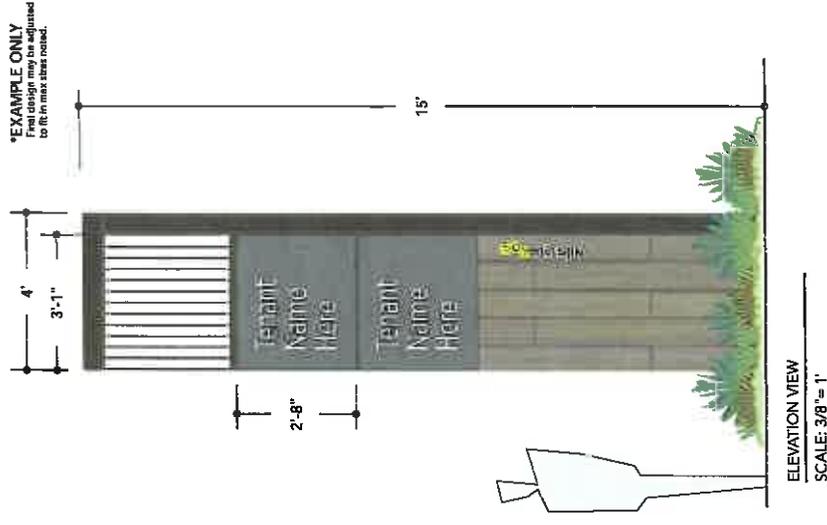
**SIGN CONSTRUCTION** To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

**ILLUMINATION** Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited

**LOGO / LOGOTYPE** Permitted, must be approved by the Property Owner.

**LETTER STYLE** Sign copy color should contrast with background color.

**COLORS** White, Gray, Green, Beige and Brown.



To identify the project name, addresses, and or its tenants.

# SIGN TYPE D

ENTRY TENANT WALL

One.

At entrance of site from Katella.

Perpendicular to entry. Single-faced

Project name and / or address up to four tenant names. Brand names and info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.

Width: 7'-0"  
Height: 12'-0"  
Sign Area: 84sq. ft.

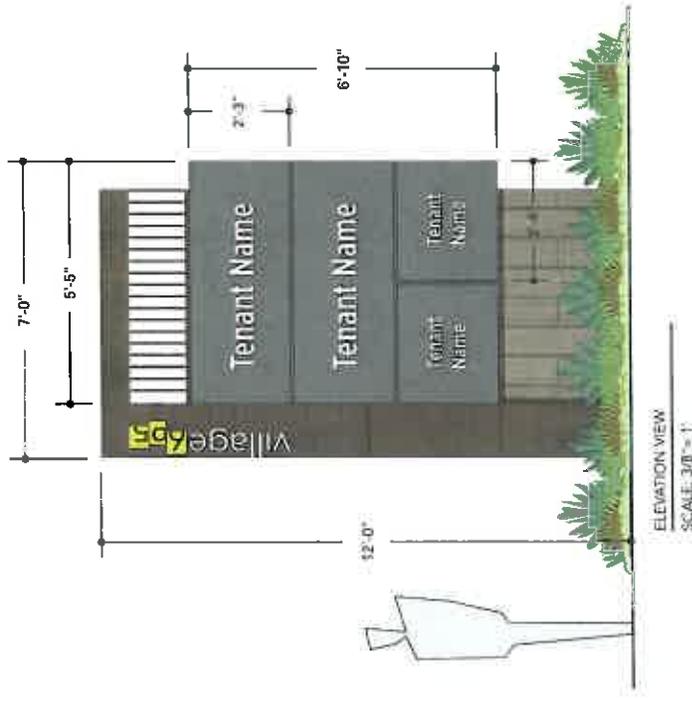
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited

Permitted, must be approved by the Property Owner.

Sign copy color should contrast with background color.

White, Gray, Green, Beige and Brown.



# SIGN TYPE E ART WALL

**PURPOSE**  
To identify the center.

**MAXIMUM NUMBER**  
One.

**LOCATION**  
Location as indicated in the following exhibits.

**ORIENTATION**  
Parallel to wall toward street, parking lot or pedestrian area.

**SIGN COPY**  
Project name and / or tenant signs. Brand names and info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.

**MAX. SIGN AREA & SIZE**  
Width: 35'-0"  
Height: 11'-6"  
Sign Area: 402.5sq. ft. Max

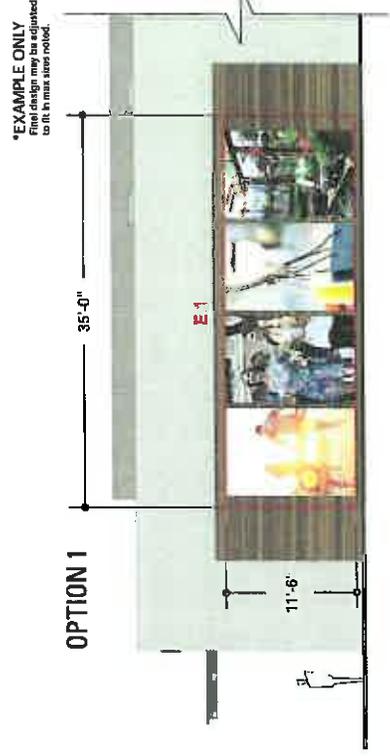
**SIGN CONSTRUCTION**  
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

**ILLUMINATION**  
None.

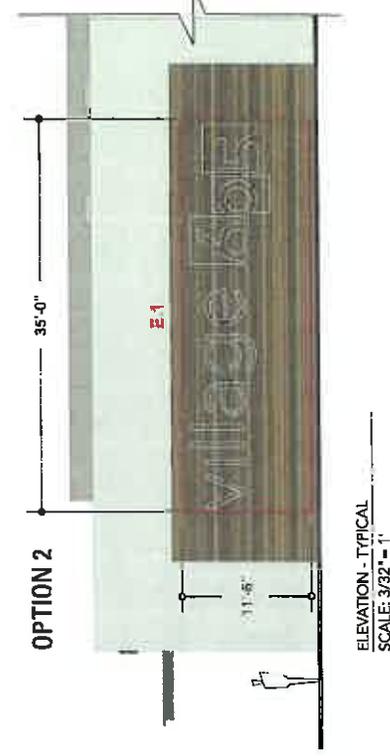
**LOGO / LOGOTYPE**  
Permitted. Must be approved by the Property Owner.

**LETTER STYLE**  
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

**COLORS**  
Logo colors must contrast building facade. *Exact finish details tbd.*



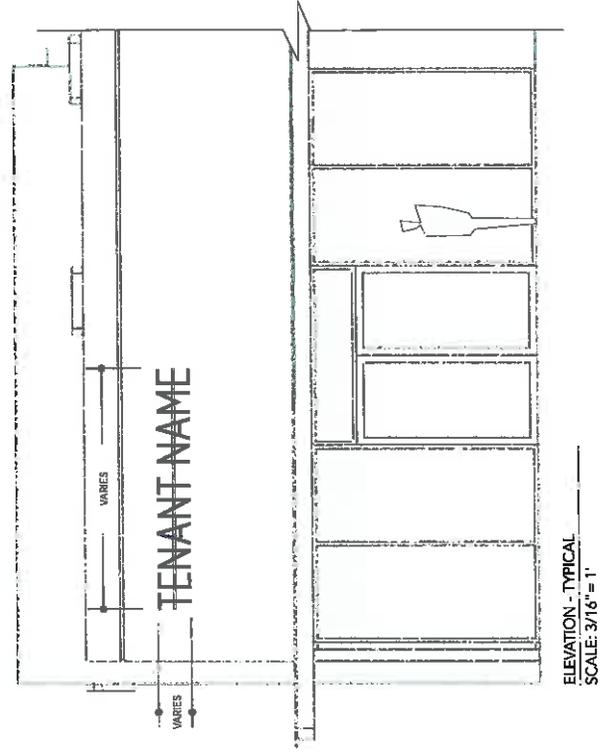
\*EXAMPLE ONLY  
Sign is not permitted  
to fit in main street nook.



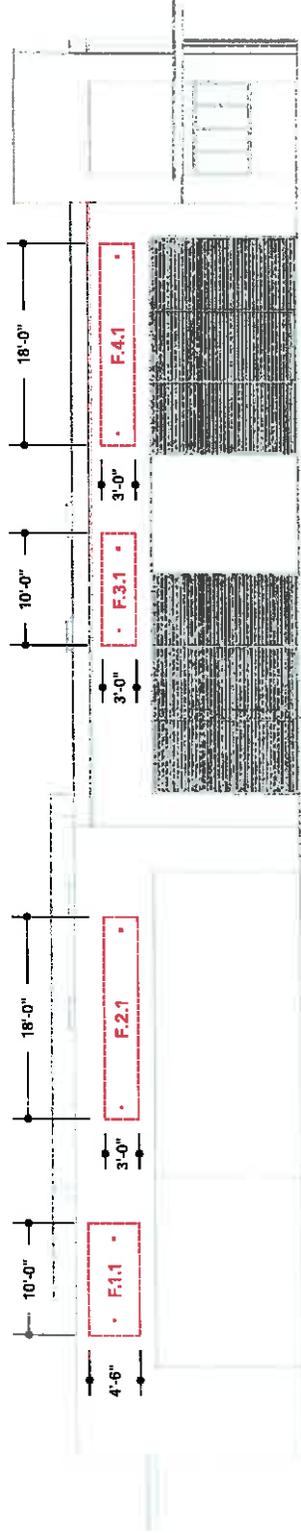
# SIGN TYPE F

BUILDING TENANT ID

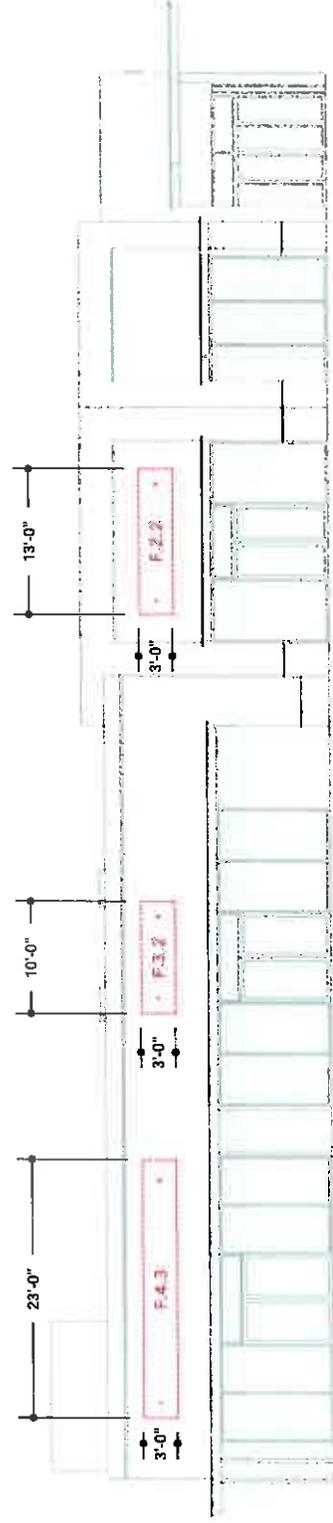
- PURPOSE**  
To identify primary business names occupying the Village 605. Primary tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.
- MAXIMUM NUMBER**  
One per tenant. An individual tenant shall have one sign per building-front elevation, however, multiple signs may be allowed in certain instances for larger tenants as indicated in the following exhibits.
- LOCATION**  
Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.
- ORIENTATION**  
Parallel to wall toward street, parking lot or pedestrian area.
- SIGN COPY**  
Only name and / or symbol of building occupant. Brand names and information which make the sign appear to be advertisement, such as ® and ™ are prohibited.
- MAX. SIGN AREA & SIZE**  
Width: Varies per elevation (see pages 6.1-6.6)  
Height: See elevations  
Sign Area: 1.5 times lineal foot of tenant frontage plus 30%.
- SIGN CONSTRUCTION**  
Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum rail to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.
- ILLUMINATION**  
Halo (indirect / silhouette) or face permitted. No exposed neon lighting allowed.
- LOGO / LOGOTYPE**  
Permitted. Must be approved by the Property Owner.
- LETTER STYLE**  
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.
- COLORS**  
Tenant logo colors must contrast building facade. *Exact finish details to vary.*



**SIGN TYPE F**  
BUILDING TENANT ID ELEVATION



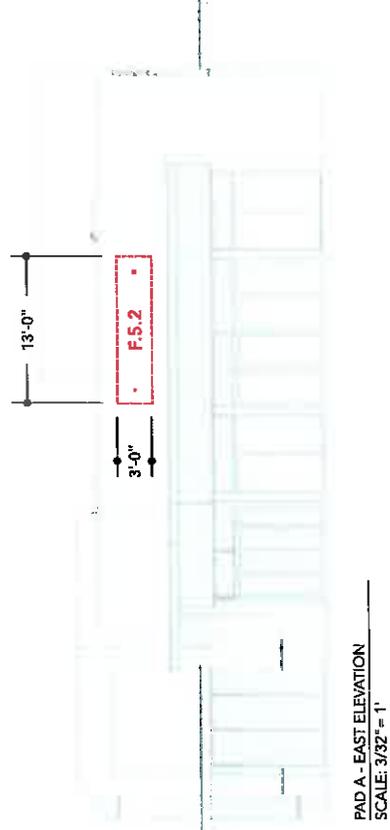
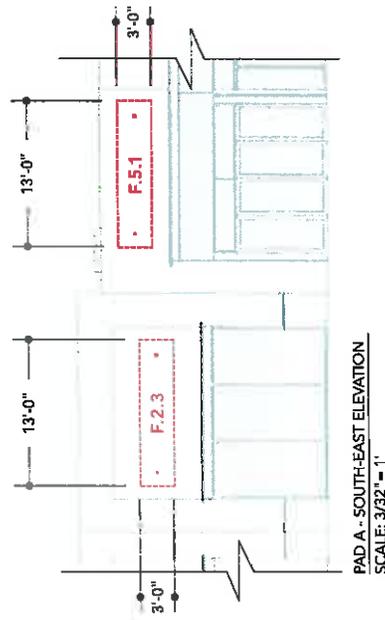
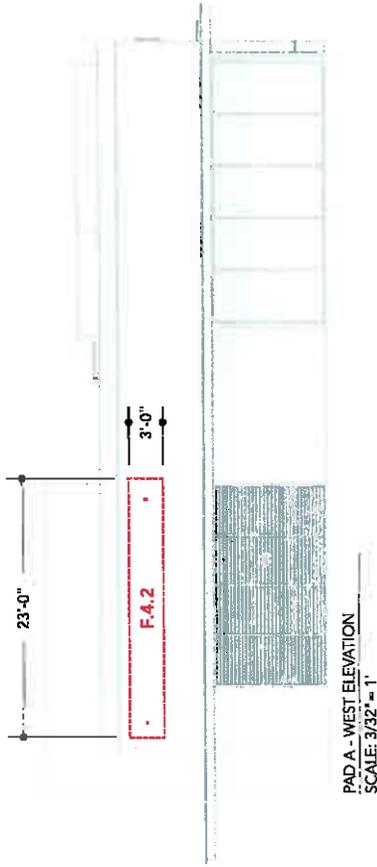
PAD A - NORTH ELEVATION  
SCALE: 3/32" = 1'



PAD A - SOUTH ELEVATION  
SCALE: 3/32" = 1'

# SIGN TYPE F

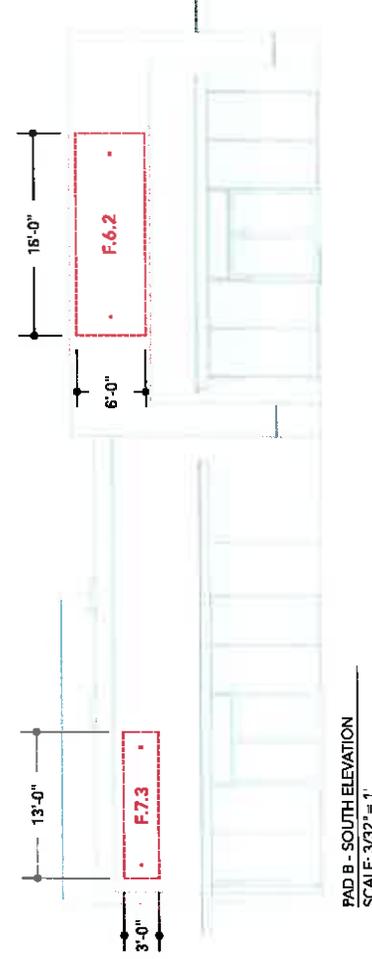
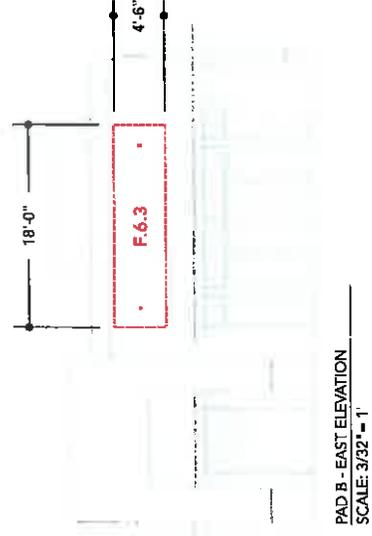
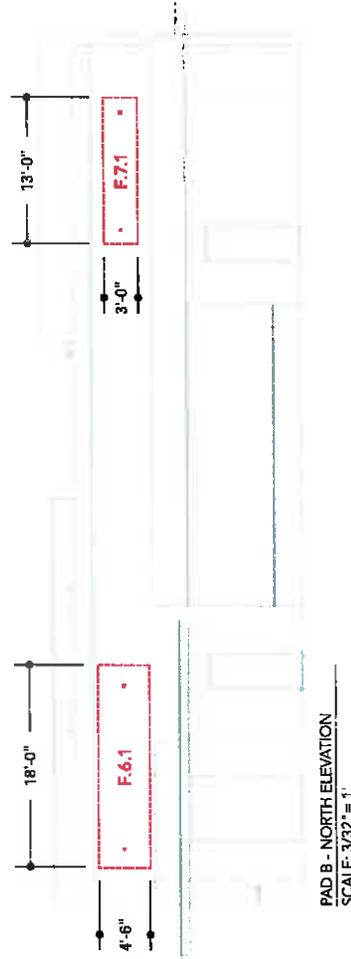
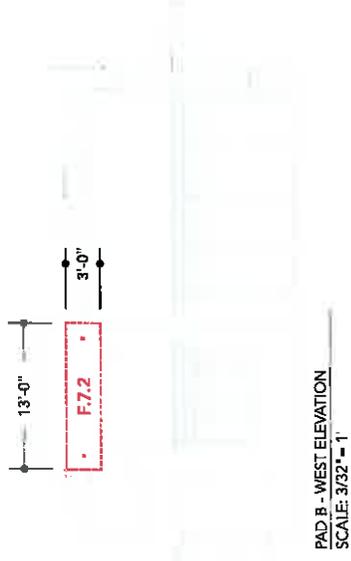
BUILDING TENANT ID ELEVATION



October 11, 2016

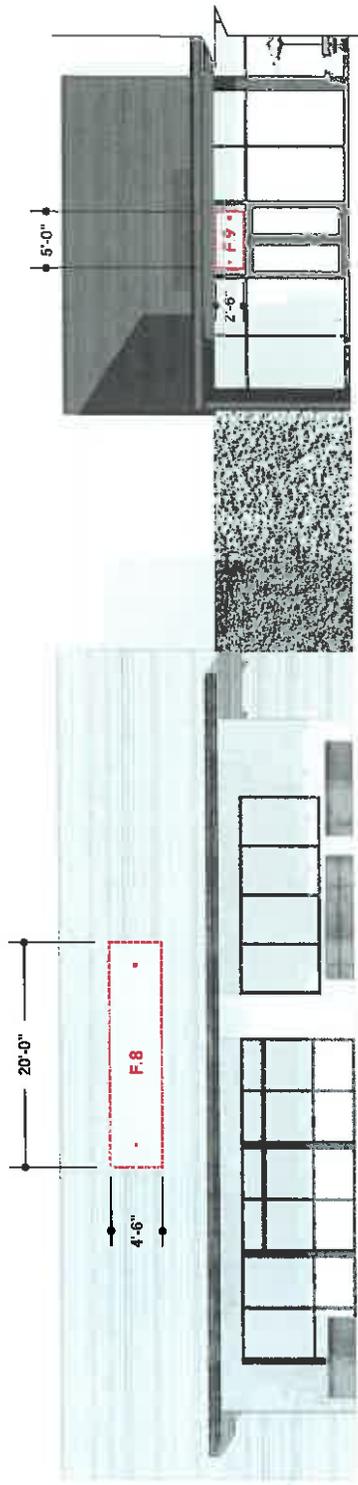
# SIGN TYPE F

BUILDING TENANT ID ELEVATION

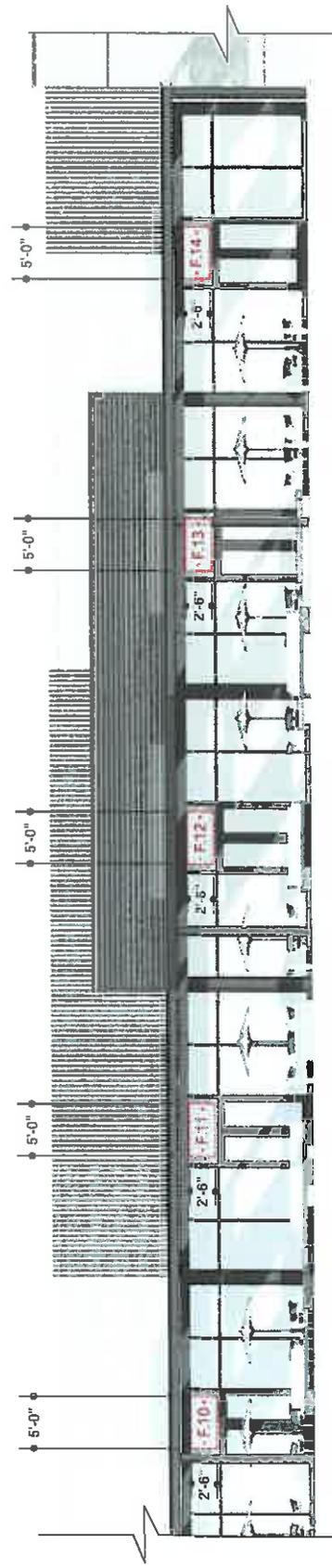


# SIGN TYPE F

BUILDING TENANT ID ELEVATION

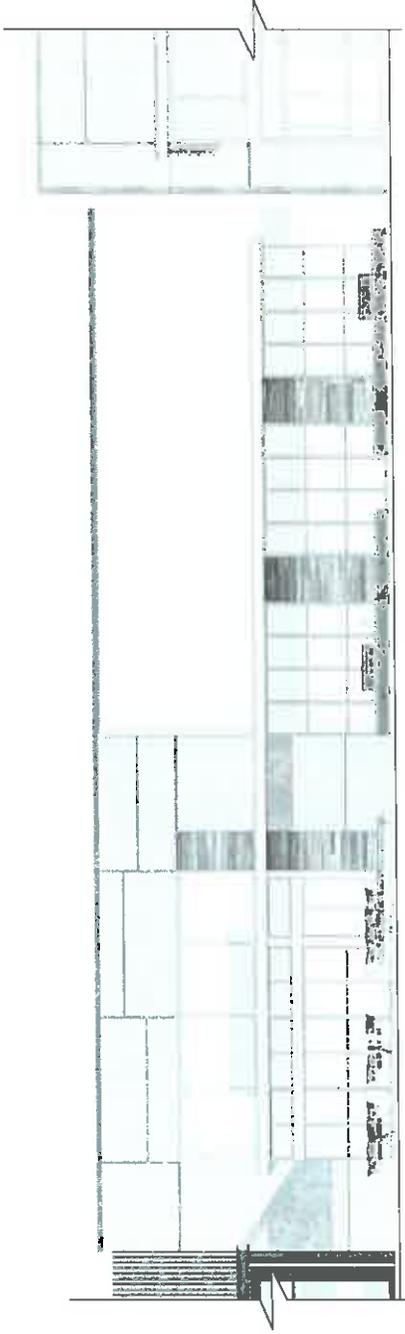


MAJOR C & SHOPS 1.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'

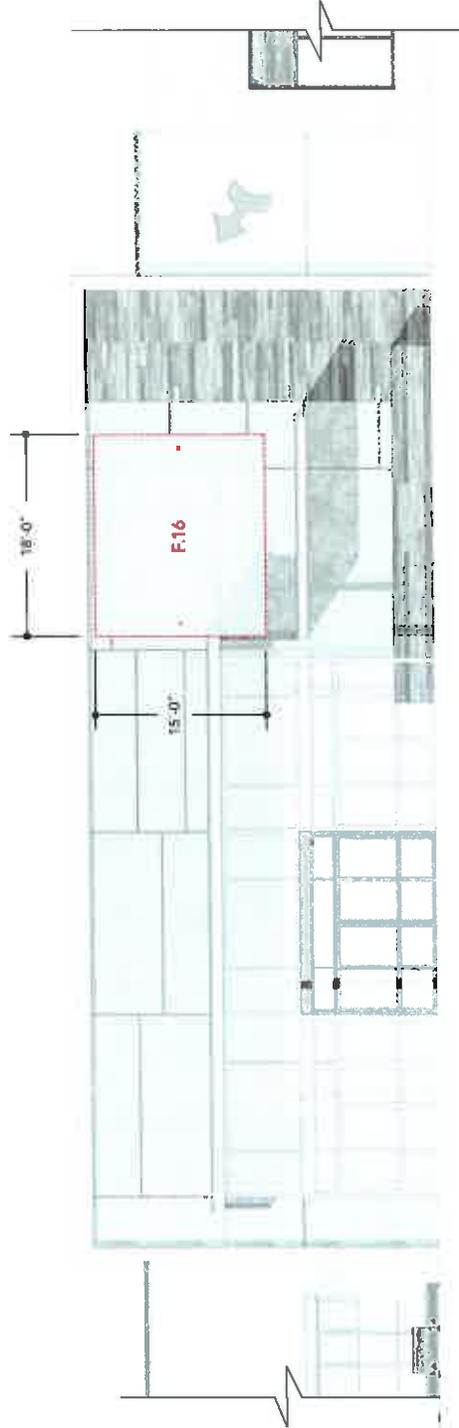


SHOPS 1.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

**SIGN TYPE F**  
BUILDING TENANT ID ELEVATION

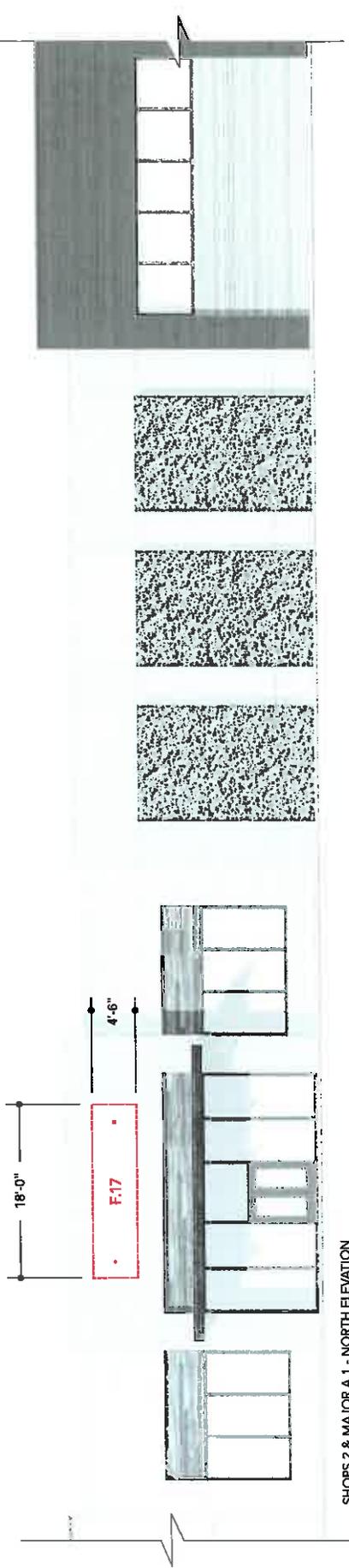


MAJOR B.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'

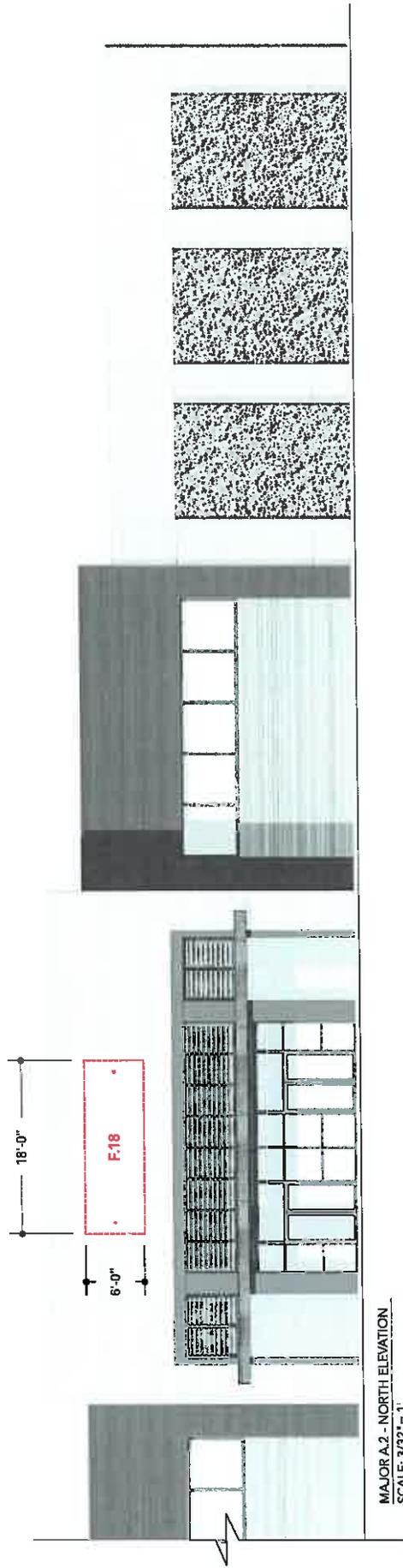


MAJOR B.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

**SIGN TYPE F**  
BUILDING TENANT ID ELEVATION



SHOPS 2 & MAJOR A.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'



MAJOR A.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

# SIGN TYPE G

SECONDARY TENANT ID

**PURPOSE** To identify primary business names occupying the Village 605. Primary tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.

**MAXIMUM NUMBER** One per tenant. An individual tenant shall have one sign per building-front pergola, however, some tenants do not have pergola for signage.

**LOCATION** Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.

**ORIENTATION** Parallel to wall toward street, parking lot or pedestrian area.

**SIGN COPY** Only name and / or symbol of building occupant. Brand names and information which make the sign appear to be advertisement, such as ® and ™ are prohibited.

**MAX. SIGN AREA & SIZE**  
**Width:** Varies per elevation (see page 7.1)  
**Height:** See elevations  
**Sign Area:** 1.5 times lineal foot of tenant frontage plus 30%.

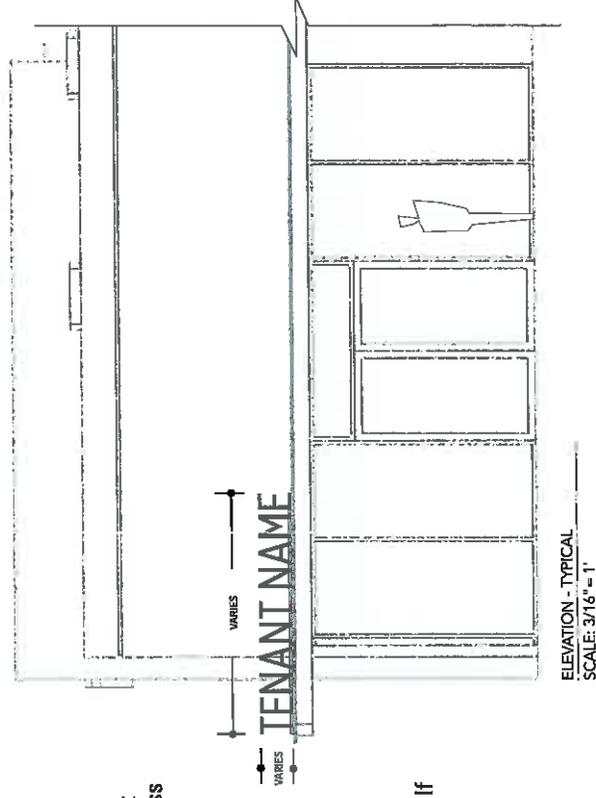
**SIGN CONSTRUCTION** Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed & back of signage must be finished.

**ILLUMINATION** No exposed neon lighting allowed.

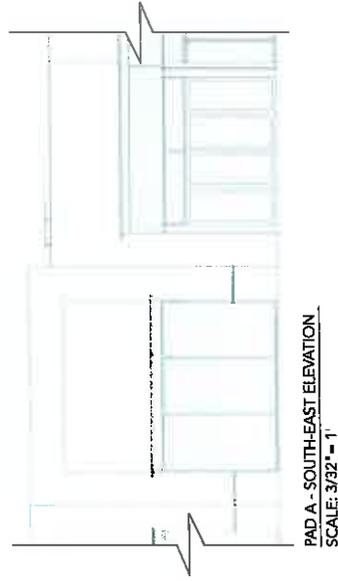
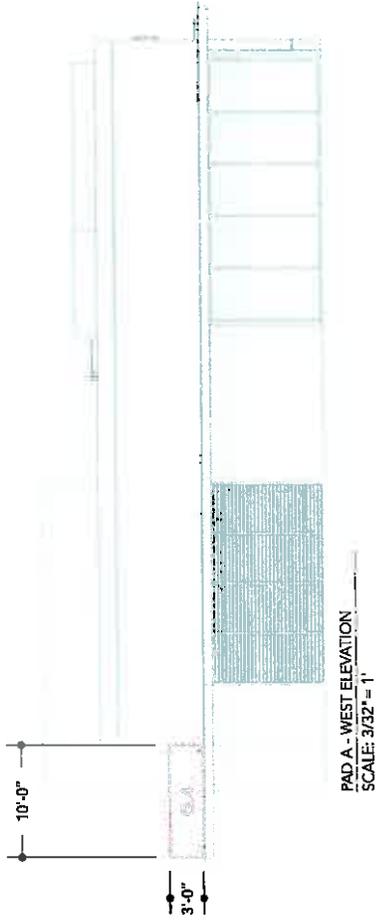
**LOGO / LOGOTYPE** Permitted. Must be approved by the Property Owner.

**LETTER STYLE** Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

**COLORS** Tenant logo colors must contrast building facade. *Exact finish details to vary.*

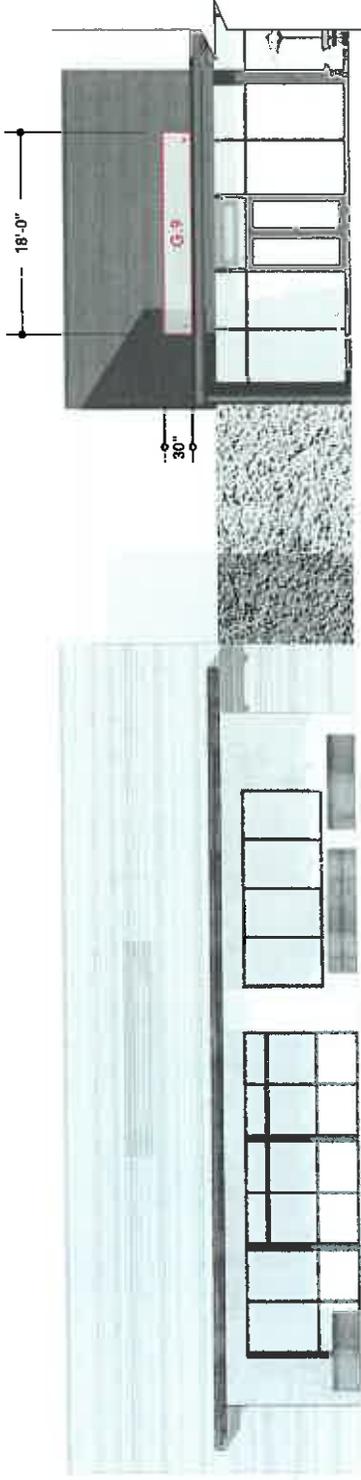


**SIGN TYPE G**  
SECONDARY TENANT ID ELEVATION

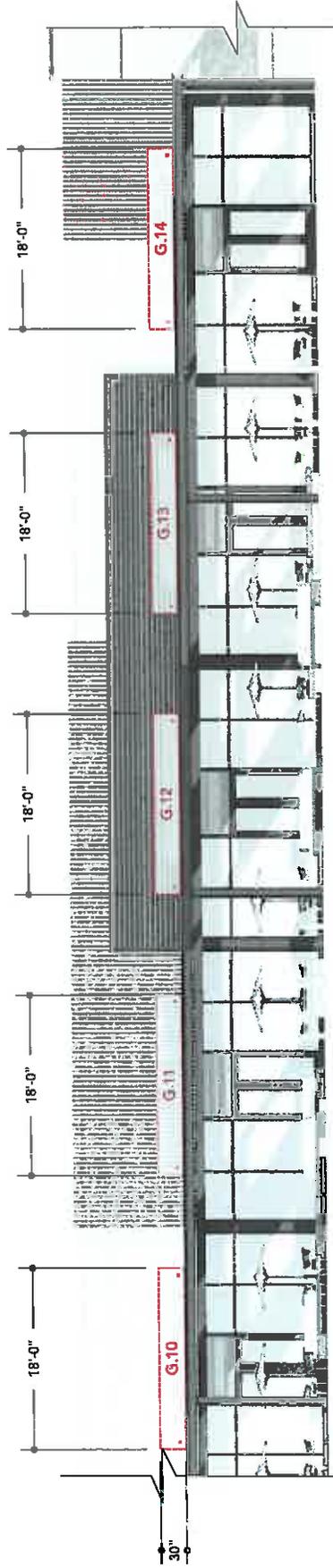


October 11, 2016

**SIGN TYPE G**  
SECONDARY TENANT ID ELEVATION

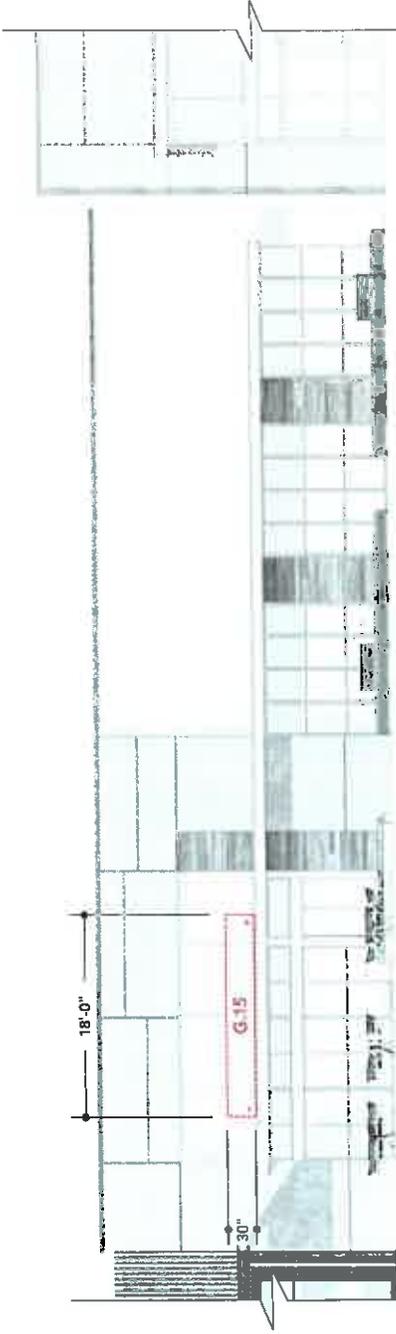


MAJOR C & SHOPS 1.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'

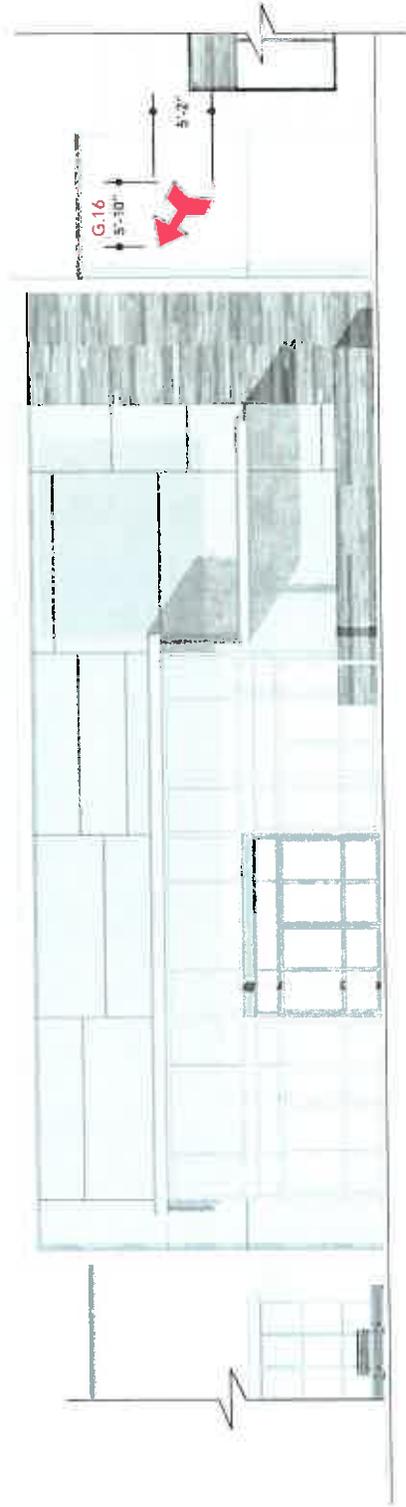


SHOPS 1.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

**SIGN TYPE G**  
SECONDARY TENANT ID ELEVATION



MAJOR B.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'



MAJOR B.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

# SIGN TYPE H

BLADE SIGN (TYPICAL)

**PURPOSE**  
Permanent wall sign at a multi-occupant retail building with exclusive exterior entrances. To identify the occupants of a multi-tenant retail building to pedestrian customers.

**MAXIMUM NUMBER**  
No more than one sign per tenant space entrance.

**LOCATION/ ORIENTATION**  
Perpendicular to the wall on exterior facade not to project within 2 feet of the curb line

**SIGN COPY**  
Name and or logo of tenant. Info which makes sign appear to be an advertisement, such as ® and TM are prohibited.

**SIDES**  
Double-sided

**MAX. SIGN AREA & SIZE**  
Width: 36"  
Height: 24"  
Letter Height: 12" Max  
Logo/Symbol Height: 20" Max  
Sign Area: 6 sq. ft. Max

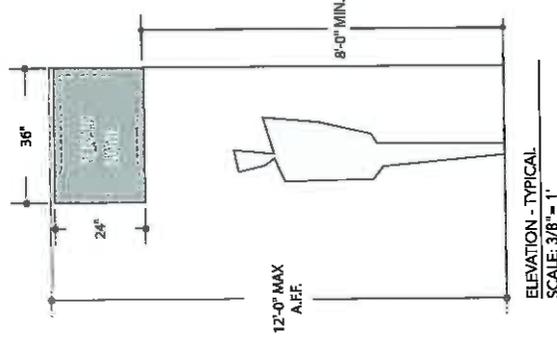
**SIGN CONSTRUCTION**  
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Materials may include metal and wood. Materials must be approved by Property Owner.

**ILLUMINATION**  
Optional. Internally illuminated or externally illuminated signs are permitted. Exposed neon is prohibited.

**LOGO / LOGOTYPE**  
Permitted.

**LETTER STYLE**  
Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.

**COLORS**  
To be determined. Colors must be approved by Property Owner.



# SIGN TYPE I

## ADDRESS SIGN

**PURPOSE**  
To identify building address.

**MAXIMUM NUMBER**  
One per building.

**LOCATION**  
Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.

**ORIENTATION**  
Parallel to wall toward street, parking lot or pedestrian area.

**SIGN COPY**  
Building address numbers.

**MAX. SIGN AREA & SIZE**  
Width: 4'-0"  
Height: 17"  
Sign Area: 6sq. ft. Max

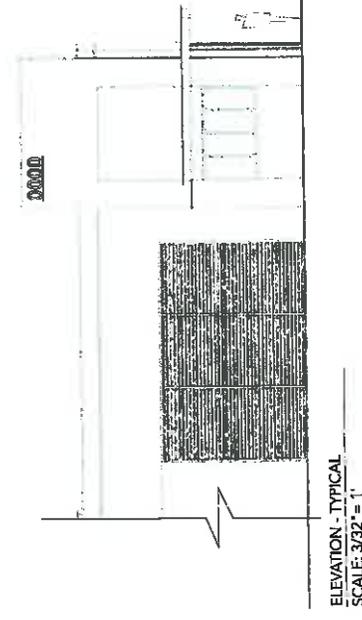
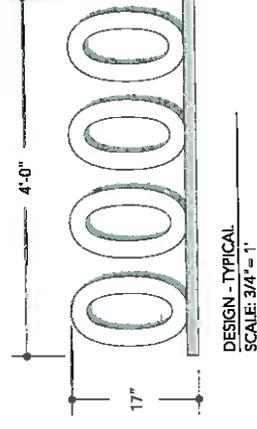
**SIGN CONSTRUCTION**  
Individual numbers only. No cabinet signs or cloud signs allowed. Numbers are only permitted to mount directly to structural mounting system. Align numbers to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.

**ILLUMINATION**  
Internally illuminated or halo-lit numbers. No exposed neon lighting allowed.

**LOGO / LOGOTYPE**  
Not permitted.

**LETTER STYLE**  
Project font only.

**COLORS**  
Must contrast building facade. *Exact finish details to be determined.*



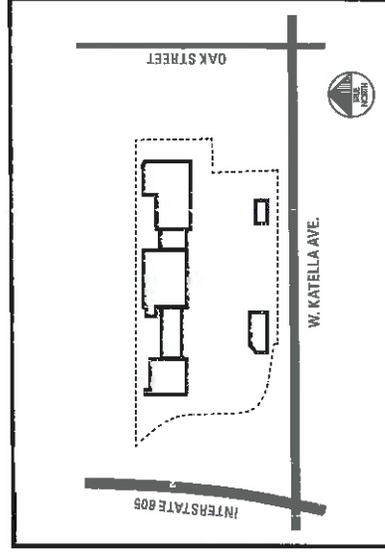


3131 KATELLA AVE,  
LOS ALAMITOS, CA 90720

## SIGN PROGRAM

**PROPERTY OWNER**  
LINCOLN PROPERTY CO.  
2000 MCKINNEY AVE. SUITE 1000  
DALLAS, TX 75201  
214.740.3300

**PROGRAM DESIGNER**  
JB3D  
731 N. MAIN STREET  
ORANGE, CA 92868  
CONTACT: IAN JAHNS  
714.204.0077  
IJAHNS@JB3D.COM



October 11, 2016

VILLAGE 605 SIGN PROGRAM No.: --

# SIGNAGE OVERVIEW

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
A	1.0	Freeway Pylon	Ground	1	120'-0"	50'-0"	6,000 Sq. Ft.	Yes	Yes	Yes
B	2.0	Entry Monument	Ground	2	15'-0"	4'-0"	60 Sq. Ft.	Yes	Project Name Only	Yes
C	3.0	Tenant Monument	Ground	3	15'-0"	4'-0"	60 Sq. Ft.	Yes	Yes	Yes
D	4.0	Entry Tenant Wall	Ground	1	12'-0"	7'-0"	84 Sq. Ft.	Yes	Yes	Yes
E	5.0	Art Wall	On Building	1	8'-0"	35'-0"	280 Sq. Ft.	Yes	No	No
F	6.0	Building Tenant ID	On Building	27	15'-0"	Varies Per Elevation*	Varies Per Elevation*	Yes	Yes	Yes
G	7.0	Secondary Tenant ID	On Building	9	3'-0"	Varies Per Elevation*	Varies Per Elevation*	Yes	Yes	Yes
H	8.0	Blade Sign	On Building	TBD	24"	36"	6 Sq. Ft.	Yes	Yes	Yes
I	9.0	Address Sign	On Building	7	17"	4'-0"	6 Sq. Ft.	No	No	Yes

\* BUILDING TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGES 6.1-6.6)

\* SECONDARY TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGE 7.1-7.2)

# SITE PLAN

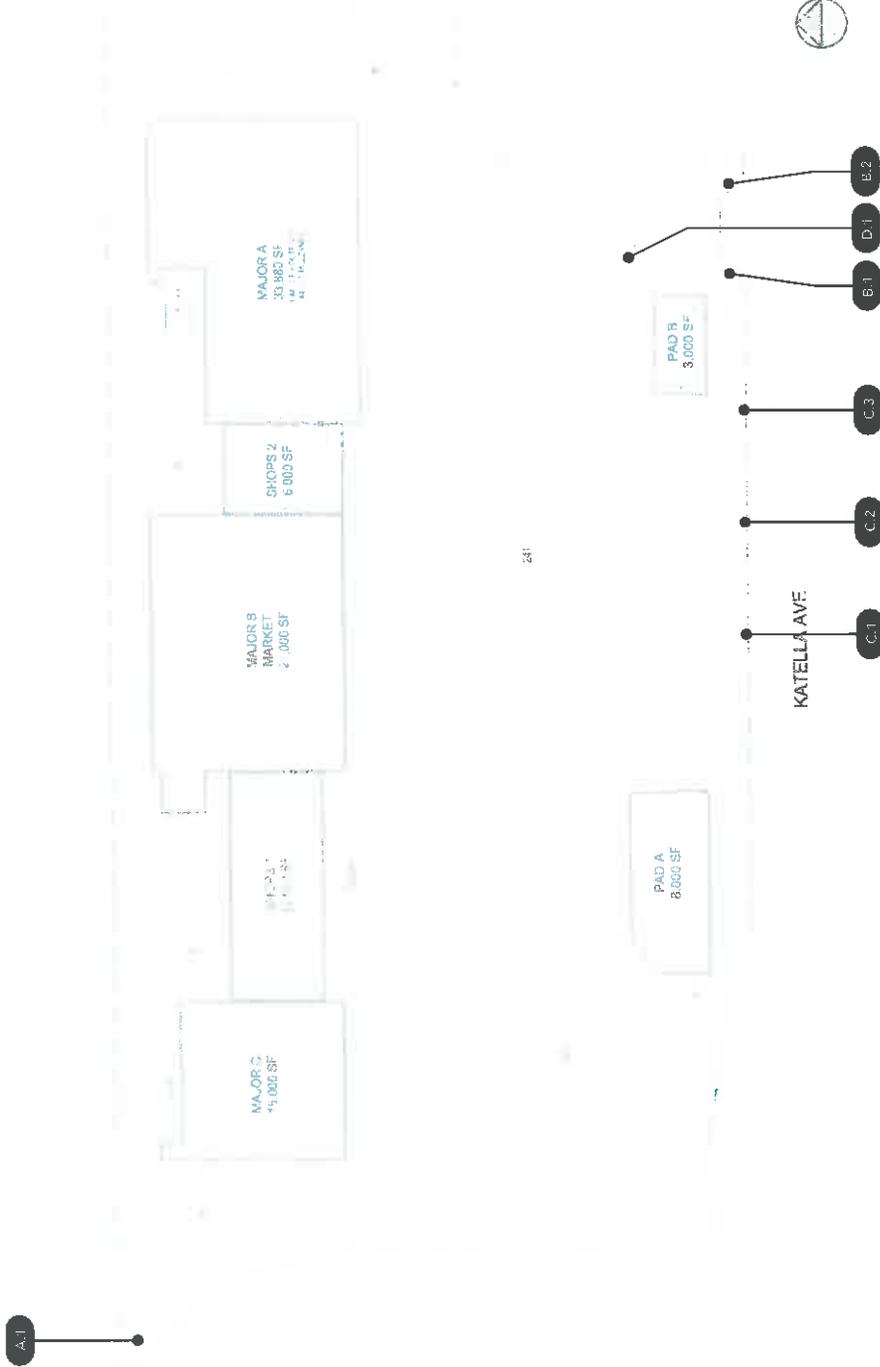
## OVERALL SITE SIGNAGE

### SIGN TYPE - LEGEND

- A - Freeway Pylon
- B - Entry Monument
- C - Tenant Monument
- D - Entry Tenant Wall

SEE PAGE 0.3-0.6 FOR ADDITIONAL SIGNAGE

\*CODE SIGNS NOT SHOWN  
\*APPROX. POSITIONS



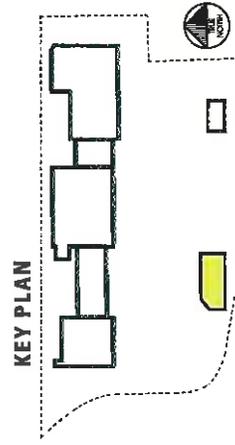
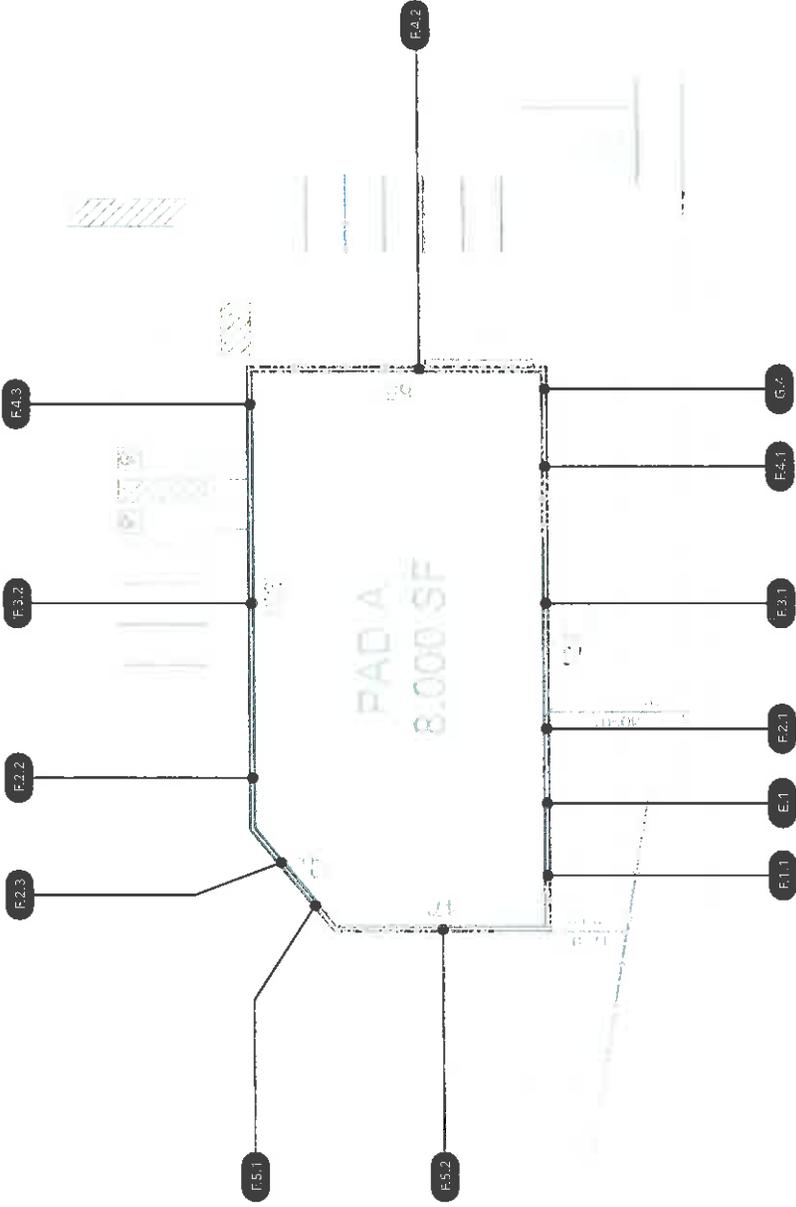
# SITE PLAN

## ON BUILDING SIGNAGE - PAD A

### SIGN TYPE - LEGEND

- E - Art Wall
- F - Building Tenant ID
- G - Secondary Tenant ID
- H - Blade Signs  
(LOCATIONS TBD AS NEEDED)
- I - Address Sign  
(LOCATIONS TBD AS NEEDED)

\*APPROX. POSITIONS



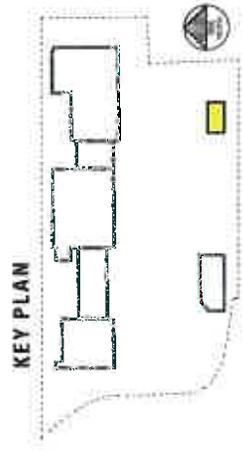
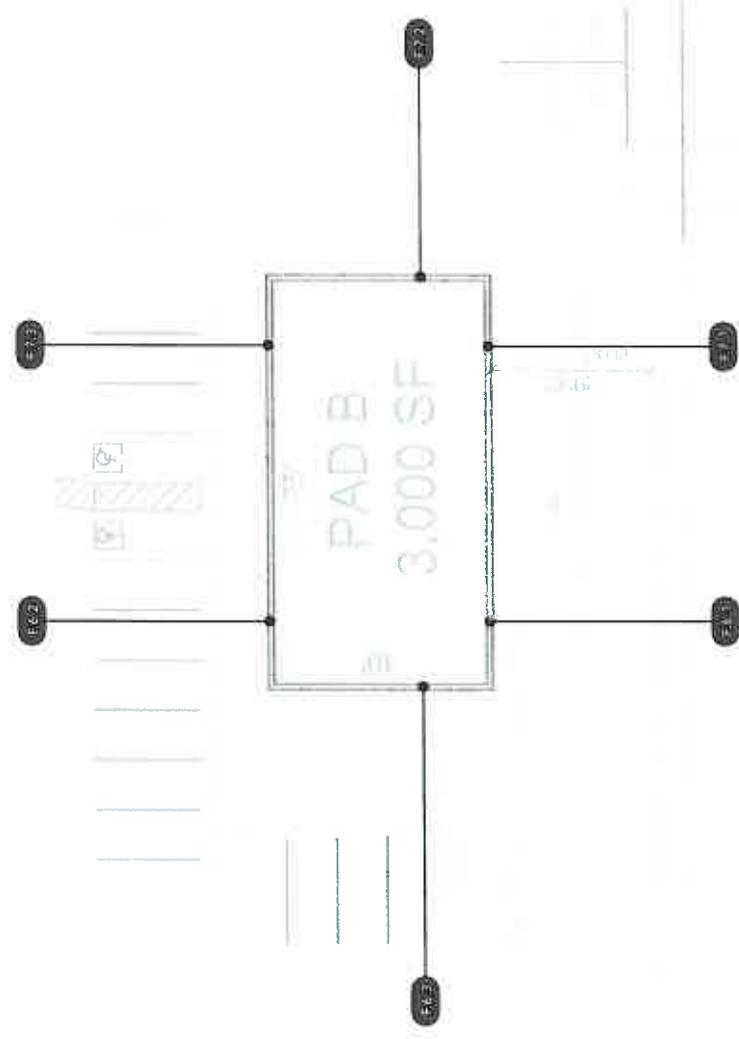
# SITE PLAN

## ON BUILDING SIGNAGE - PAD B

### SIGN TYPE - LEGEND

- F - Building Tenant ID
- G - Secondary Tenant ID
- H - Blade Signs  
(LOCATIONS TBD AS NEEDED)
- I - Address Sign  
(LOCATIONS TBD AS NEEDED)

\*APPROX. POSITIONS



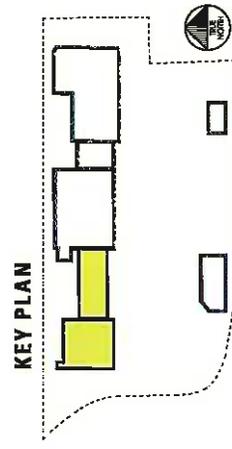
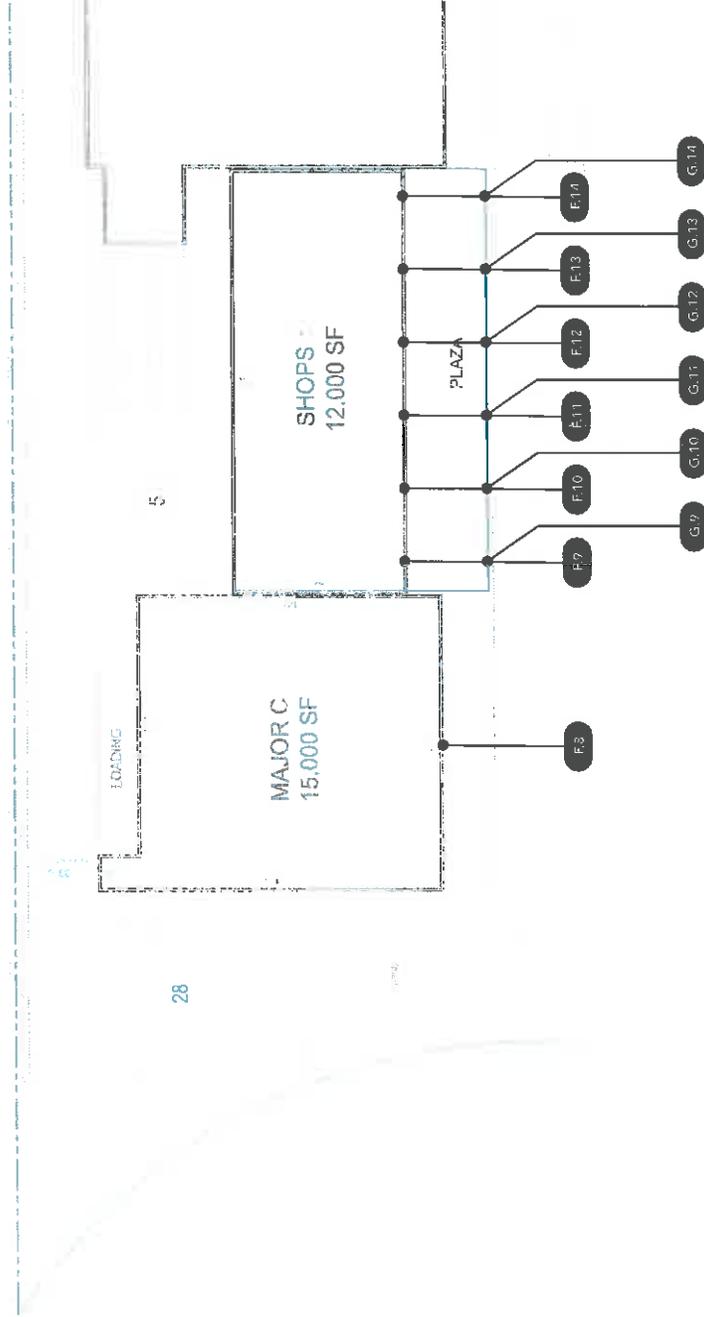
# SITE PLAN

ON BUILDING SIGNAGE - MAJOR A & SHOPS 1

## SIGN TYPE - LEGEND

- F - Building Tenant ID  
(LOCATIONS TBD AS NEEDED)
- G - Secondary Tenant ID  
(LOCATIONS TBD AS NEEDED)
- H - Blade Signs  
(LOCATIONS TBD AS NEEDED)
- I - Address Sign  
(LOCATIONS TBD AS NEEDED)

\*APPROX. POSITIONS



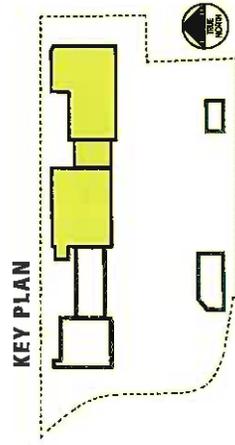
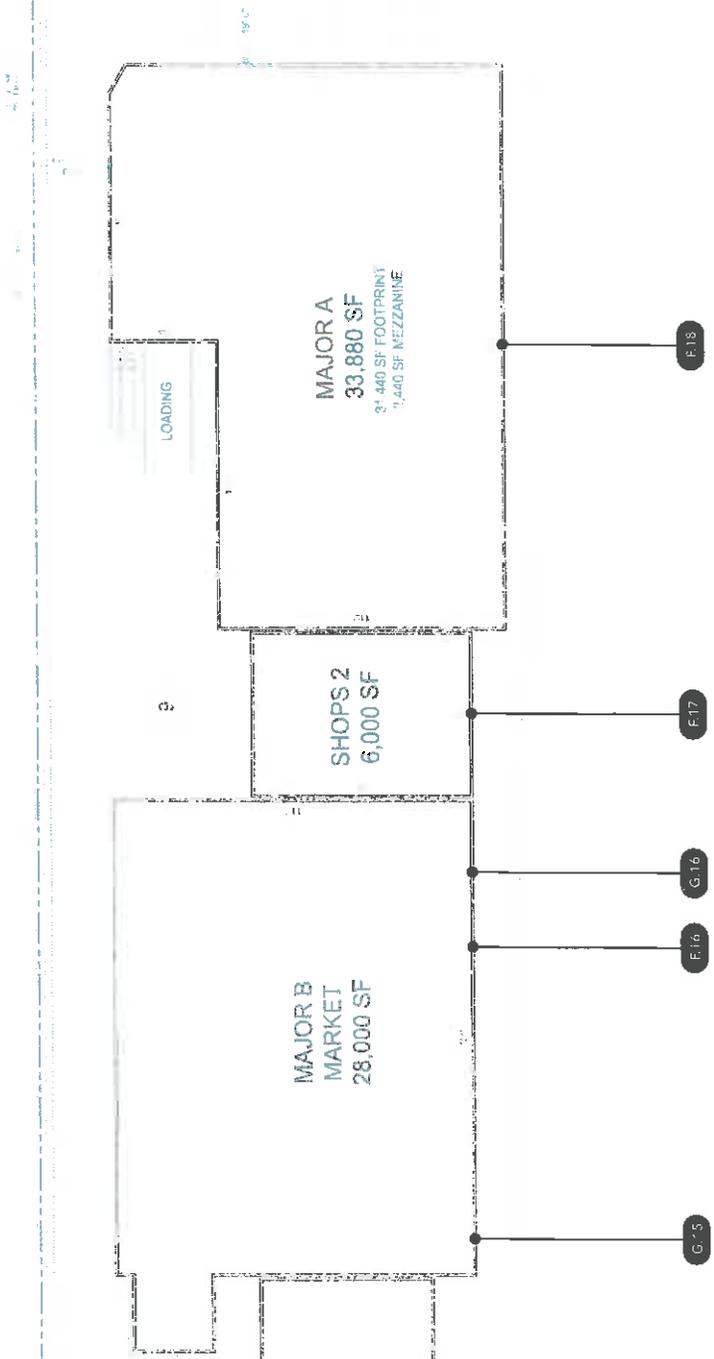
# SITE PLAN

ON BUILDING SIGNAGE - MAJOR B, C, & OUTDOOR

## SIGN TYPE - LEGEND

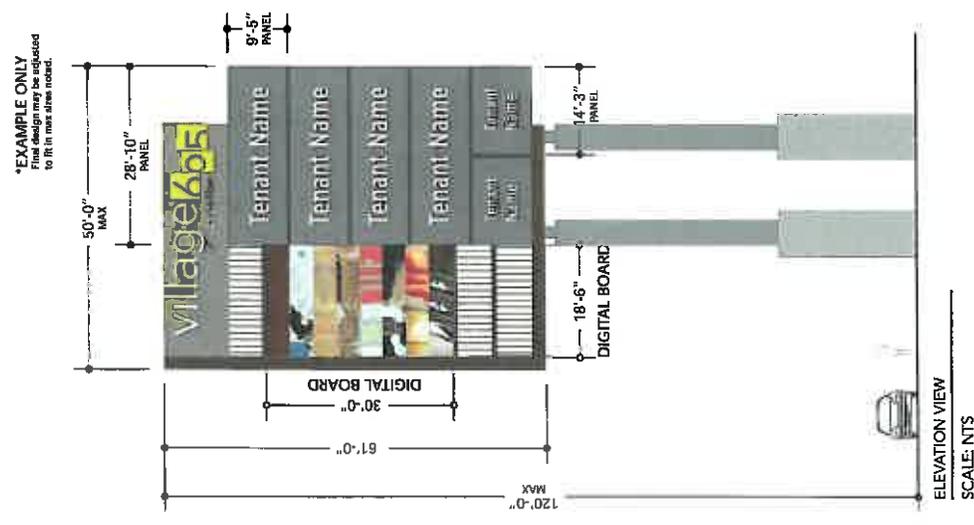
- F - Building Tenant ID
- G - Secondary Tenant ID
- H - Blade Signs  
(LOCATIONS TBD AS NEEDED)
- I - Address Sign  
(LOCATIONS TBD AS NEEDED)

\*APPROX. POSITIONS



# SIGN TYPE A

## FREEWAY PYLON



\*EXAMPLE ONLY  
Final design may be adjusted  
to fit in mass shown.

**PURPOSE**  
To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the freeway pylon.

**MAXIMUM NUMBER**  
One.

**LOCATION**  
Behind property line.

**ORIENTATION**  
Perpendicular to freeway. Double-faced

**SIGN COPY**  
Business name and or logo per defined location, two-lines of copy maximum.

**MAX. SIGN AREA & SIZE**  
Width: 50'-0"  
Height: 61'-0"  
Sign Area: 3,050sq. ft. Max

**SIGN CONSTRUCTION**  
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

**ILLUMINATION**  
Internally illuminated. No exposed neon lighting allowed.

**LOGO / LOGOTYPE**  
Permitted. Must be approved by the Property Owner.

**LETTER STYLE**  
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

**COLORS**  
White, Gray, Green, Beige, Brown, and RGB

# SIGN TYPE B

## ENTRY MONUMENT

**PURPOSE** To identify the center.

**MAXIMUM NUMBER** Two.

**LOCATION** At entrance from Katella as you drive in.

**ORIENTATION** Angled toward entrance from street. Single-faced.

**SIGN COPY** Project name.

**MAX. SIGN AREA & SIZE**  
 Width: 4'-0"  
 Height: 15'-0"  
 Sign Area: 60sq. ft.

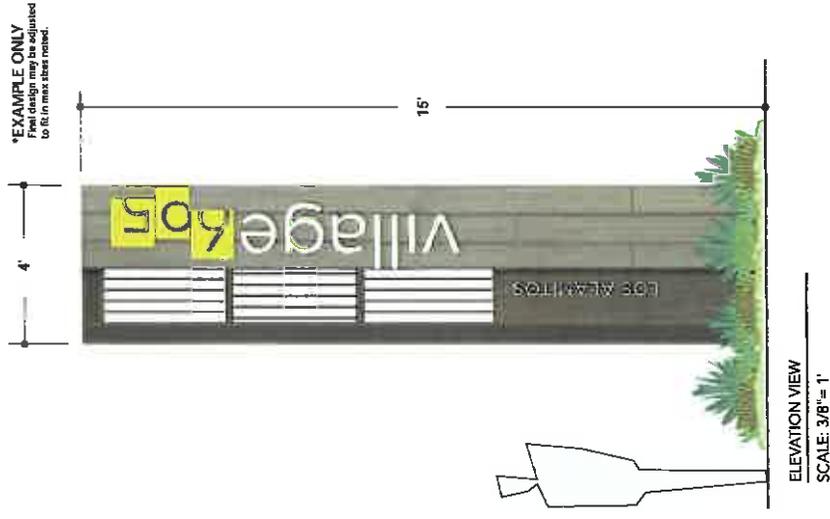
**SIGN CONSTRUCTION** To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

**ILLUMINATION** Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited

**LOGO / LOGOTYPE** Permitted for project name only.

**LETTER STYLE** Sign copy color should contrast with background color.

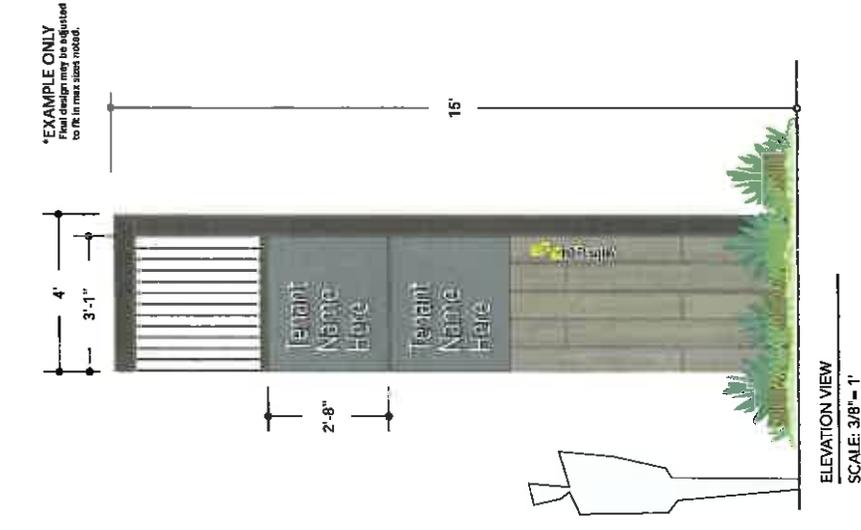
**COLORS** White, Gray, Green, Beige and Brown.



# SIGN TYPE C

## TENANT MONUMENT

- PURPOSE**  
To identify the name and / or address of a building & its tenants.
- MAXIMUM NUMBER**  
Three.
- LOCATION**  
Within property lines, outside of limited use areas along Katella.
- ORIENTATION**  
Perpendicular to street.
- SIGN COPY**  
Project name and / or address up to two tenant names on each side. Brand names and info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.
- MAX. SIGN AREA & SIZE**  
Width: 4'-0"  
Height: 15'-0"  
Sign Area: 60sq. ft.
- SIGN CONSTRUCTION**  
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.
- ILLUMINATION**  
Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited.
- LOGO / LOGOTYPE**  
Permitted, must be approved by the Property Owner.
- LETTER STYLE**  
Sign copy color should contrast with background color.
- COLORS**  
White, Gray, Green, Beige and Brown.



# SIGN TYPE D

## ENTRY TENANT WALL

To identify the project name, addresses, and or its tenants.

One.

At entrance of site from Katella.

Perpendicular to entry. Single-faced

Project name and / or address up to four tenant names. Brand names and info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.

Width: 7'-0"  
 Height: 12'-0"  
 Sign Area: 84sq. ft.

To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

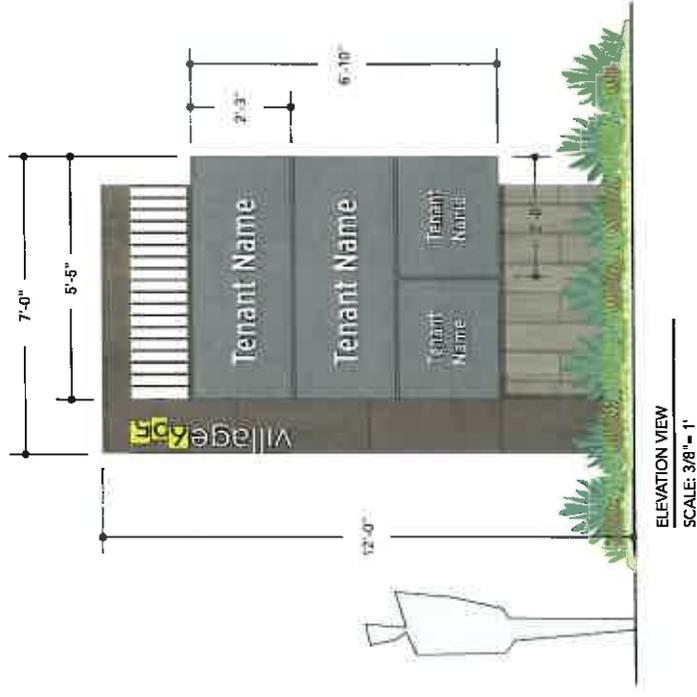
Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited

Permitted, must be approved by the Property Owner.

Sign copy color should contrast with background color.

White, Gray, Green, Beige and Brown.

\*EXAMPLE ONLY  
 Final design may be adjusted to fit in max area noted.



# SIGN TYPE E ART WALL

**PURPOSE** To identify the center.

**MAXIMUM NUMBER** One.

**LOCATION** Location as indicated in the following exhibits.

**ORIENTATION** Parallel to wall toward street, parking lot or pedestrian area.

**SIGN COPY** Project name and / or tenant signs. Brand names and info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.

**MAX. SIGN AREA & SIZE**  
 Width: 35'-0"  
 Height: 11'-6"  
 Sign Area: 402.5sq. ft. Max

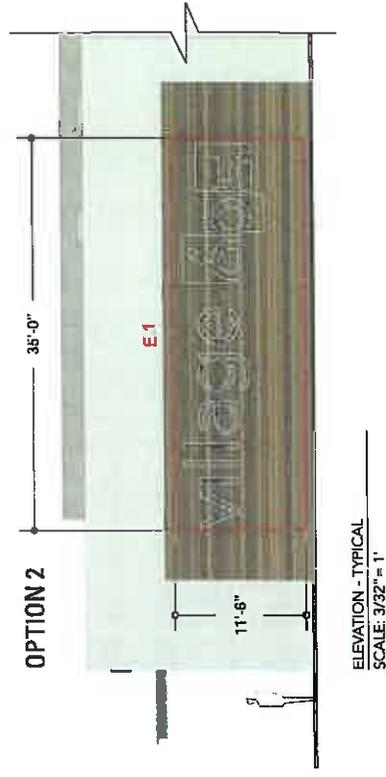
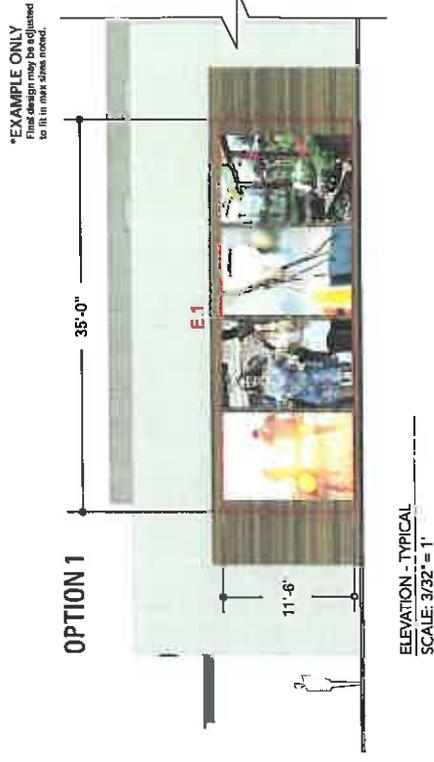
**SIGN CONSTRUCTION**  
 To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

**ILLUMINATION** None.

**LOGO / LOGOTYPE** Permitted. Must be approved by the Property Owner.

**LETTER STYLE** Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

**COLORS** Logo colors must contrast building facade. *Exact finish details tbd.*



# SIGN TYPE F

## BUILDING TENANT ID

**PURPOSE** To identify primary business names occupying the Village 605. Primary tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.

**MAXIMUM NUMBER** One per tenant. An individual tenant shall have one sign per building-front elevation, however, multiple signs may be allowed in certain instances for larger tenants as indicated in the following exhibits.

**LOCATION** Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.

**ORIENTATION** Parallel to wall toward street, parking lot or pedestrian area.

**SIGN COPY** Only name and / or symbol of building occupant. Brand names and information which make the sign appear to be advertisement, such as ® and ™ are prohibited.

**MAX. SIGN AREA & SIZE**  
**Width:** Varies per elevation (see pages 6.1-6.6)  
**Height:** See elevations  
**Sign Area:** 1.5 times lineal foot of tenant frontage plus 30%.

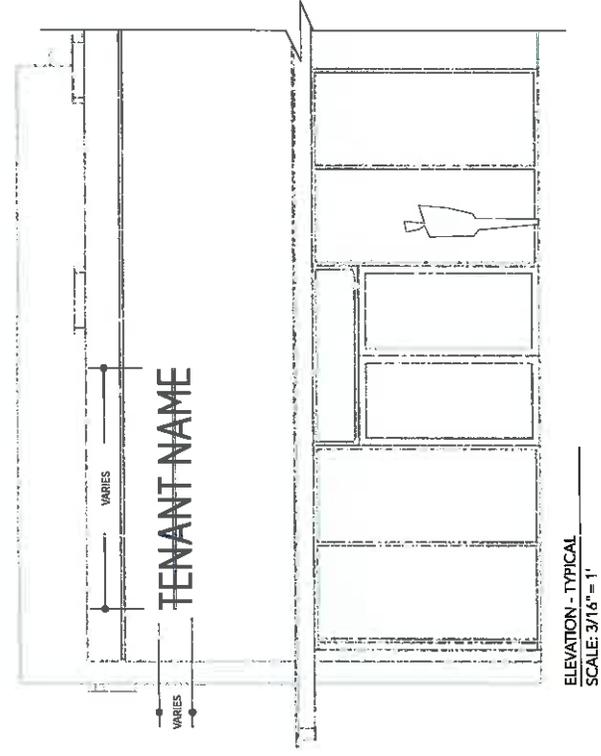
**SIGN CONSTRUCTION** Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum rail to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.

**ILLUMINATION** Halo (indirect / silhouette) or face permitted. No exposed neon lighting allowed.

**LOGO / LOGOTYPE** Permitted. Must be approved by the Property Owner.

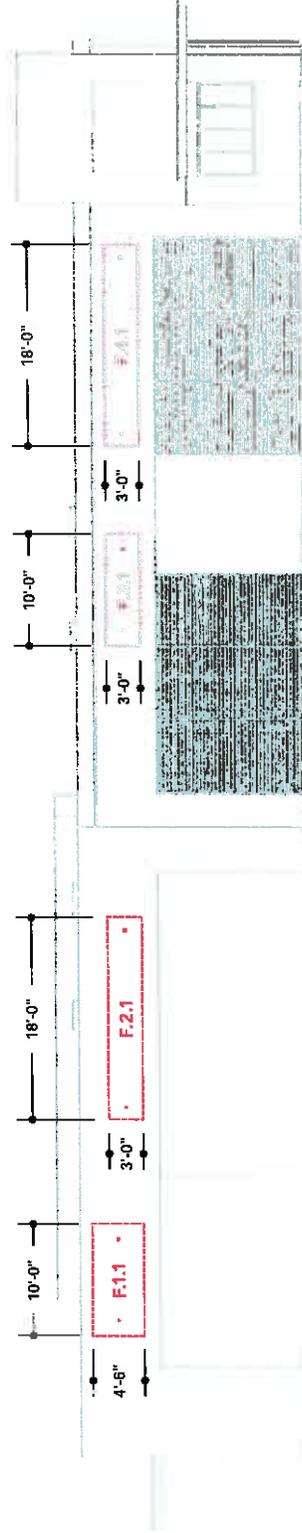
**LETTER STYLE** Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

**COLORS** Tenant logo colors must contrast building facade. *Exact finish details to vary.*

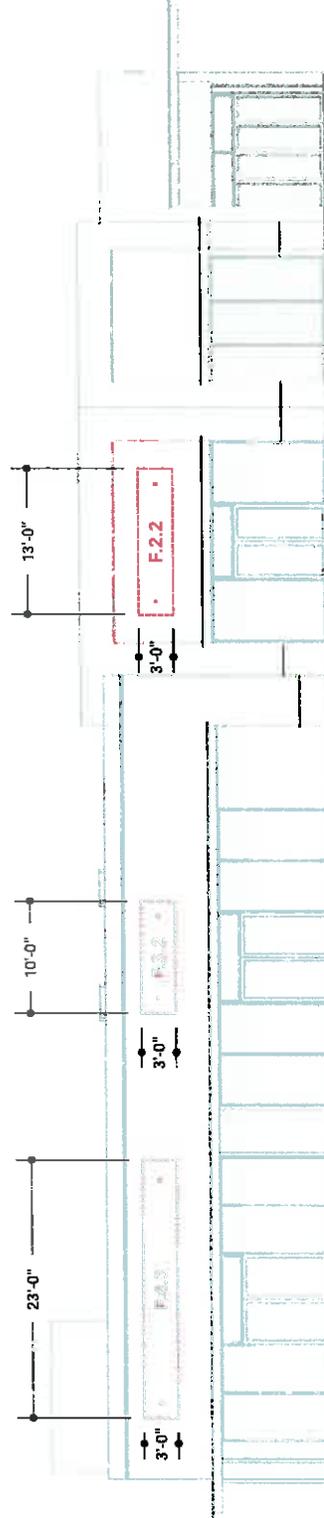


# SIGN TYPE F

BUILDING TENANT ID ELEVATION



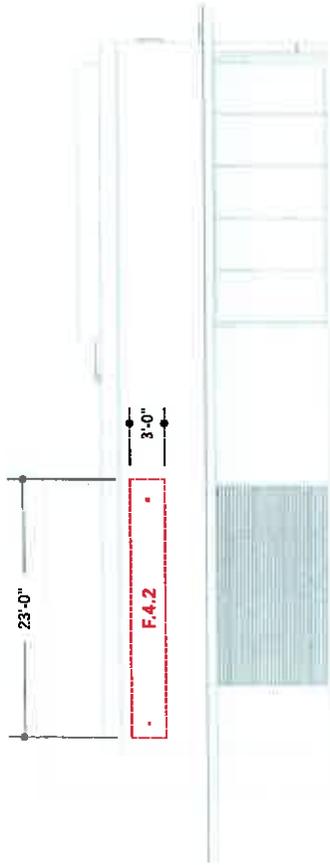
PAD A - NORTH ELEVATION  
SCALE: 3/32" = 1'



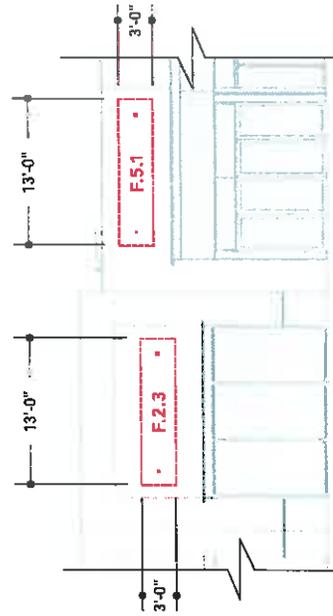
PAD A - SOUTH ELEVATION  
SCALE: 3/32" = 1'

# SIGN TYPE F

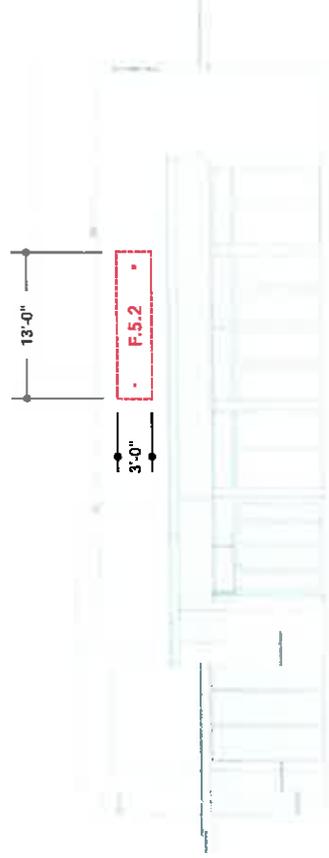
BUILDING TENANT ID ELEVATION



PAD A - WEST ELEVATION  
SCALE: 3/32" = 1'



PAD A - SOUTH-EAST ELEVATION  
SCALE: 3/32" = 1'



PAD A - EAST ELEVATION  
SCALE: 3/32" = 1'

# SIGN TYPE F

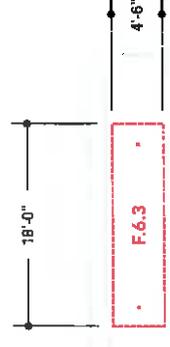
BUILDING TENANT ID ELEVATION



PAD B - WEST ELEVATION  
SCALE: 3/32" = 1'



PAD B - NORTH ELEVATION  
SCALE: 3/32" = 1'



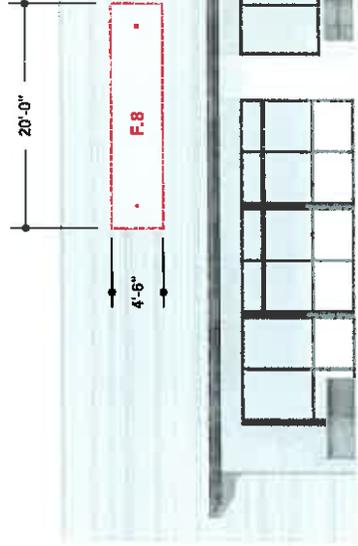
PAD B - EAST ELEVATION  
SCALE: 3/32" = 1'



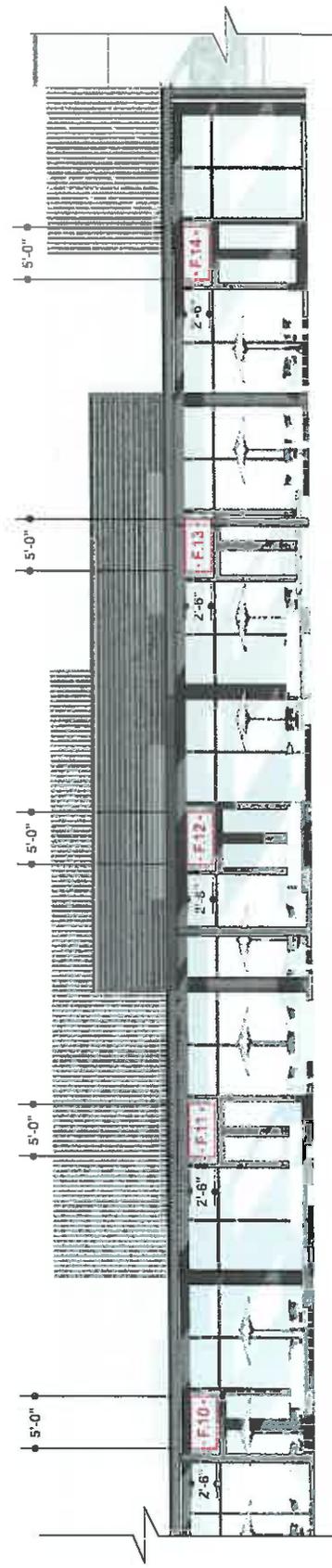
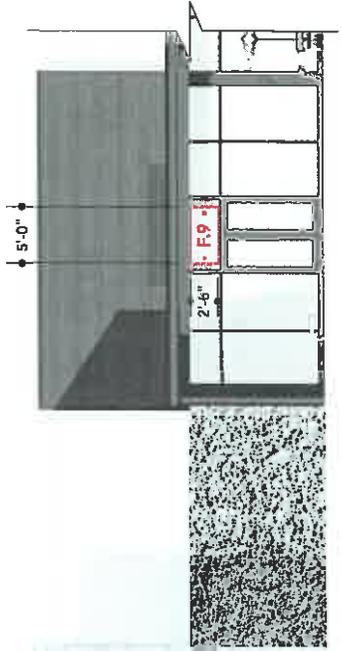
PAD B - SOUTH ELEVATION  
SCALE: 3/32" = 1'

# SIGN TYPE F

BUILDING TENANT ID ELEVATION

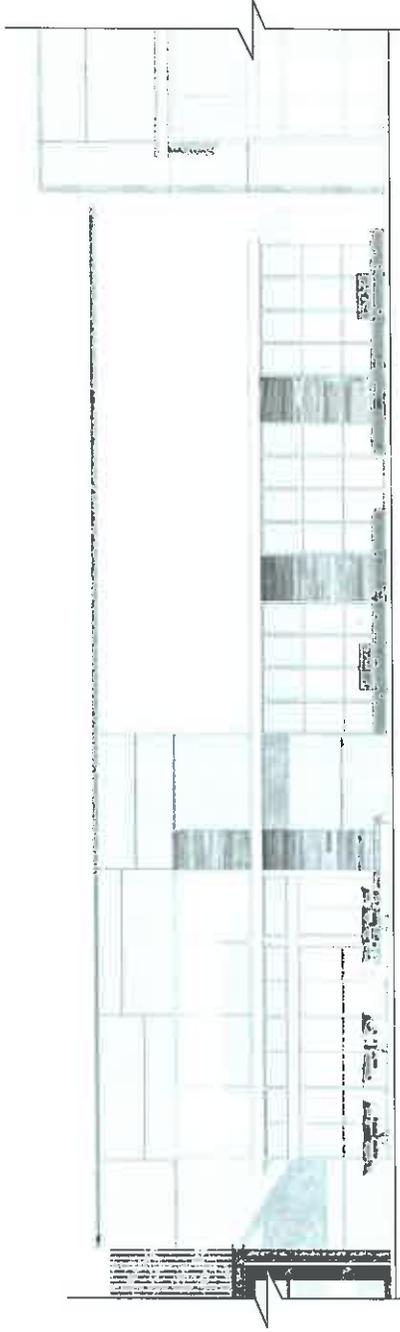


MAJOR C & SHOPS 1.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'

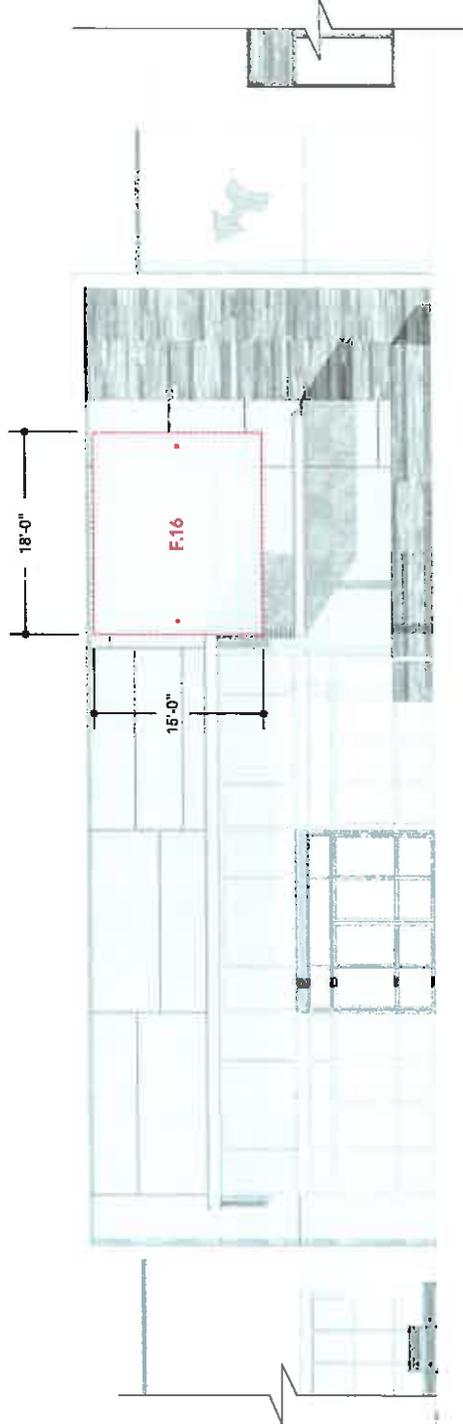


SHOPS 1.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

**SIGN TYPE F**  
BUILDING TENANT ID ELEVATION



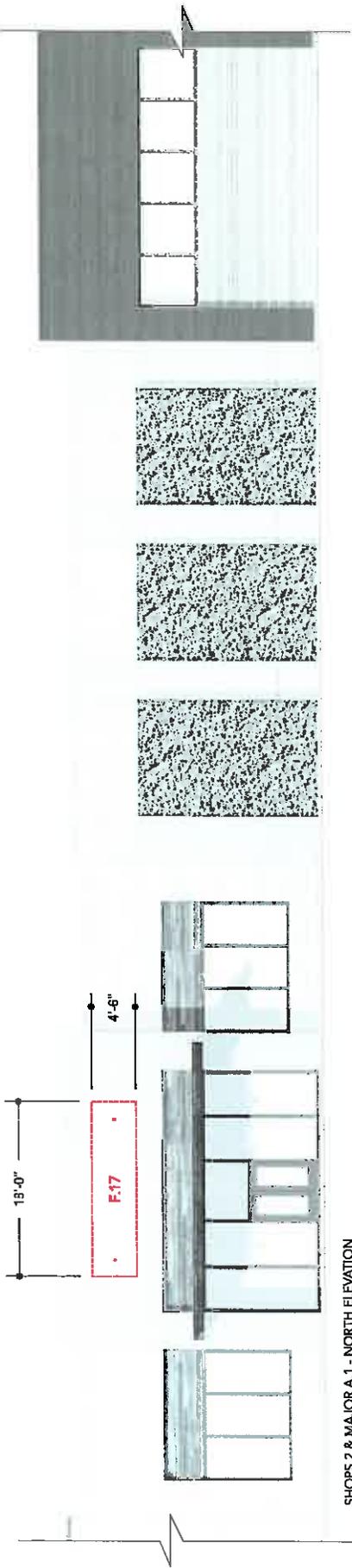
MAJOR B.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'



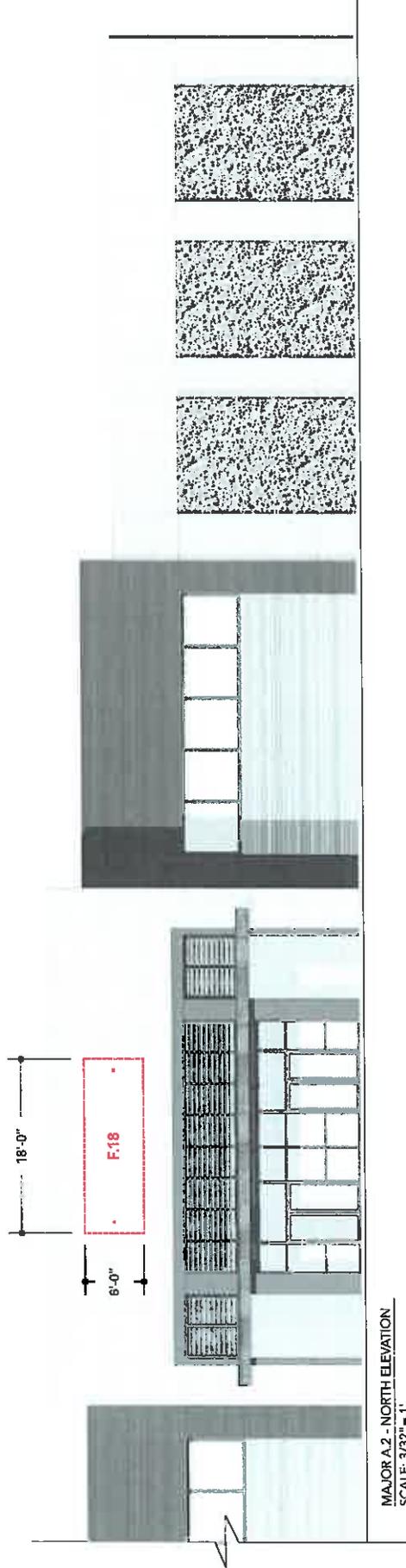
MAJOR B.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

# SIGN TYPE F

BUILDING TENANT ID ELEVATION



SHOPS 2 & MAJOR A.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'



MAJOR A.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

# SIGN TYPE G

## SECONDARY TENANT ID

**PURPOSE** To identify primary business names occupying the Village 605. Primary tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.

**MAXIMUM NUMBER** One per tenant. An individual tenant shall have one sign per building-front pergola, however, some tenants do not have pergola for signage.

**LOCATION** Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.

**ORIENTATION** Parallel to wall toward street, parking lot or pedestrian area.

**SIGN COPY** Only name and / or symbol of building occupant. Brand names and information which make the sign appear to be advertisement, such as ® and ™ are prohibited.

**MAX. SIGN AREA & SIZE**  
 Width: Varies per elevation (see page 7.1)  
 Height: See elevations  
 Sign Area: 1.5 times lineal foot of tenant frontage plus 30%.

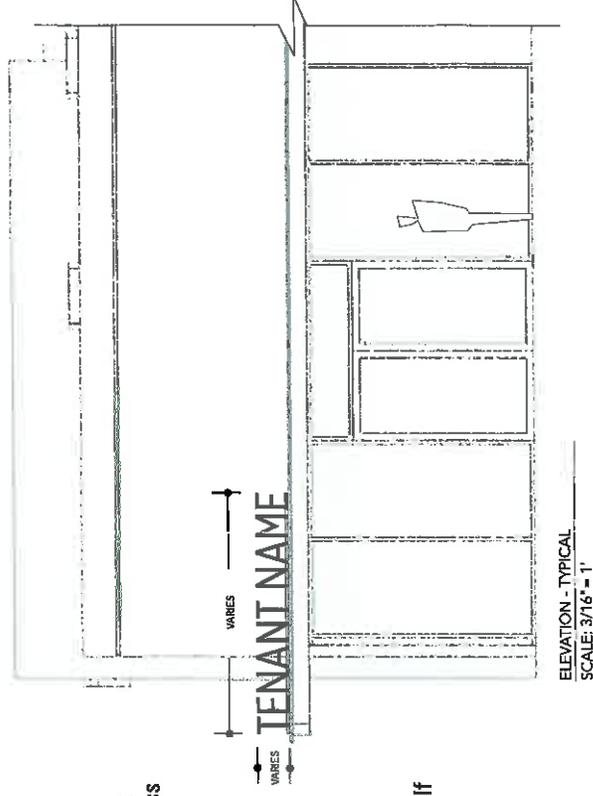
**SIGN CONSTRUCTION** Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed & back of signage must be finished.

**ILLUMINATION** No exposed neon lighting allowed.

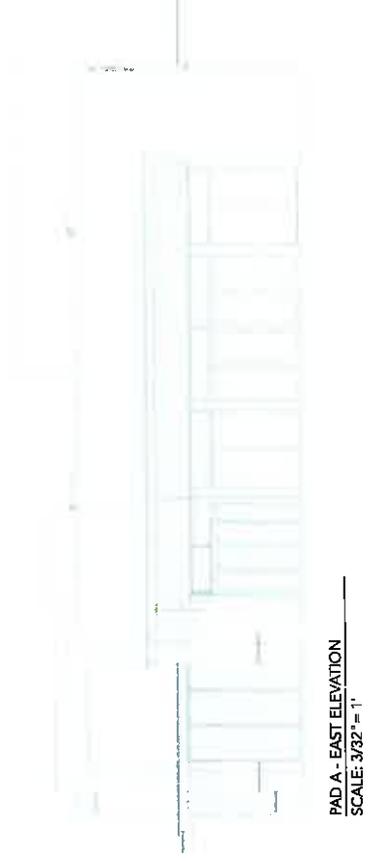
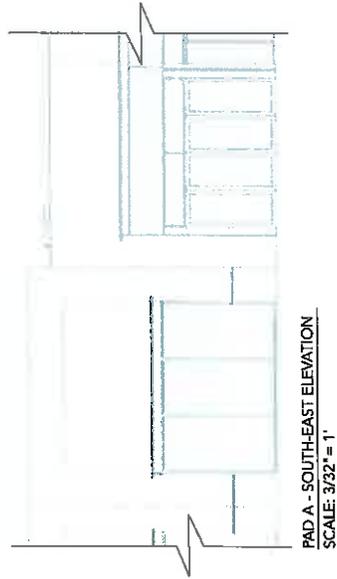
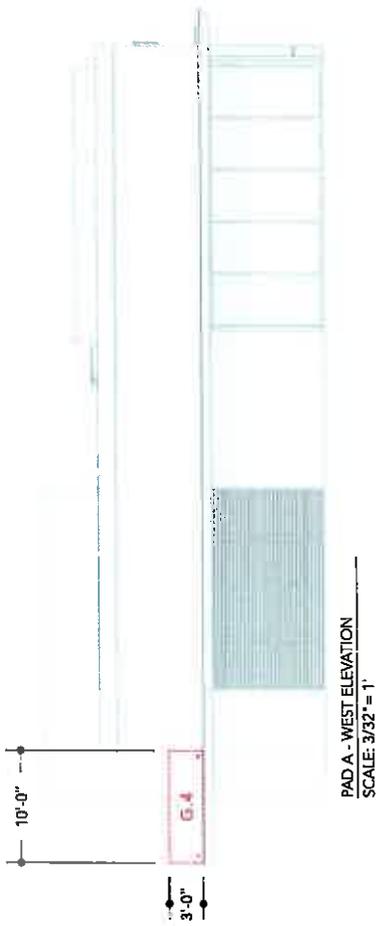
**LOGO / LOGOTYPE** Permitted. Must be approved by the Property Owner.

**LETTER STYLE** Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

**COLORS** Tenant logo colors must contrast building facade. *Exact finish details to vary.*

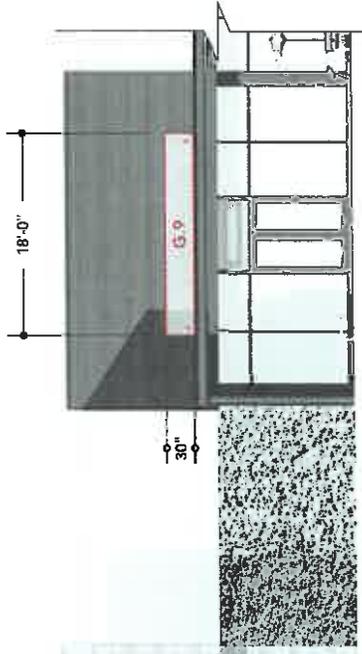


**SIGN TYPE G**  
SECONDARY TENANT ID ELEVATION

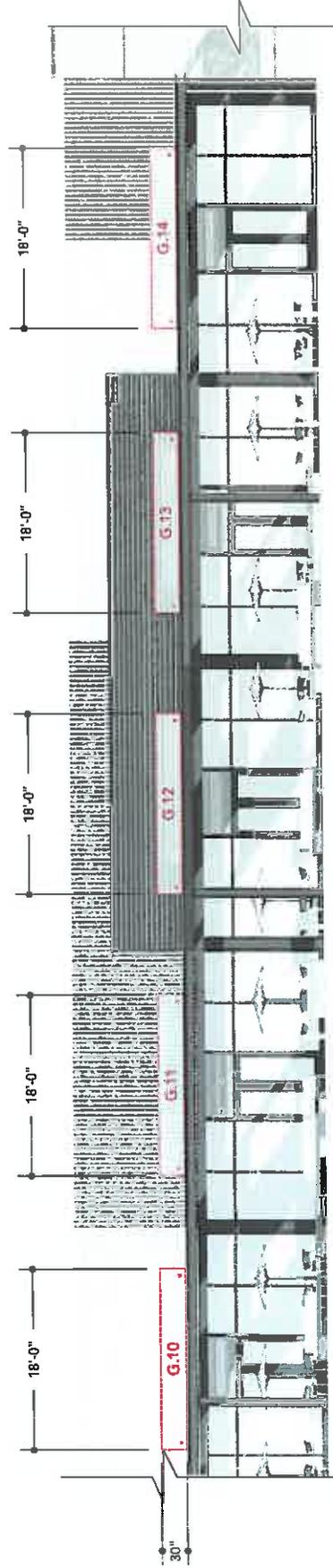


October 11, 2016

**SIGN TYPE G**  
SECONDARY TENANT ID ELEVATION

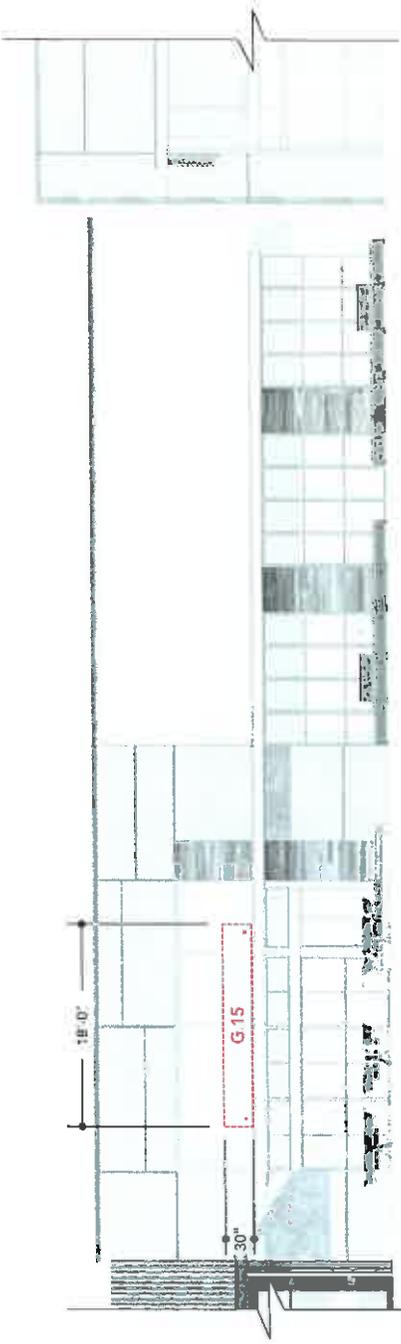


MAJOR C & SHOPS 1.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'

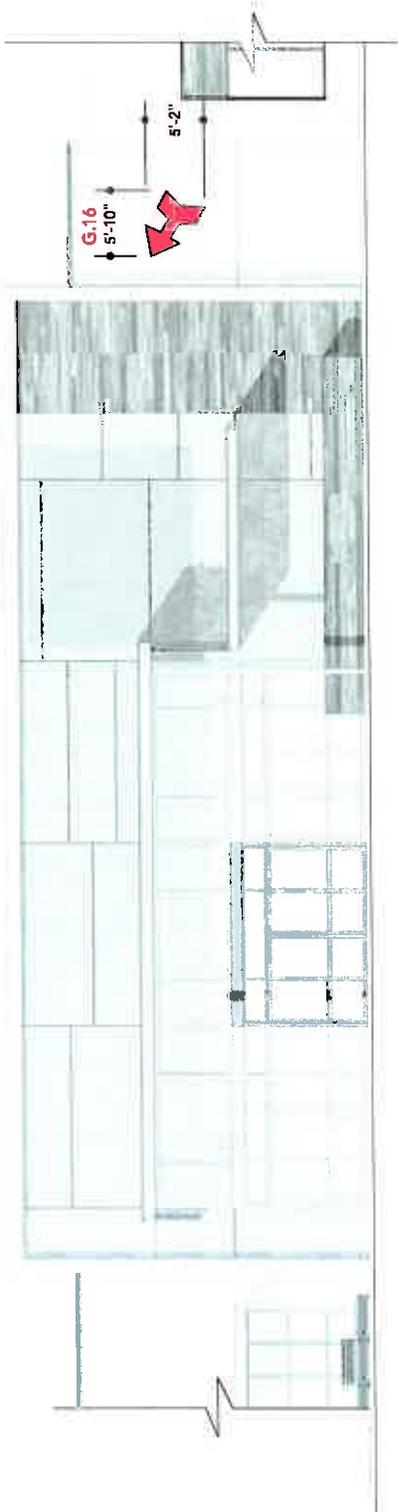


SHOPS 1.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

**SIGN TYPE G**  
SECONDARY TENANT ID ELEVATION



MAJOR B.1 - NORTH ELEVATION  
SCALE: 3/32" = 1'



MAJOR B.2 - NORTH ELEVATION  
SCALE: 3/32" = 1'

October 11, 2016

# SIGN TYPE H

BLADE SIGN (TYPICAL)

**PURPOSE** Permanent wall sign at a multi-occupant retail building with exclusive exterior entrances. To identify the occupants of a multi-tenant retail building to pedestrian customers.

**MAXIMUM NUMBER** No more than one sign per tenant space entrance.

**LOCATION/ORIENTATION** Perpendicular to the wall on exterior facade not to project within 2 feet of the curb line

**SIGN COPY** Name and or logo of tenant. Info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.

**SIDES** Double-sided

**MAX. SIGN AREA & SIZE**  
 Width: 36"  
 Height: 24"  
 Letter Height: 12" Max  
 Logo/Symbol Height: 20" Max  
 Sign Area: 6 sq. ft. Max

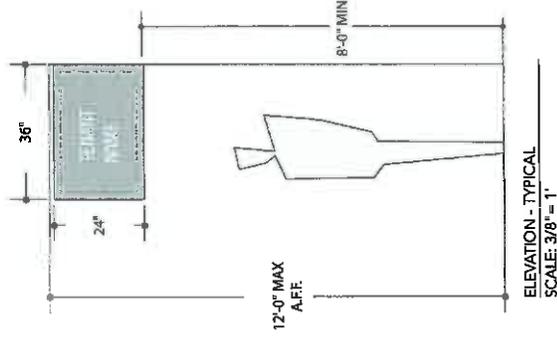
**SIGN CONSTRUCTION** To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Materials may include metal and wood. Materials must be approved by Property Owner.

**ILLUMINATION** Optional. Internally illuminated or externally illuminated signs are permitted. Exposed neon is prohibited.

**LOGO / LOGOTYPE** Permitted.

**LETTER STYLE** Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.

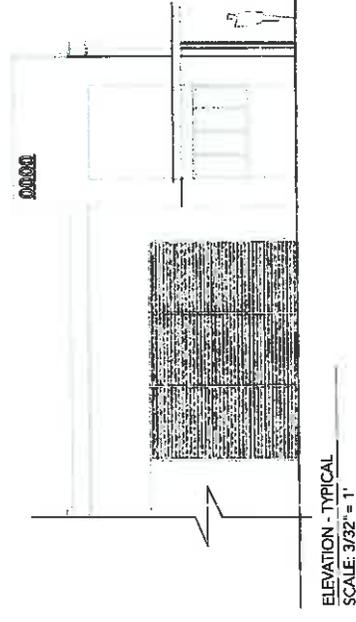
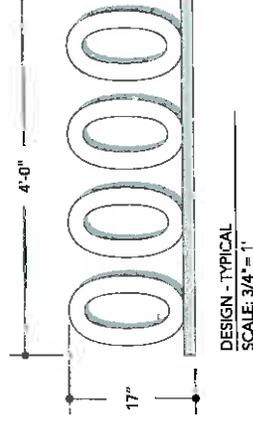
**COLORS** To be determined. Colors must be approved by Property Owner.



# SIGN TYPE I

## ADDRESS SIGN

<b>PURPOSE</b>	To identify building address.
<b>MAXIMUM NUMBER</b>	One per building.
<b>LOCATION</b>	Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.
<b>ORIENTATION</b>	Parallel to wall toward street, parking lot or pedestrian area.
<b>SIGN COPY</b>	Building address numbers.
<b>MAX. SIGN AREA &amp; SIZE</b>	Width: 4'-0" Height: 17" Sign Area: 6sq. ft. Max
<b>SIGN CONSTRUCTION</b>	Individual numbers only. No cabinet signs or cloud signs allowed. Numbers are only permitted to mount directly to structural mounting system. Align numbers to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.
<b>ILLUMINATION</b>	Internally illuminated or halo-lit numbers. No exposed neon lighting allowed.
<b>LOGO / LOGOTYPE</b>	Not permitted.
<b>LETTER STYLE</b>	Project font only.
<b>COLORS</b>	Must contrast building facade. <i>Exact finish details to be determined.</i>



# City of Los Alamitos

## Planning Commission

### Agenda Report Staff Report

October 26, 2016  
Item No: 8A

**To:** Chair Cuijly 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 for the September 28, 2016 meeting. The September 28<sup>th</sup> meeting lacked a quorum of Planning Commissioners, so the meeting was continued to tonight.

### 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:

<b>Community Need Type</b>	<b>Priority Needs Level</b>
<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,

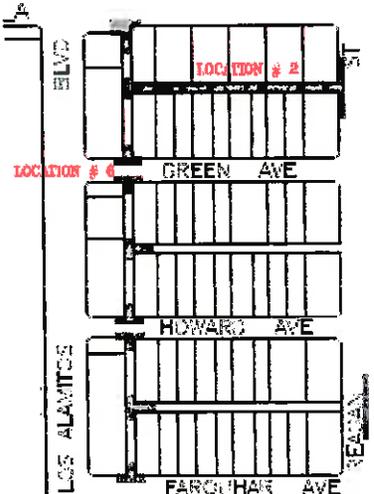
handicap accessible building with reasonable accommodation provided for persons with disabilities.

## 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:

	<b>Project</b>	<b>Approximate Cost</b>
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>The map shows a street grid with 'BLVD' on the left and 'ST' on the right. The main streets are 'GREEN AVE', 'HOWARD AVE', and 'FARQUHAR AVE'. Two alleys are marked with red boxes and labeled 'LOCATION # 2' and 'LOCATION # 4'. 'LOCATION # 2' is an alley between Green Ave and Howard Ave, and 'LOCATION # 4' is an alley between Howard Ave and Farquhar Ave. The area between Green Ave and Farquhar Ave is labeled 'LOS ALAMITOS'.</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</p>	<p>Street Repairs to be selected from list:</p> <p>Reagan Street – Green to Farquhar = \$200,000</p>

	<p>from their residences on foot, or by vehicle. Here 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>



**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)