

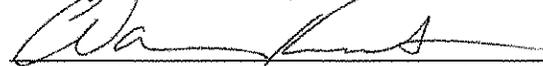
CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA CITY COUNCIL SPECIAL MEETING

Monday, June 17, 2013 – 5:00 p.m.

I, Warren Kusumoto, as Mayor of the City of Los Alamitos, do hereby call a special meeting of the City Council of the City of Los Alamitos, to be held at the time and place listed above to discuss the matters listed below.



Warren Kusumoto, Mayor of the City of Los Alamitos

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 City Clerk's Office or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 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 City Clerk's Office at (562) 431-3538, extension 220, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk at the meeting for individuals with hearing impairments.

Persons wishing to address the City Council on any item on the City Council Agenda should complete a blue "Request to Speak" card and will be called upon at the time the agenda item is called or during the City Council's consideration of the item and may address the City Council for up to three minutes.

1. CALL TO ORDER
2. ROLL CALL
 - Council Member Edgar
 - Council Member Grose
 - Council Member Murphy
 - Mayor Pro Tem Graham-Mejia
 - Mayor Kusumoto

3. SPECIAL ORDERS OF THE DAY

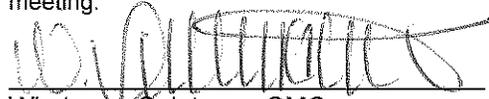
A. General Plan – Draft Land Use Plan (Community Development)

This next step in the General Plan Update is to lock in the Draft Land Use Plan that includes consideration of ten opportunity sites that may be subject to a land use change. A Citywide land use concept has been drafted and presented to Commissioners through focused joint meetings and formally to the Planning Commission prior to Council consideration. The Land Use Plan will create the basis for the General Plan Land Use map and the proposed project to be analyzed through an Environmental Impact Report (EIR) under CEQA.

Recommendation: Review and discuss the proposed Land Use Plan and recommend a Land Use Plan to be studied in the Environmental Impact Report. The Land Use Plan studied in the EIR will then be up for consideration by the City Council at a future City Council meeting sometime in January.

4. ADJOURNMENT

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 24 hours prior to the meeting.



Windmera Quintanar, CMC
City Clerk

Date

6/12/13

City of Los Alamitos

Agenda Report Special orders of the Day

June 17, 2013
Item No: 3A

To: Mayor Warren Kusumoto & Members of the City Council
Via: Gregory D. Korduner, Interim City Manager
From: Steven A. Mendoza, Director of Community Development
Subject: General Plan – Draft Land Use Plan

Summary: This next step in the General Plan Update is to lock in the Draft Land Use Plan that includes consideration of ten opportunity sites that may be subject to a land use change. A Citywide land use concept has been drafted and presented to Commissioners through focused joint meetings and formally to the Planning Commission prior to Council consideration. The Land Use Plan will create the basis for the General Plan Land Use map and the proposed project to be analyzed through an Environmental Impact Report (EIR) under CEQA.

Recommendation: Review and discuss the proposed Land Use Plan and recommend a Land Use Plan to be studied in the Environmental Impact Report. The Land Use Plan studied in the EIR will then be up for consideration by the City Council at a future City Council meeting sometime in January.

Background

The City of Los Alamitos celebrated its 50th anniversary in 2010. In 1960, the City was, similar to much of Orange County, largely undeveloped. Over the next 60 years, Los Alamitos grew from approximately 3,400 residents to just under 12,000, never losing its small-town character. Los Alamitos contains a wide range of land uses, provides recreation spaces and services, and has developed not only one of the best school districts in Southern California, but also one of the best medical centers. The City's identity is founded on its high quality of life, excellent education, and a loyalty to recreation.

As land use goes, the City of Los Alamitos has little vacant land and contains an intensity of residential and non-residential development that is a hybrid of suburban and urban environments. Although wholesale changes won't occur in Los Alamitos, the City does, however, need to consider the potential impacts of redevelopment along its corridors and demonstrate the inclusion of Rossmoor as its Sphere of Influence (SOI) in

the Citywide Land Use Plan. Capitalizing on the corridor assets and existing land uses, a town center is a viable and achievable goal. The land use, design, and planning process have sought to engage the community in order to establish a General Plan that is reflective of this vision.

- Over time, the needs and values of the community can change, and the General Plan should reflect the community's vision for its future. To adjust to these dynamics and to comply with State law, General Plans are reviewed and revised periodically. The City's current General Plan was last adopted in May, 1990, with amendments occurring at various points, including a major amendment in 2000. The City is now undergoing its update of the General Plan to insure that it reflects the community's vision for its future looking out to the year 2025 or even 2035.

What is a General Plan?

The General Plan is the principal long-range policy and planning document guiding the development, conservation, and enhancement of the physical environment of Los Alamitos. It is a comprehensive collection of goals and policies related to a multitude of aspects of community life. State law requires every city and county to adopt a General Plan to represent the jurisdiction's view of its future. The General Plan is both geographically and topically comprehensive. The General Plan covers the territory within the boundaries of the city and areas outside of its boundaries that relate to its planning activities, i.e., the sphere of influence.

What is the General Plan used for?

The City Council and Planning Commission use the goals and policies of the General Plan as a basis upon which to make both long-term and short-term decisions, determine long-term objectives, generate and evaluate budgets, plan capital improvements, and prioritize tasks.

City staff from all departments also references the General Plan when considering development applications, capital improvements, service programming, and departmental budgeting. Individual residents, existing and prospective business owners, and the development community can also seek guidance for preserving and enhancing the community through the General Plan. Finally, other local and regional agencies will refer to the General Plan when projecting future needs and services. The General Plan is truly the City's collective guide to the future.

The Current Update of the Los Alamitos General Plan

The City of Los Alamitos General Plan consists of a collection of nine topical elements that were adopted in May, 1990 and amended at various points since then, including a major amendment in 2000.

The General Plan update is now approaching its second year of progress and a great deal of outreach and work has been completed to understand the existing conditions and opportunities for the Los Alamitos community.

While this General Plan Update is not a wholesale analysis of each parcel within City limits, ten sites did rise to the level of consideration by either staff, the TAC or the Commissions for changes that will be reflected in the proposed Draft Land Use Plan.

This led to the selection of a preferred Land Use Plan as the basis for preparing the Land Use Element. This Land Use Plan has been reviewed by the Planning Commission and is now up for consideration by the City Council.

Authority to Govern via Land Use

Land use law governs how the physical form of communities change, develop, and adapt to meet the present and future needs of their residents. Local governments guide their physical growth and development through local land use planning. This planning covers a wide range of activities, from developing vacant land, to adapting existing structures for new uses, to redeveloping individual parcels and whole neighborhoods with new buildings and facilities.

The legal basis for all land use regulation is the police power of a city or county to protect the public health, safety, and welfare of its residents. The California Constitution also provides a broad grant of authority to counties and cities to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws.

Cities and counties enact General and Specific Plans to govern development. These plans are intended to work together to ensure orderly change and growth in a community. A General Plan is a comprehensive, long-term plan for the development of a city or county. The General Plan consists of a statement of development policies and includes a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. It is a comprehensive long-term plan for the physical development of the city.

In California, the General Plan is the constitution, or "blueprint," for development. Accordingly, all zoning and land-use decisions must conform to the General Plan.

Zoning is the separation of a community into use districts or zones that regulate the use of land and the intensity of development. Comprehensive zoning regulations are allowed under the police power. Whatever form of zoning a community adopts, its zoning ordinance must be consistent with the General Plan and is invalid if inconsistent.

Cities and counties can usually change land use regulations at any time, even if such changes prevent the use of approvals previously granted.

Draft Land Use Plan

A Citywide land use concept has been drafted and presented to Commissioners through focused joint meetings and formally to the Planning Commission prior to Council consideration. The Land Use Plan will create the basis for the General Plan Land Use map and the proposed project to be analyzed through an EIR under CEQA. Ultimately, Los Alamitos' future form and character should be reflected in the Draft Land Use Plan.

How we arrived at this Draft Land Use Plan

The first step involved the preparation of an accurate land use inventory database at the parcel level. With a built-out city such as ours, General Plan updates typically include few changes in land use. Though few in number, these changes can be significant and it is critical to maintain an accurate existing conditions database to properly understand the scope and potential impact of such changes.

The task used aerial photo analysis to verify existing land use data on a parcel-specific basis. Aerial data was site checked to identify existing land uses. This information was used to create a GIS-based existing land use map. Several other land use inventory related maps, including a vacant property map, open space and parks map, public facilities and existing General Plan Land Use were created. Rossmoor was included in all mapping tasks and analysis.

The mapping and data gathering represented important baseline data for both the General Plan and the EIR, and for understanding inconsistencies between on-the-ground land use and the current General Plan Land Use policy map. As a part of this existing land use database, The Planning Center generated factors, assumptions, maps, and statistical tables used elsewhere in the General Plan update and EIR. Types of data include:

- Distribution and acreage in each land use category
- Population density (using latest available data)
- Building intensity and non-residential square footage
- Number of dwelling units
- Vacant land
- Inventory of open space, parks, and recreation facilities
- Inventory of schools, library, and other public and municipal facilities
- Number of employees and employment generation factors

This data was used to generate a set of land use assumptions for buildout conditions for each land use category, including population, housing, non-residential square footage,

and employment. These assumptions are the lynchpin in determining the potential for environmental impacts in the EIR.

The Draft Land Use Plan is the first part of the Land Use Element. It was developed with extensive public input through the General Plan Technical Advisory Committee (TAC) and the City Commissions acting jointly.

A number of land use alternatives were developed and evaluated based on public input, Technical Advisory Committee meetings, and recent joint meetings with the Traffic, Parks, and Planning Commissions. The City identified opportunity areas in Los Alamitos and Rossmoor that may be in transition, should be considered for new land use options to satisfy City and public needs and desires, or merit further discussion based on public interest. With that in mind, the following sites came out of discussion between staff, the consultant and commissioners.

Site Number	Common Name Potential for Change	Current & Proposed GP Rationale for Proposed Change
1	<p>Common Name: Cerritos & Channel (Cottonwood Church/Monty Collins Area)</p> <p>Potential Change: Yes</p>	<p>Current GP: Planned Industrial (PI)</p> <p>Proposed GP: Limited MFR (R2)</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Underutilized, partially vacant land ▪ Residential compatible and in high demand ▪ Recent GPA for residential development ▪ Surrounded by single and multi-family and within walking distance of high school ▪ Possible trailhead next to channel ▪ Access and exposure for retail along Cerritos limited at best ▪ Allow for live/work uses <p>Impact on Existing Uses: Non-residential uses will become non-conforming</p>
2A	<p>Common Name: Industrial Area off of Reagan (Limited Industrial)</p> <p>Potential Change: Yes</p>	<p>Current GP: Planned Industrial (PI)</p> <p>Proposed GP: Limited Industrial (LI)</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Multiple kid-oriented recreational occupying industrial buildings ▪ Industrial areas not suitable or safe for families and kids walking around ▪ Recreational tenants degrades value and potential of industrial area ▪ Need to limit geographic impact of recreational uses in industrial areas <p>Impact on Existing Uses: None</p>

<p>2B</p>	<p>Common Name: Industrial Area off of Reagan (Post Office & LAUSD Yard)</p> <p>Potential Change: Yes</p>	<p>Current GP: Planned Industrial (PI)</p> <p>Proposed GP: Community & Institutional (C&I)</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Post office and LAUSD yard will likely occupy site for foreseeable future ▪ Area only usable as industrial or community and institutional (bad retail or residential site) ▪ LAUSD requested C&I designation ▪ Position for future city hall or other community use first <p>Impact on Existing Uses: None</p>
<p>3</p>	<p>Common Name: Vacant/Center Plaza (Vacant former Lew Webb Site on Katella)</p> <p>Potential Change: No</p>	<p>Current GP: Retail Business (RB)</p> <p>Proposed GP: Retail Business (RB)</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Vacant and for sale ▪ Largest vacant land lot in the city ▪ Frontage along Los Alamitos Boulevard <p>Impact on Existing Uses: None</p>
<p>4</p>	<p>Common Name: Old Town East</p> <p>Potential Change: Yes, minor</p>	<p>Current GP: Limited MFR (R2)</p> <p>Proposed GP: Limited MFR (R2)</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Residential neighborhood within downtown area; largely built out and fully utilized ▪ Public input requested analysis of potential for mixed-use ▪ Allow live/work in R2 designation ▪ Expand park area when and if possible <p>Impact on Existing Uses: None</p>
<p>5</p>	<p>Common Name: Medical Center Area</p> <p>Potential Change: Yes</p>	<p>Current GP: Planned Industrial (PI) Professional Office (PO)</p> <p>Proposed GP: Medical Overlay (M) Professional Office (PO) Retail Business (RB)</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Property along Katella Avenue may be best utilized for retail businesses ▪ Medical office benefit from proximity to medical center campus ▪ Medical offices currently permitted in PI designation but overlay emphasizes future use ▪ Medical office on north side of Katella largely

		<p>built out and of significant intensity</p> <p>Impact on Existing Uses: Medical may become non-conforming along south side of Katella Avenue</p>
6	<p>Common Name: Town Center (Los Alamitos Blvd/Katella Intersection)</p> <p>Potential Change: Yes</p>	<p>Current GP: Retail Business (RB) Suburban Residential (1B) [Orange County]</p> <p>Proposed GP: Mixed Use (MU) Suburban Residential (1B) [Orange County]</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Most prominent, visible, and busiest intersection in Los Alamitos area ▪ Proximity to freeway, medical center, and future downtown, attractive for a hotel use (which could justify/share centralized parking facility) ▪ Existing regulations (Town Center Zoning Overlay), existing GP policies, and past capital improvements (undergrounding of power lines) support the creation of a walkable downtown with multi-story, mixed-use development ▪ Must incentivize development through greater intensities to offer potential for future change ▪ Retain emphasis on ground floor retail ▪ Southwest corner in Rossmoor unlikely to change while unincorporated <p>Impact on Existing Uses: None</p>
7	<p>Common Name: Civic Center/SuperMedia Site</p> <p>Potential Change: Yes</p>	<p>Current GP: Professional Office (PO) Community & Institutional (C&I)</p> <p>Proposed GP: Retail Business (RB)</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Largest viable site for future retail in Los Alamitos area ▪ SuperMedia site is for sale and civic center is owned by the City ▪ Move civic center off of Katella Avenue ▪ Proximity to freeway and future downtown attractive for many retailers ▪ Should not compete with downtown area <p>Impact on Existing Uses: None</p>
8	<p>Common Name: Flood Control Reuse (Open Space along Channel south of Katella)</p> <p>Potential Change: No</p>	<p>Current GP: Open Area (OA)</p> <p>Proposed GP: Open Area (OA)</p>

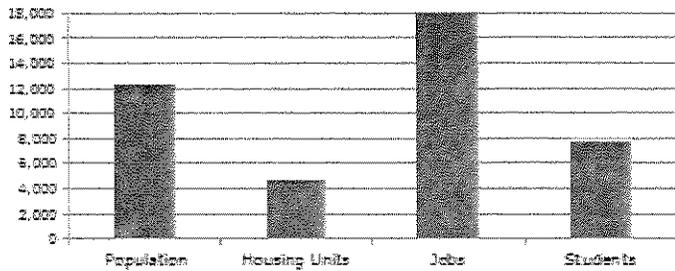
		<p>Rationale:</p> <ul style="list-style-type: none"> ▪ Evaluate any open space opportunity in a built out city like Los Alamitos ▪ Restrictions on permanent fixtures make active open space or trailhead infeasible ▪ Vehicular and pedestrian access is limited at best (only designed for flood control maintenance vehicles) <p>Impact on Existing Uses: None</p>
9	<p>Common Name: Former Base Housing (Vacant Base Housing Along Farquhar)</p> <p>Potential Change: Yes</p>	<p>Current GP: MFR (R3)</p> <p>Proposed GP: Community & Institutional (C&I)</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Large, vacant site on publicly-owned land ▪ Between Little Cottonwood Park and ball fields ▪ Possible location for civic center, joint-use recreation or open space facility (medical center, school district, military, and City) ▪ Strong desire from public for more open space facilities (especially non-programmed space) <p>Impact on Existing Uses: None; would require cooperation from and with the Federal government</p>
10	<p>Common Name: Arrowhead Products</p> <p>Potential Change: Yes</p>	<p>Current GP: Planned Industrial (PI)</p> <p>Proposed GP: Retail Business (RB)</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Large area with frontage along Katella Avenue; potentially valuable as retail site ▪ Long-term owner/business of high-skilled, high-wage jobs ▪ Cost of acquisition and potential cleanup may make reuse financially infeasible before Arrowhead Products decides to move ▪ Planning Commission requests RB designation to understand potential impacts from EIR analysis <p>Impact on Existing Uses: Under consideration</p>

Land Use Plan will Result in Minor Growth

- The results of the proposed General Plan Land Use are represented in the table below:
- Estimates total potential number of people, homes, and jobs based on Land Use Plan in the year 2035
 - Student projections based on max capacity figures from LAUSD
 - Understand the scope and nature of changes and the community's future
 - EIR evaluates potential impacts of potential growth and changes
 - Compared to existing conditions (not current GP)

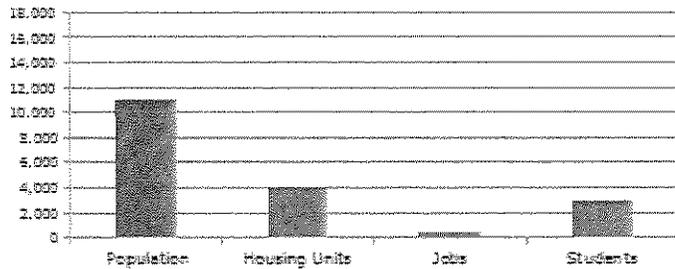
Buildout of Los Alamitos

	Existing	Prop GP	Change
Population	11,500	12,300	+ 800
Housing Units	4,400	4,700	+ 300
Jobs	14,300	18,000	+3,700
Students	6,200	7,800	+1,600



Buildout of Rossmoor

	Existing	Prop GP	Change
Population	10,200	10,500	+ 300
Housing Units	3,800	3,900	+ 100
Jobs	400	400	None
Students	2,600	2,900	+ 300



In reviewing the opportunity sites, the Planning Commission had a lengthy discussion in regards to any repercussions of changing the land use designation of a property so that it becomes non-conforming prior to taking action on a specific site.

Impacts of Changing Land Use Designations

During the Planning Commission meeting, there were a number of issues related to changing the land use designation of Opportunity Site Number 10 (Arrowhead). The Commission was very interested in knowing the impacts if Arrowhead ever was interested in expanding their current site. The Assistant City Attorney explained that right now the way the code is currently written, once the site becomes a non-conforming use, they can't physically expand the use without a Conditional Use Permit (CUP). Also, if the Commission changes the property to a Commercial/Business land use designation and puts in a 30 or 50 year amortization, then the use can transfer but any expansion of the building would need a CUP and a CUP can be denied.

Commissioners inquired if a new amortization schedule was established, could there be separate time limits for say a ten year limit for non-conforming structural, and then for a non-conforming use, put fifty years or another time limit on it. The Assistant City Attorney indicated that could definitely be done and it's quite common to have different schedules for structures versus uses because structures usually involve, if it's non-conforming, health safety concerns, etc.

The Commissioners were concerned about the message sent to these property owners and businesses. The Commissioners spoke about improving our negative image toward development and how land use changes could impact current businesses from financing future improvements and the likeliness of them obtaining a CUP in light of unpredictable future Planning Commissioners or City Council Members. In light of that the Commission recommended that an extended amortization period be established for such sites prior to the City Council doing a final amendment to the General Plan.

Recommendation: Move forward with studying Arrowhead property within the EIR as a Retail Business zone and that we extend the amortization period and make it a 50 year amortization period.

This recommendation provides the City Council with proper support for which they can make the final decision to change the land use designations for Arrowhead -- should they decide to do so.

Properties Becoming Legal Non-Conforming

The legal basis for all land use regulation is the police power of a city to protect the public health, safety, and welfare of its citizens. The City of Los Alamitos has adopted codes and land use regulations to confine buildings and land uses to certain locations to protect the health, safety, and welfare of its citizens, and to shape the physical layout

and appearance of the community, including site planning and urban design. The Building Code, Zoning Code, and Subdivision Ordinance are the primary regulatory tools used to accomplish these goals. Staff takes great care when preparing new ordinances for Planning Commission and City Council consideration to minimize the creation of nonconformities. However, as the community's vision for its built environment continues to evolve and change, revision of the City's regulations (use requirements, setbacks, height limitations, etc.) will inevitably result in the creation of non-conforming structures, uses or lots.

A non-conforming structure, use, or lot has been *lawfully established in the past* but no longer meets the current code requirements (i.e. setback, height, parking, use, lot size, etc.) To ensure that a community's adopted vision and goals are fully accomplished over time, regulatory provisions are put in place to require non-conforming structures, uses, or lots to be made conforming or ensure their replacement over time. Any change in a structure, use, or lot that gives permanency to, or expands the nonconformity would not be consistent with this purpose and are typically prohibited. In most cases, nonconformities are allowed to continue unaltered (structures may be repaired within certain limits) until the end of their economic life when they would eventually be replaced with a conforming structure, use or lot.

Non-conforming structures, are relatively commonplace, but the concept may not be completely understood. One might picture a dusty, old brick-making business, surrounded by single family homes, that long predates its current residential zoning; or, an old church that appears to be too close to a street property line because the City widened the right-of-way sometime in the past and eliminated a portion of the property's front yard.

The Zoning Code identifies development limitations associated with various Districts identified on the City's Zoning Maps that establish uniform building setbacks, height limitations, parking requirements, minimum lot sizes, identify allowed uses, etc. Zoning rules change or are updated over time to guide, control and regulate future development.

A legal non-conforming structure, use or lot is *caused by a governmental action* that changes the Zoning Code, the Zoning Map, or the Subdivision Ordinance. *All legal nonconforming structures, uses or lots were lawfully established* under the codes at the time, but due to the adoption of a new ordinance, regulation, or map revision, the property no longer conforms to the policies and standards of the code in which the property resides. Legal non-conforming is sometimes referred to with the term "grandfathered."

As a general rule, non-conforming regulations presume that a nonconformity is detrimental to the public interest (health, safety or welfare), and that the nonconformity needs to be brought into conformance with the current code at some point in time. For example, a community that finds that an existing code allows structures to be built too

tall may adopt a code amendment to lower the height limit of new construction. The code looks to the future and assumes that existing, lawfully established nonconforming buildings that exceed the new height limit may continue to exist but will be brought into conformance or eliminated over time.

In regard to the built environment of a community, the Zoning Code implements the City's General Plan and translates the goals and principles of that Plan to parcel-specific regulations intended to guide or restrict development to the overall aesthetic vision of the community. To accomplish this vision, the Zoning Code identifies building limitations and design requirements that restrict the height, setback, design, parking, etc. to ensure that all buildings proposed within a particular Zoning District are similar in bulk, scale and purpose.

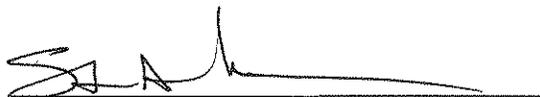
Tonight's discussion will lead to a decision by the City Council, not of what the land use changes will be, but what land use changes should be studied in the Environmental Impact Report (EIR) for Council to consider at a later date.

The Land Use Plan studied in the EIR will then be up for consideration by the City Council at a future City Council meeting.

Fiscal Impact

None

Submitted by:

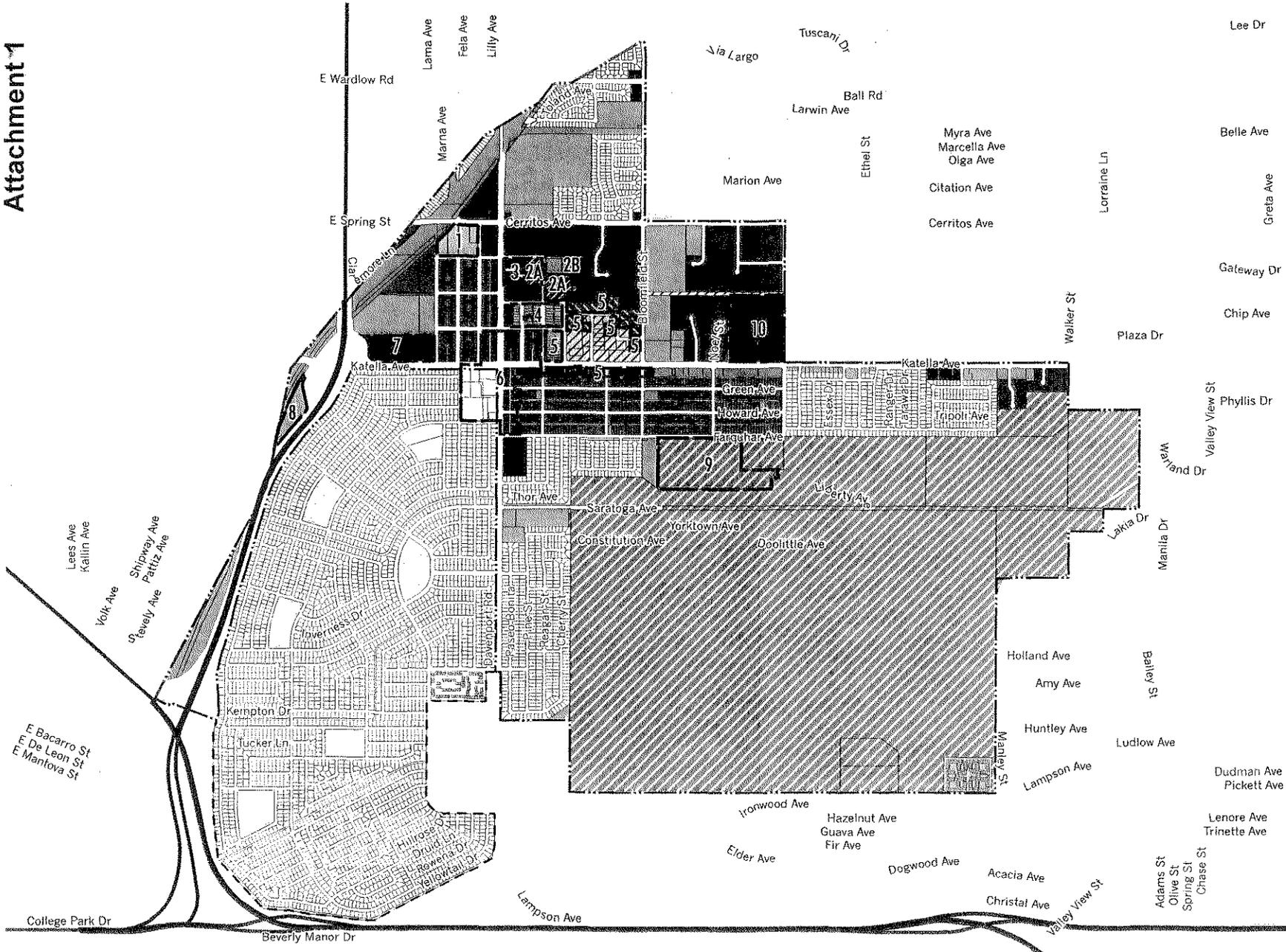


Steven A. Mendoza
Director of Community Development



Gregory D. Korduner
Interim City Manager

*Attachments: 1. Land Use Plan
2. Opportunity Sites*



Proposed General Plan Land Use

- Opportunity Site
- City Boundary
- Sphere of Influence

General Plan Land Use

- Single Family Res. (R1)
1-6 DU/Ac
- Limited Multi Family Res. (R2)
6-20 DU/Ac
- Multi Family Res. (R3)
20-30 DU/Ac
- Professional Office (PO)
- Retail Business (RB)
- Mixed Use (MU) - New
- Medical Overlay (M) - New
- Limited Industrial (LI) - New
- Planned Industrial (PI)
- Community & Institutional (C&I)
- Community & Institutional/JFTB
- Specific Plan (SP)
- Easement (E)
- Open Area (OA)

Sphere of Influence

- Suburban Residential (1B)

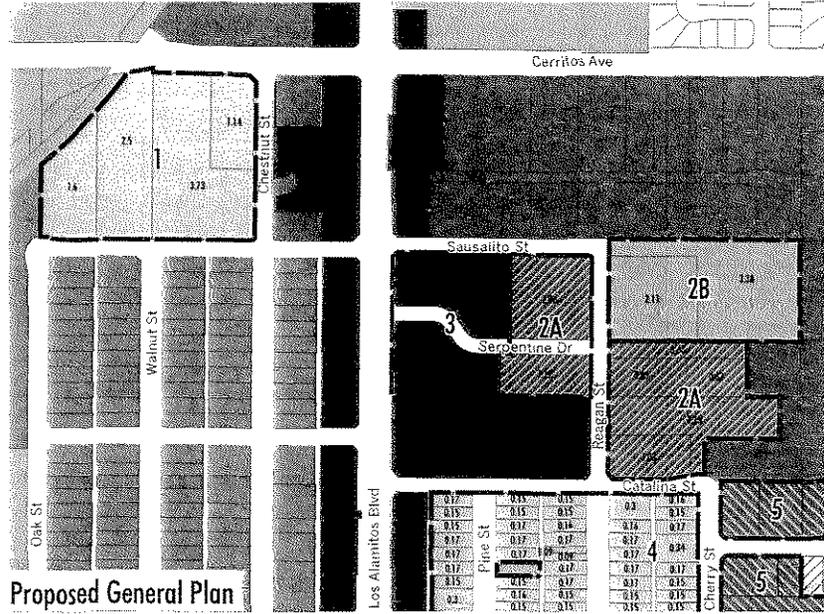
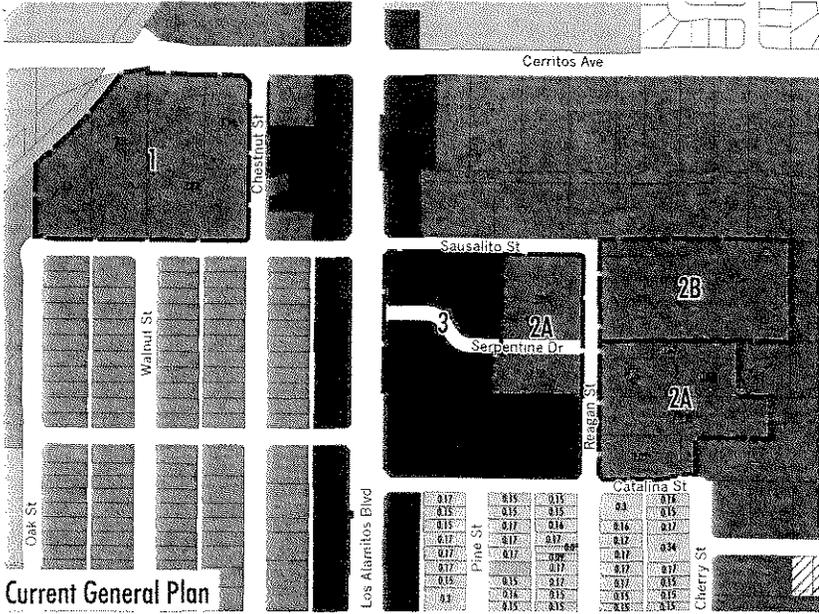
DRAFT LOS ALAMITOS GENERAL PLAN

education · recreation · safety · service



CLA-01 5.2.13





Opportunity Sites

- Opportunity Site
- City Boundary
- Sphere of Influence

General Plan Land Use

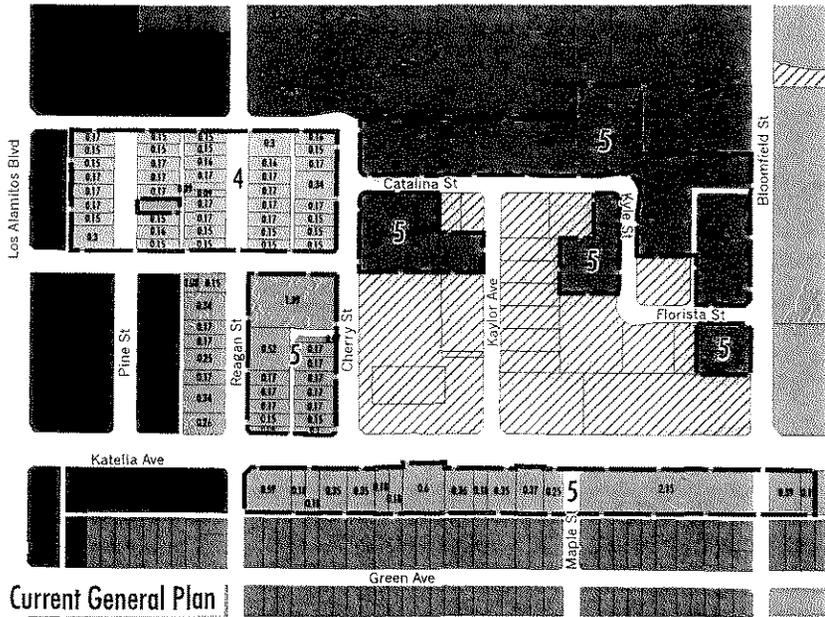
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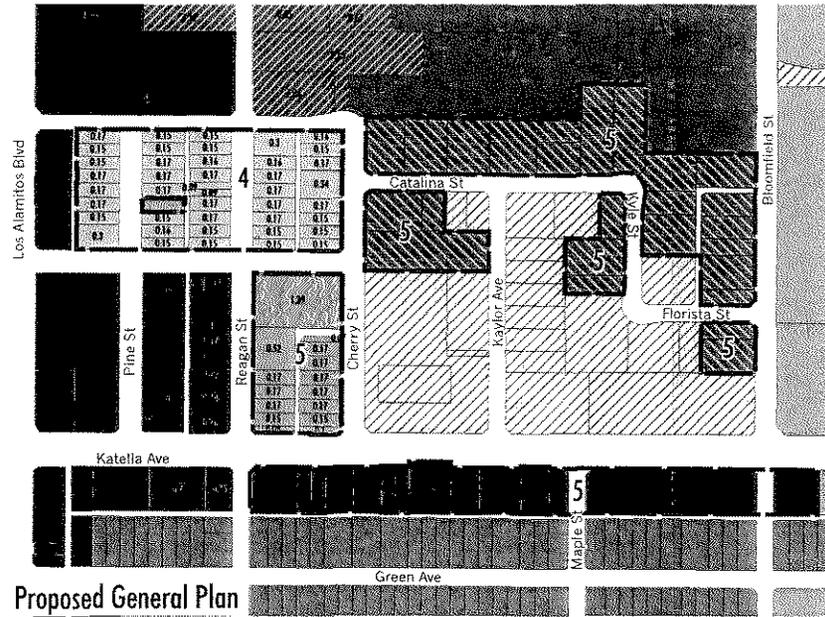
**LOS ALAMITOS
GENERAL PLAN**

education • recreation • safety • service





Current General Plan



Proposed General Plan



Aerial Photo

B Opportunity Sites

- Opportunity Site
- City Boundary
- Sphere of Influence

General Plan Land Use

- Single Family Res. (R1)
1-6 DU/Ac
- Limited Multi Family Res. (R2)
6-20 DU/Ac
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- Community & Institutional/JFTB
- Specific Plan (SP)
- Easement (E)
- Open Area (OA)

Sphere of Influence

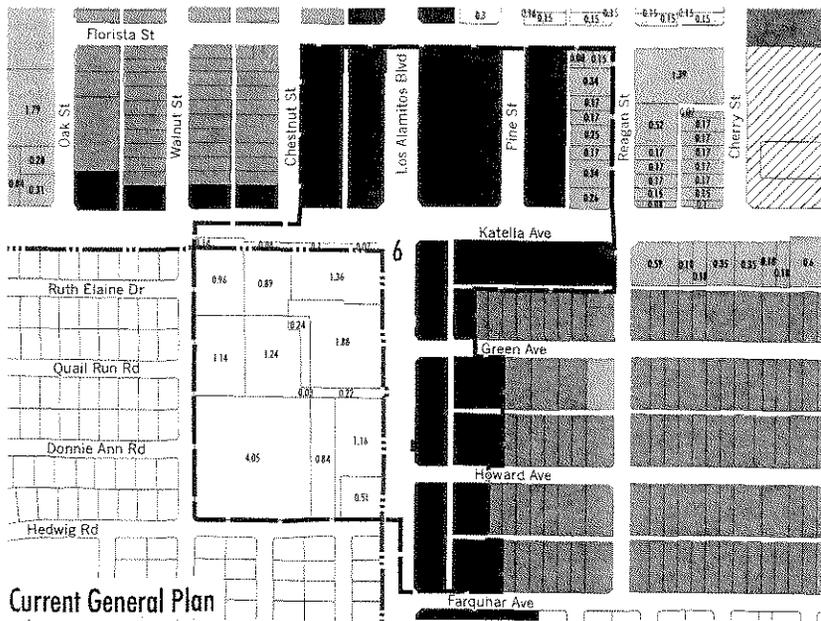
- Suburban Residential (1B)

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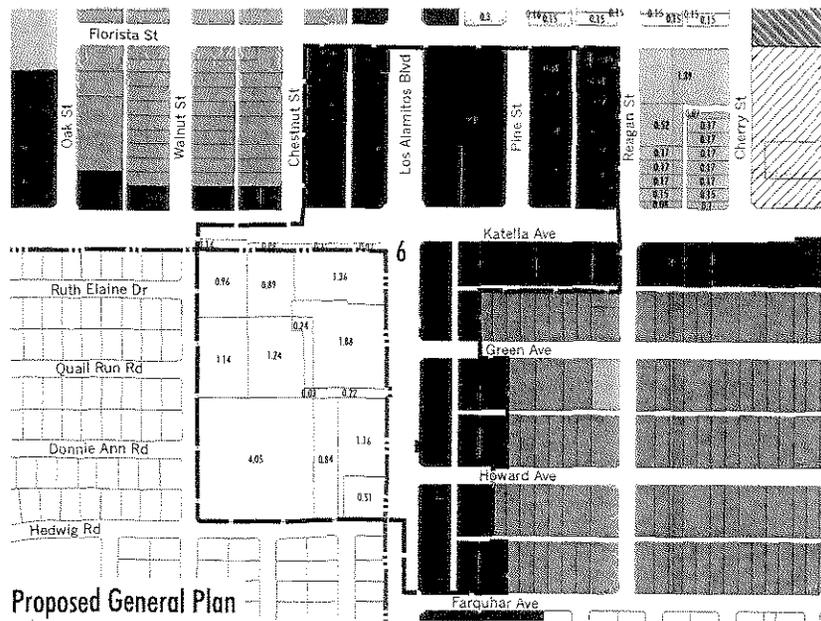
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Current General Plan



Proposed General Plan



Aerial Photo



Opportunity Sites

- Opportunity Site
- City Boundary
- Sphere of Influence

General Plan Land Use

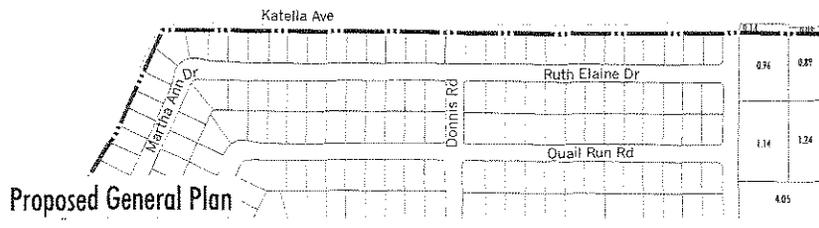
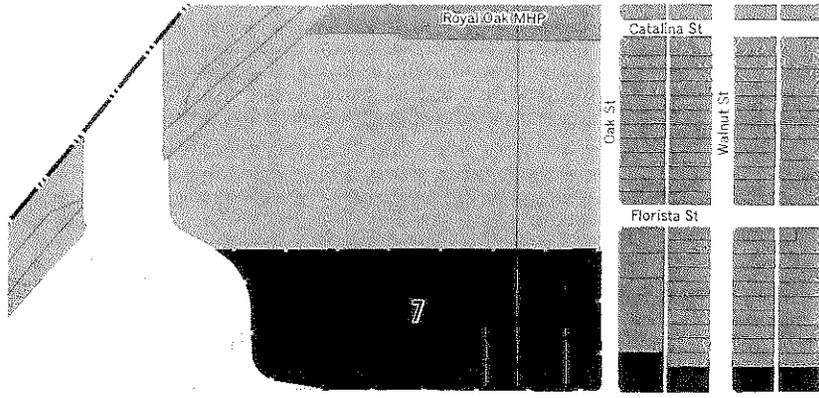
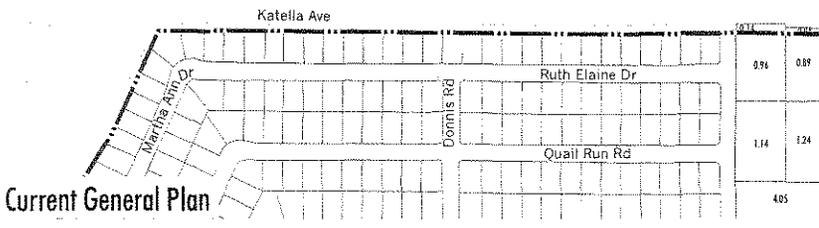
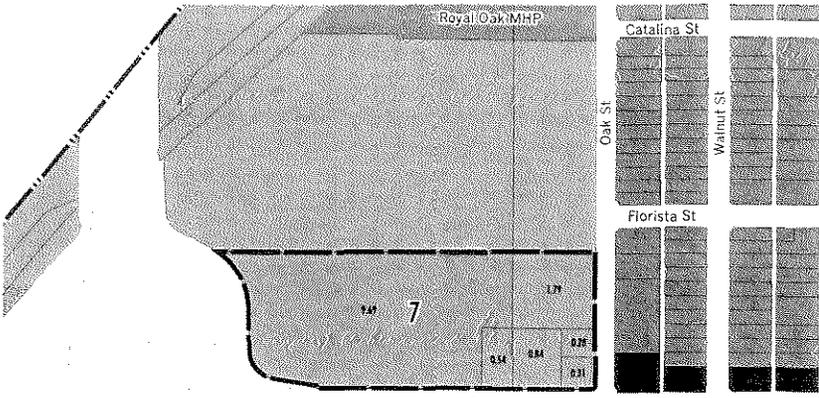
- Single Family Res. (R1)
1-6 DU/Ac
 - Limited Multi Family Res. (R2)
6-20 DU/Ac
 - Multi Family Res. (R3)
20-30 DU/Ac
 - Professional Office (PO)
 - Retail Business (RB)
 - Mixed Use (AU) - New
 - Medical Overlay (M) - New
 - Limited Industrial (LI) - New
 - Planned Industrial (PI)
 - Community & Institutional (C&I)
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- Suburban Residential (1B)

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- D**
- ### Opportunity Sites
- Opportunity Site
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- ### General Plan Land Use
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- ### Sphere of Influence
- Suburban Residential (1B)

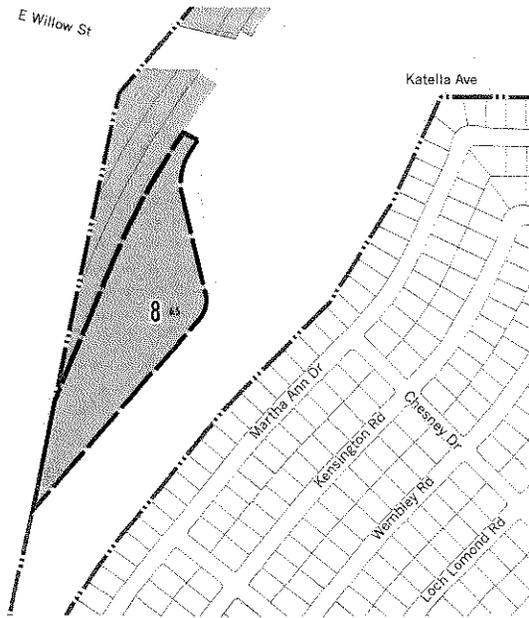
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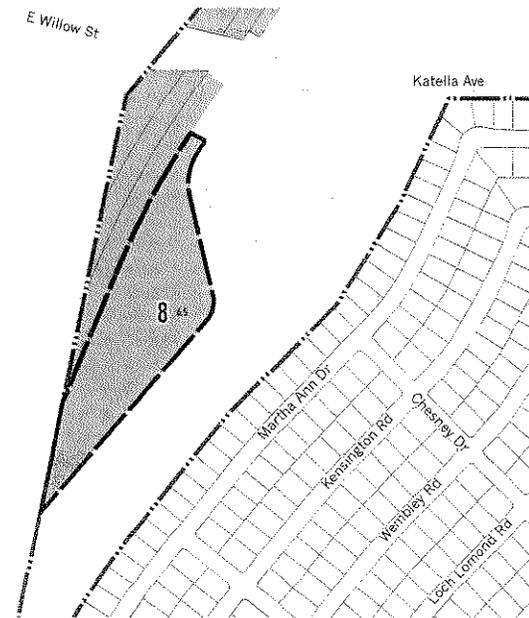
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Current General Plan



Proposed General Plan



Aerial Photo



Opportunity Sites

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General Plan Land Use

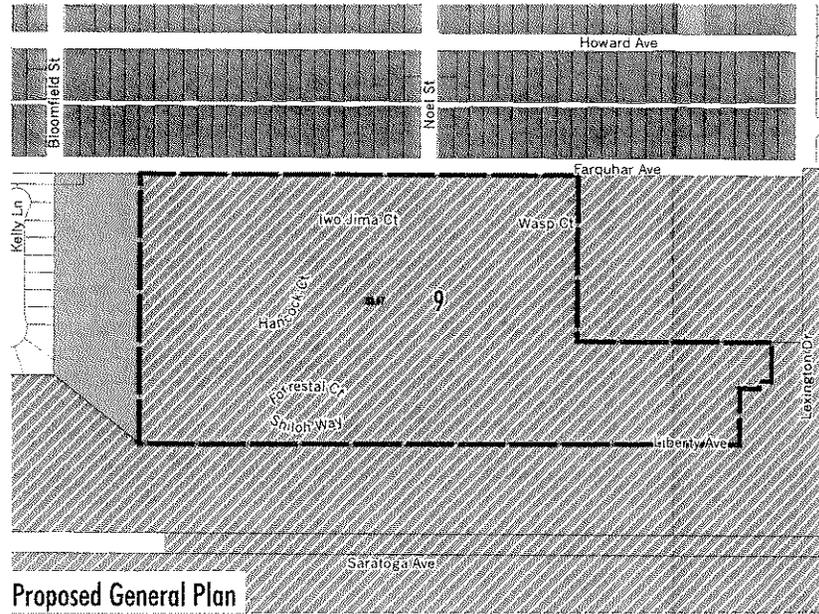
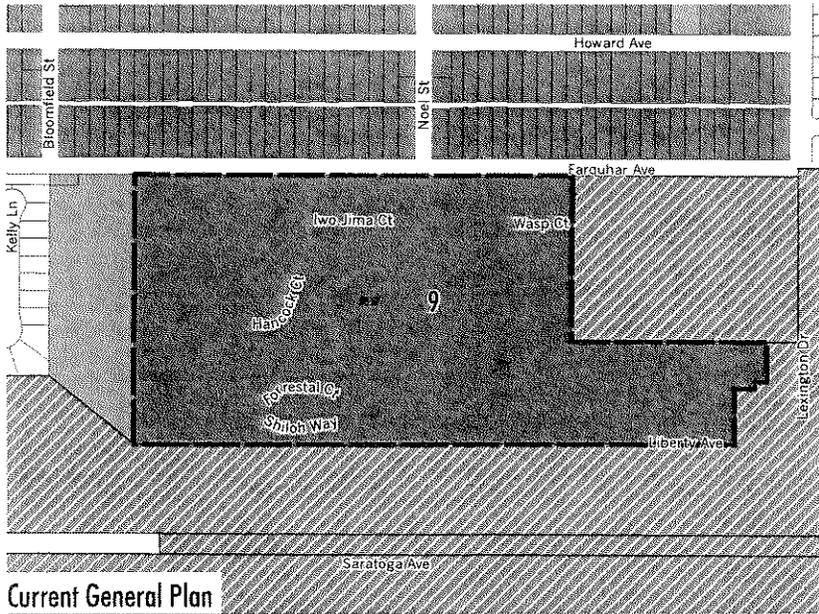
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Opportunity Sites

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General Plan Land Use

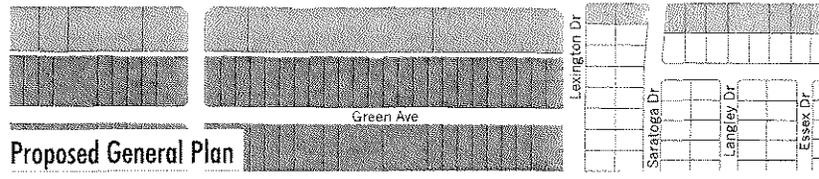
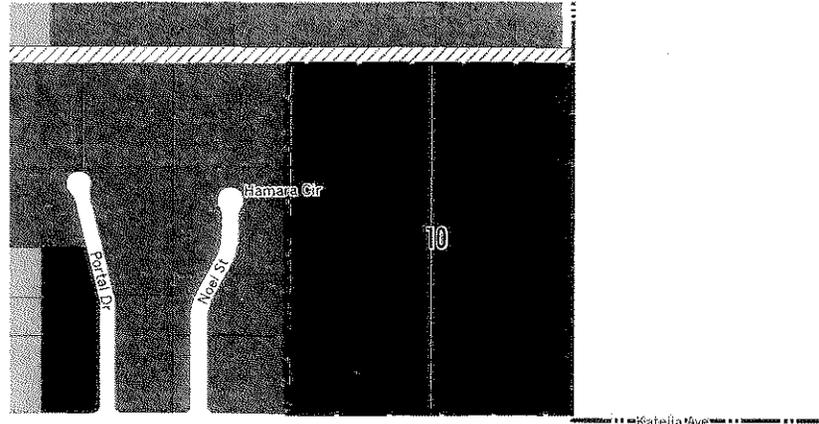
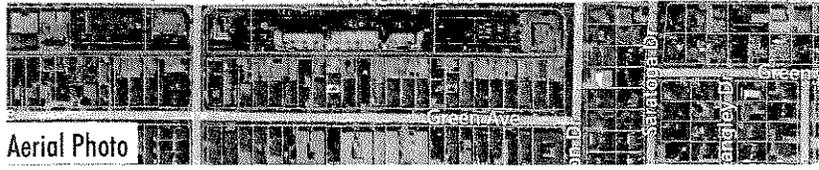
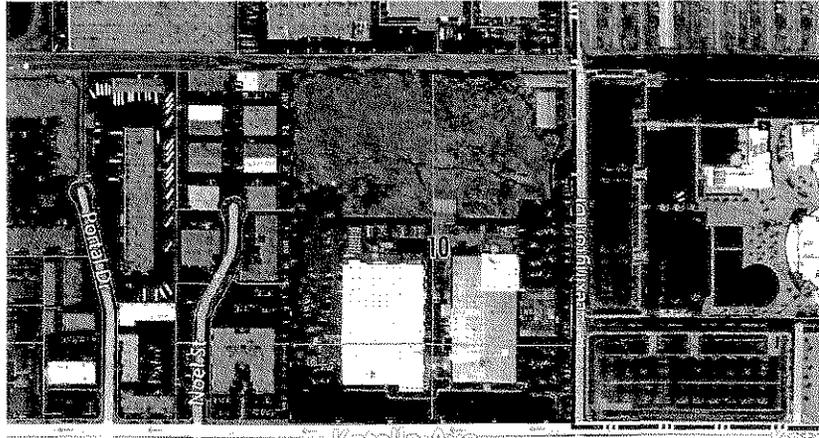
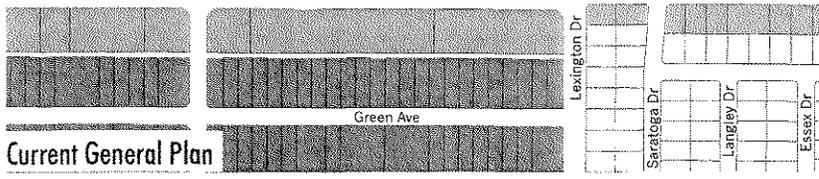
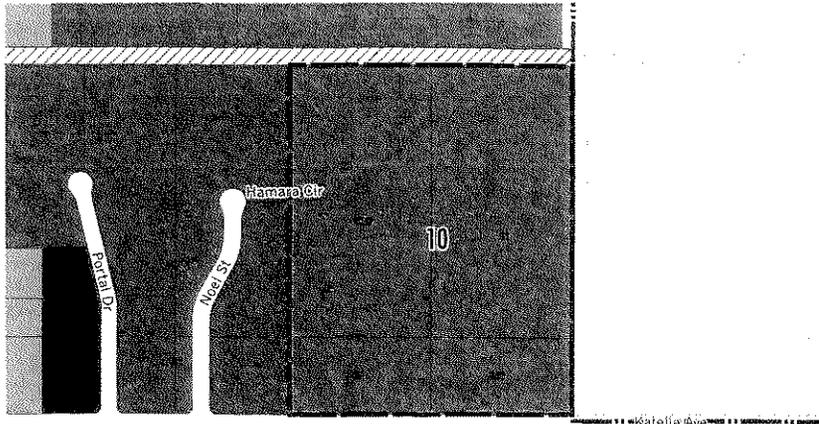
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Opportunity Sites

-  Opportunity Site
-  City Boundary
-  Sphere of Influence

General Plan Land Use

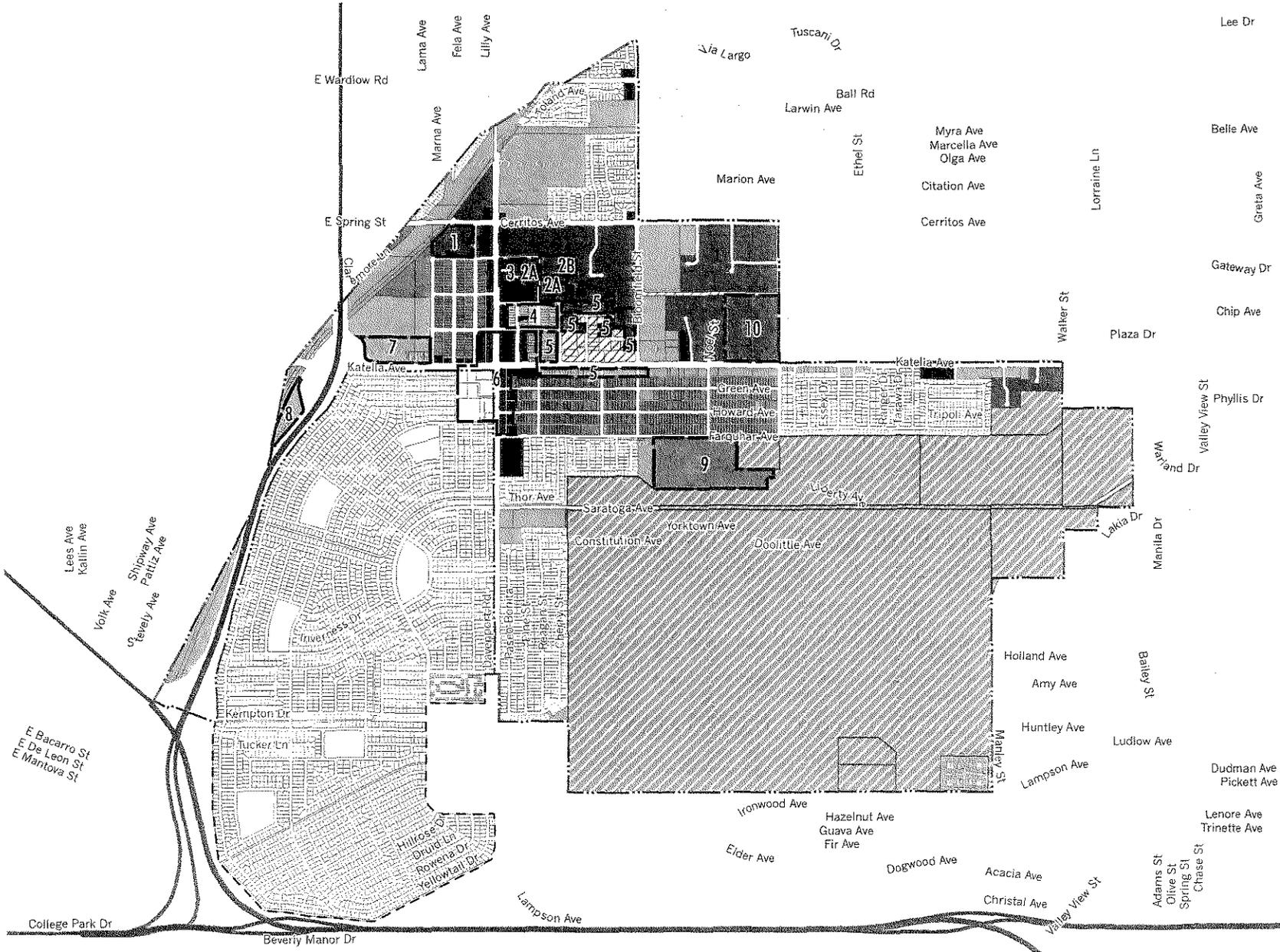
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