

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION REGULAR MEETING Monday, January 13, 2014 - 7:00 P.M.

NOTICE TO THE PUBLIC

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

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Community Development Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk 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. PLEDGE OF ALLEGIANCE
3. ROLL CALL
 - Commissioner Cuiilty
 - Commissioner Daniel
 - Commissioner DeBolt
 - Commissioner Riley
 - Commissioner Sofelkanik
 - Vice Chair Loe
 - Chair Person Grose
4. NEW COMMISSIONER INTRODUCTION
 - Introduction of Mary Ann Cuiilty

5. **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.**

6. **PLANNING COMMISSION REORGANIZATION**

This report provides relevant information for the Planning Commission's annual reorganization, by the election of Chair and Vice Chair.

Recommendation: Nominate and elect the following officers:

1. Chair
2. Vice Chair

7. **APPROVAL OF MINUTES**

Approve the Minutes for the Regular meeting of December 9, 2013.

8. **CONSENT CALENDAR**

None.

9. **PUBLIC HEARINGS**

- A. Consideration of a Request for a Conditional Use Permit (CUP) 13-11 to Allow Crossfit Fitness Classes in the Planned Light Industrial (P-M) Zone.** Consideration of a Conditional Use Permit to allow an indoor recreation establishment (fitness classes) in the Planned Light Industrial (P-M) Zone (Applicant: Nicole Liska, Crossfit Recoil).

Recommendation:

1. Open the hearing for public comments; and, if appropriate,
2. Adopt Resolution No. 14-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 13-11 TO ALLOW AN INDOOR RECREATION ESTABLISHMENT (CROSSFIT RECOIL) AT 10595 BLOOMFIELD STREET IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: NICOLE LISKA - CROSSFIT RECOIL)".

- B. Consideration of the Draft Comprehensive Update of the City's Housing Element for the Reporting Period of 2014-2021.**

Consideration of General Plan Amendment No. 14-01 updating the City Housing Element and associated Mitigated Negative Declaration for the Reporting Period of 2014-2021.

Recommendation:

1. Conduct a public hearing; and, if appropriate,
2. Adopt Resolution No. 14-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 14-01 INCORPORATING AN UPDATED HOUSING ELEMENT INTO THE GENERAL PLAN AND A MITIGATED NEGATIVE DECLARATION FOR THE SAME".

C. Consideration of Zoning Ordinance Amendment 13-05 – Topics Include “Detached Guesthome”, “Guest House”, “Accessory Structures”, and “Driveways”.

Consideration of a possible Zoning Ordinance Amendment to clarify Los Alamitos Municipal Code definitions and codes pertaining to the terms “Detached Guesthome”, “Guest House”, “Accessory Structures”, and “Driveways”. (Citywide) (City initiated).

Recommendation:

1. Conduct a public hearing; and, if appropriate,
2. Consider possible changes to the Los Alamitos Municipal Code to clarify definitions and codes pertaining to the terms “Detached Guesthome”, “Guest House”, “Accessory Structures”, and “Driveways”.

10. STAFF REPORTS

Removal of Local Landmark Designation for 10872 Chestnut Street.

The City Attorney is recommending the removal of May 2012 Local Landmark designation by the Planning Commission.

Recommendation:

Staff recommends that the Planning Commission adopt Resolution No. 2014-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AUTHORIZING THE REMOVAL OF PROPERTY AT 10872 CHESTNUT STREET, LOS ALAMITOS, CALIFORNIA 90720 (APN 242-203-02), FROM THE INVENTORY OF ARCHITECTURAL, CULTURAL, AND HISTORIC RESOURCES AND FURTHER REMOVE ANY LOCAL LANDMARK DESIGNATION".

**11. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR
Commissioner Binder Update**

12. COMMISSIONER REPORTS

At this time, Commissioners may report on items not included on the agenda, but no such matter may be discussed, nor may any action be taken in which there is interest to the community, except as to provide staff direction to report back or to place the item on a future agenda.

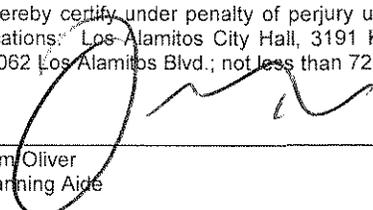
13. ADJOURNMENT

The next meeting of the Planning Commission will be held at 7:00 P.M. on **Monday, February 10, 2014**, in the City Council Chamber.

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed, and must be done so in writing to 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
Planning Aide

1/7/14

Date

City of Los Alamitos

Planning Commission

Agenda Report
Staff Report

January 13, 2014
Item No: 4

To: Chair and Members of the Planning Commission
From: Steven A. Mendoza, Community Development Director
Subject: New Commissioner Introduction - Mary Ann Cuiilty

Summary: This report announces the appointment of Mary Ann Cuiilty as a new Planning Commissioner and provides a brief background.

Recommendation: Receive and file.

Background

The recent vacancy has brought about the appointment of a new Commissioner and her name is Mary Ann Cuiilty.

Mary Ann has worked in the architecture and interior design field for 23 years; ten of those years were in residential and the last thirteen in commercial.

Mary Ann lives in the Highlands neighborhood of Los Alamitos and has lived in the City almost her entire life and looks forward to serving the community that she loves.

City of Los Alamitos

Planning Commission

Agenda Report Staff Report

January 13, 2014
Item No: 6

To: Chair and Members of the Planning Commission

From: Steven A. Mendoza, Community Development Director

Subject: Annual Planning Commission Reorganization

Summary: This report provides relevant information for the Planning Commission's annual reorganization, by the election of the Chair and Vice Chair.

Recommendation: It is recommended that the Los Alamitos Planning Commission nominate and elect:

1. Chair
2. Vice Chair

Background

The City's Municipal Code requires that the Planning Commission select a Chair and a Vice Chair at their regular meeting in January. The City's Municipal Code reads as follows.

"2.44.080 Officers—Election and vacancy.

A. The officers of the Planning Commission shall consist of a Chairman, a Vice Chairman and a Secretary. The Chairman and Vice Chairman shall be elected annually at the first regular meeting in the month of January, and shall hold office for a term of one year or until a successor is duly elected and qualified. Election shall be by a majority vote cast by those commissioners present and voting at the meeting at which the election is held. Officers shall assume office immediately upon election."

Discussion

After convening the item, procedure calls for the Chair to temporarily relinquish the Chair to the Secretary in order that election for the Office of Chair may be conducted. The newly-elected Chair would then conduct the election for the Office of Vice Chair. A second is not required for nominations and nominations will be considered in the order received if more than one Commissioner is nominated.

As a reminder, the Commissioner's terms are as follows:

| <u>Members</u> | <u>Appointment</u> | <u>Exp. Date</u> |
|----------------------|--------------------|------------------|
| Victor R. Sofelkanik | Aug. 2000 | Dec-14 |
| Will Daniel | Feb. 2005 | Dec-14 |
| John Riley | July 2009 | Jul-15 |
| Mary Ann Cuiilty | Dec. 2013 | Jul-15 |
| Art DeBolt | Jan. 2013 | Dec-15 |
| Gary Loe | Jan. 2013 | Dec-15 |
| Wendy Grose | Jan. 2013 | Dec-15 |

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

December 9, 2013

1. CALL TO ORDER

The Planning Commission met in Regular Session at 7:01 P.M., Monday, December 9, 2013, in the Council Chambers, 3191 Katella Avenue; Chairperson Grose presiding.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Grose.

3. ROLL CALL

Present: Commissioners: Daniel, DeBolt, Grose, and Loe

Staff: Planning Aide Tom Oliver,
Assistant City Attorney Lisa Kranitz
Part-Time Clerical Aide Dawn Sallade

Late: Riley (Arrived at 7:03 P.M.)

Absent: Commissioners: Sofelkanik; (1) Vacancy

Staff: Steven Mendoza, Community Development Director

4. ORAL COMMUNICATIONS

Chairperson Grose opened the meeting for Oral Communications.

There being no persons wishing to speak, Chairperson Grose closed Oral Communications.

5. APPROVAL OF MINUTES

Approve the Minutes of the Regular meeting of November 12, 2013.

Motion/Second: DeBolt/Grose

Carried 4/0/0.

6. CONSENT CALENDAR

None.

Commissioner Riley arrived at 7:03 P.M. and took his seat.

7. PUBLIC HEARING

A. Continued Consideration of Site Plan Review (SPR) 13-01 – Second Home at 10781 Reagan Street.

Continued consideration of a request to allow the building of a second 2,092 square foot residence behind an existing residential home in the Limited Multiple-family Residential (R-2) Zone.

Staff recommends the adoption of Resolution No. 13-19, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 13-01 FOR THE CONSTRUCTION OF A 2,092 SQUARE FOOT RESIDENTIAL UNIT ON A 6,785 SQUARE FOOT PARCEL WITH AN EXISTING 1,281 SQUARE FOOT SINGLE FAMILY RESIDENTIAL UNIT AT 10781 REAGAN STREET IN THE LIMITED MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 242-182-17 (APPLICANT: VI LO IACONO)."

Planning Aide Tom Oliver summarized the Staff Report, referring to the information contained therein, presented a Power Point presentation and indicated he's prepared to answer questions from the Planning Commission.

Chairperson Grose opened the item for public comment.

Jeff Loiacono, owner/applicant along with his wife, indicated they re-drew the plans and took out the outside stairwell and replaced the spiral staircase inside the home with a different type of staircase. Everything else with regard to the outside of the house will pretty much remain the same and will match the front of the house with the same stucco, rain gutters, roof composition, etc.

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

Commissioner DeBolt suggested adding a condition of approval that no exterior door shall be constructed to enter the home at the first floor stair landing.

Commissioner DeBolt made the motion to adopt Resolution No. 13-19, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 13-01 FOR THE CONSTRUCTION OF A 2,092 SQUARE FOOT RESIDENTIAL UNIT ON A 6,785 SQUARE FOOT PARCEL WITH AN EXISTING 1,281 SQUARE FOOT SINGLE FAMILY RESIDENTIAL UNIT AT 10781 REAGAN STREET IN THE LIMITED MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 242-182-17 (APPLICANT: VI LO IACONO)" and added the following condition of approval:

17. *No exterior door shall be constructed to enter the home at the first floor stair landing.*

The motion was seconded by Vice-Chairperson Loe.

Chairperson Grose thanked the applicants for redrawing the plans; she said she knows it wasn't what the applicants wanted originally but the Planning Commission is trying to look out for their interests as well as the City's interests.

Motion/Second: DeBolt/Loe

Carried: 5/0/0.

8. STAFF REPORTS

A. Resolution of Intention 13-21

Annual review and consideration of various code amendments brought up during the past year, including Los Alamitos Municipal Code definitions and codes pertaining to the terms "Detached Guesthome", "Guest house", "Accessory Structures", and "Driveways". (Citywide) (City initiated).

Staff recommends the adoption of Resolution No. 13-21, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION TO RE-EVALUATE THE LOS ALAMITOS MUNICIPAL CODE (LAMC) CONCERNING THE DEFINITION AND LAND USE REQUIREMENTS OF THE TERMS "DETACHED GUESTHOME" AND "GUEST HOUSE", "ACCESSORY STRUCTURES", AND "DRIVEWAYS" (ZOA 13-05). (CITYWIDE) (CITY INITIATED).

Planning Aide Tom Oliver summarized the Staff Report, referring to the information contained therein, and indicated he's prepared to answer questions from the Planning Commission.

Commissioner DeBolt inquired if these topics will be handled in one meeting and could the Commissioners add to the list as far as other topics that might be worthy of looking into in the future but not necessarily at the next meeting.

Planning Aide Oliver explained that they would be handled in one meeting; three of them are basically the same subject. He told the Commission that they could do this every month; have a different part of the Code and do a Resolution of Intention saying they want to study this part and the next month discuss it and then move it onto the City Council after that.

Commissioner DeBolt indicated what he would like to see would be to consider coming up with a list of items that a citizen could do to their home or property that would not require a building permit. He said in his experience he found out that the City of Huntington Beach has a list of homeowner improvements that could be done without requiring a permit such as changing a toilet, etc. There are probably 15-20 improvements that don't require a permit. He said if this is something that is in their purview, he would like to look into this.

Commissioner DeBolt felt that the Commission has the forum for the public to come in and talk and the Building Division doesn't so he thinks that could work.

Chairperson Grose suggested that perhaps Staff could obtain information from a few surrounding cities to see what they're doing and maybe that would help and then the Commission could make that decision.

Assistant City Attorney Kranitz interjected that it would be better as a separate subject because it will take some research and the Building Official will have to weigh in.

Chairperson Grose responded that they understood this but it would be a very good idea to review some of the codes at a future date.

Planning Aide Oliver said he would take the Commission's suggestion back to the Community Development Director upon his return.

Chairperson Grose asked if the Commission is going to look at, as part of this study for detached guest houses, Tuff-Shed's and pointed out that they are built so strongly that one could be placed on property to hold tools and suddenly it's converted into a mini-home.

Planning Aide Oliver indicated that that's a part of it because of the fact that accessory structures always seem to end up becoming a guest home and then a guest home eventually becomes a rental and all of that. So Staff is going to try to make clear cut differences between each of those. And a Tuff-Shed actually because of its size cannot require a building permit and not have to go through the City at all as long as its five feet away from the property line so we would never know.

Chairperson Grose suggested placing different codes to review on the agenda perhaps 3 or 4 times a year.

Chairperson Grose made the motion to approve Resolution No. 13-21, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION TO RE-EVALUATE THE LOS ALAMITOS MUNICIPAL CODE (LAMC) CONCERNING THE DEFINITION AND LAND USE REQUIREMENTS OF THE TERMS "DETACHED GUESTHOME" AND "GUEST HOUSE", "ACCESSORY STRUCTURES", AND "DRIVEWAYS" (ZOA 13-05). (CITYWIDE) (CITY INITIATED).

The motion was seconded by Commissioner Daniel.

*Motion/Second: Grose/Daniel
Carried: 5/0/0.*

B. Interpretation/Code Amendment

Consideration of a request for interpretation regarding fitness centers in the Planned Light Industrial (P-M) Zone.

Staff recommends THE PLANNING COMMISSION DISCUSS THIS ITEM AND PROVIDE GUIDANCE TO STAFF AS TO THE ABILITY OF A FITNESS CENTER TO LOCATE IN THE P-M ZONE.

Planning Aide Tom Oliver summarized the Staff Report, referring to the information contained therein, and indicated he's prepared to answer questions from the Planning Commission.

Chairperson Grose opened the item for public comment.

Nicole Liska, owner/operator of Cross Fit, indicated she's been successfully in business in the City of Los Alamitos for a little over 3 years and didn't realize until recently that she was running her business illegally. She would like to do whatever is necessary to be legal and remain in business. She reported Cross Fit is a class-based fitness center and do not use machines for exercise. Her operation is very structured and organized and the classes average ten people per class.

Commissioner DeBolt asked Ms. Liska if she came into the City to apply for a business license when she first opened her business and she indicated she took over the location from a family member and was unaware, until recently, that she needed a business license.

Responding to Commissioner Daniel's question, Planning Aide Oliver indicated the City usually doesn't know that people are operating without a license unless it is brought to the City's attention or City staff actually inspects the business. This is how Ms. Liska's business was discovered.

Chairperson Grose said that when Ms. Liska went into that location, the Code Enforcement Officer had been out on medical leave over the last few years and asked if perhaps that was why this fell through the cracks.

Responding, Planning Aide Oliver indicated that last year the Business License Division began forwarding approximately five businesses to the Code Enforcement Department per week to confirm they have business licenses or if they in fact even still are in business and this is how Ms. Liska's business came up.

Chairperson Grose felt that perhaps in the future there could be something written into the regulations that would make it the landlord's responsibility to write into their tenant's leases they are to obtain a City Business License prior to opening their businesses.

Assistant City Attorney Lisa Kranitz interjected that the meeting tonight isn't so much about Ms. Liska's business as it is providing guidance to Staff regarding fitness centers in the PM zone. She explained that the City Attorney and herself may be part of the impetus because this came right on the heels of the batting cage item and, after seeing this, she wondered why Ms. Liska just wasn't

applying for a CUP. Once she and the City Attorney talked about it, there was some confusion on their part with regard to what an indoor recreation use is and what makes "fitness" not recreation, etc. They decided to bring it before the Planning Commission for either processing of a zone amendment, a definition change, etc.

Commissioner Daniel asked if a batting cage could be located next to her business.

Assistant City Attorney Kranitz said yes but with a CUP because a batting cage is defined as indoor recreation and this is defined as a spa/health club or classes which are not allowed.

Responding to Commissioner Daniel's question, Ms. Liska explained that there is an automotive business next door to her business, a photography studio, a jujitsu garment business and a hula studio which has classes daily.

Commissioner DeBolt pointed out that the hula studio would probably be termed a "dance studio" rather than "recreational".

Assistant City Attorney Kranitz then pointed out that as a dance studio, it would then be classified as a "class" like a karate studio could not go in because it is a class and those types of classes are not allowed in the PM zone.

In response to Commissioner Daniel's question, Assistant City Attorney Kranitz indicated the Commission needs to determine what direction they want to go on this. There was one other Cross Fit business in the PM zone that was accidentally approved for a business license and the previous City Manager determined they could stay as a non-conforming use in that zone.

Commissioner Daniel asked what happens to Ms. Liska's business if the Planning Commission doesn't take action tonight.

Planning Aide Oliver explained that currently, it's on hold while the Commission and Staff research this. If the Commission decides that Cross Fit can't be in that zone, Staff would begin the Code Enforcement process which entails citations being issued.

Commissioner Daniel said we probably don't particularly want to do that; we should probably take care of this issue and help her out. On the other hand, we need to look at the entire system so this doesn't happen again. Another thing is we need to clean up this confusion with regard to recreational uses. But what can we do tonight?

Commissioner Riley said he would just classify this is a recreational use and just require a CUP from Ms. Liska.

Commissioner DeBolt said probably the concern for the class is the parking issue so perhaps something with regard to expansion and parking could be incorporated into the CUP.

Assistant City Attorney Kranitz explained that what Staff would have to do then is notice this for a CUP hearing for the January meeting. In the mean time, they'll be an administrative interpretation that Cross Fit indoor recreation classes that are of limited size can apply for a CUP. Also, she thinks Staff will bring forward a Resolution of Intent at the next meeting to look at this issue because it's certainly one that Staff believes needs to be cleaned up. In response, she said a CUP is the fastest alternative for Ms. Liska and it can be moved forward the next month Commission meeting.

Chairperson Grose asked if a condition could be added to the CUP that this CUP doesn't travel on to the next tenant.

Assistant City Attorney Kranitz explained that if the applicant agrees to that suggested condition, Staff could add that the CUP would expire with her lease or any extension of her lease.

Commissioner Riley asked if this was legal.

Assistant City Attorney Kranitz said it was; she wouldn't suggest it otherwise. Normally the CUP runs with the land and usually won't necessarily have an applicant that will agree to it especially if the applicant owns the property, too; they'd want to be able to transfer the rights on it.

Chairperson Grose asked Ms. Liska if she owns the property or just leases.

Ms. Liska said she just leases the property. She's unsure how many parking spaces she's authorized.

Assistant City Attorney asked Ms. Liska if her lease authorizes her to have a certain number of parking spaces.

Ms. Liska indicated she was unsure of that information but she'll look and give an answer at a later date.

In response to Commissioner Riley's question with regard to her ever having any parking complaints, Ms. Liska said that there have been no complaints and she brought in several letters of support from surrounding businesses (they were included in each Commissioner's packet).

Planning Aide Oliver reported that there is one difference between Cross Fit and other health facilities and that is they do have outdoor training such as running down the back alley and out to Bloomfield.

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

Chairperson Grose made the motion to direct Staff to bring this item back to the January Planning Commission meeting with recommendations for recreational uses and look at a CUP for Ms. Liska.

The motion was seconded by Vice Chairperson Loe.

Motion Carried 5/0/0.

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

Planning Aide Oliver reminded the Commissioners about the holiday party that was being held in honor of the City's Commissions and Commissioner's on Wednesday night.

10. COMMISSONER REPORTS

None.

11. ADJOURNMENT

The Planning Commission was adjourned at 7:43 P.M. The next meeting of the Planning Commission will be held at 7:00 P.M. on **Monday, January 13, 2014**, in the City Council Chamber.

Wendy Grose, Chairperson

ATTEST:

Steven Mendoza, Secretary

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

January 13, 2014
Item No: 9-A

To: Chair and Members of the Planning Commission

Via: Steven Mendoza, Director of Community Development

From: Tom Oliver, Planning Aide

Subject: Conditional Use Permit (CUP) 13-11
A Request to Allow Crossfit Fitness Classes in the Planned Light Industrial (P-M) Zone

Summary: Consideration of a Conditional Use Permit to allow an indoor recreation establishment (fitness classes) in the Planned Light Industrial (P-M) Zone (Applicant: Nicole Liska, Crossfit Recoil).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Adoption of Resolution No. 14-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 13-11 TO ALLOW AN INDOOR RECREATION ESTABLISHMENT (CROSSFIT RECOIL) AT 10595 BLOOMFIELD STREET IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: NICOLE LISKA - CROSSFIT RECOIL)."

Applicant: Nicole Liska, Owner of Crossfit Recoil

Location: Planned Light Industrial (P-M) Zone

Environmental: A Class 1 Categorical Exemption, pursuant to Section 15301(e) – Existing Facilities, has been prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is an existing building with no proposed alterations or expansion of no more than 2,500 square feet.

Approval Criteria: Los Alamitos Municipal Code (LAMC), Section 17.26.020, Table 2-04 (Allowed Uses and Permit Requirements for the Commercial/Industrial Zoning Districts) requires Planning Commission approval of a Conditional Use Permit to allow an indoor recreational establishment use in the P-M Zoning District.

Background

Nicole Liska, the Owner of Crossfit Recoil has submitted an application for a Zoning Ordinance Amendment (ZOA 13-04) asking that the City allow her business (a fitness facility) to be located at 10595 Bloomfield Street where she currently conducts business in the Planned Light Industrial (P-M) Zone. At present, health/fitness facilities/spas are allowed only in the General Commercial (C-G) Zone with a Conditional Use Permit and another option, Small Commercial Schools, are only permitted in the General Commercial (C-G) and Commercial Office (C-O) Zones.

In looking at the application which came shortly after Staff processed an application and appeal relating to a batting cage in the P-M zone, Staff recognized that there was room for interpretation as to how a Crossfit business should be classified since it does not operate in the same manner as a traditional health/fitness facility and spa. The matter was taken to the Planning Commission and at the December 9, 2013 Planning Commission meeting, the Planning Commission determined that Crossfit classes in the Planned Light Industrial (P-M) Zone should be treated as an "Indoor Amusement and Recreation Establishment".

Based on the Planning Commission's interpretation, the applicant's request for a Zoning Ordinance Amendment request will now be considered a Conditional Use Permit request.

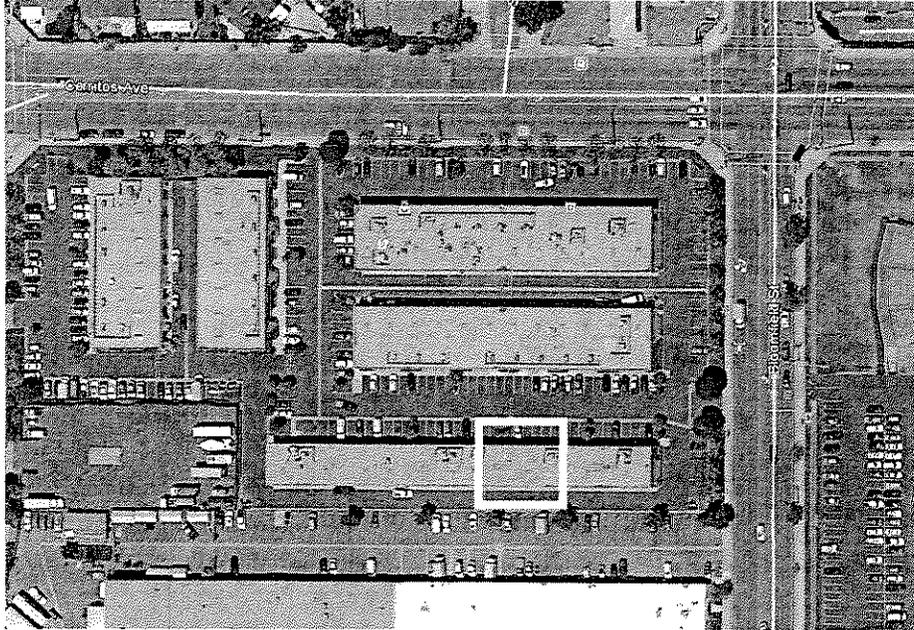
Discussion

The applicant currently conducts her fitness facility without a business license at a location in the Planned Light Industrial (P-M) Zone. Because of Staff's previous interpretation that the use could not be approved in the P-M Zone, the applicant was not allowed to receive a business license. If the applicant obtains a CUP, the applicant will also be able to obtain a City business license.

The subject tenant space is approximately 1,920 square feet, located within a 72,066 square foot business park. The project does not propose any exterior or interior renovations to the building or any change in the parking layout. Here is what the applicant has said about why she chose this location:

"As for why I selected this location, I actually started the business there before I knew anything about zoning laws. I just wanted a space that wasn't in a very busy area and had open spacing. I liked the concept of the warehouse."

Location



The adjacent properties are developed and zoned as follows:

- North:** Developed with a light industrial building across the parking lot in the Planned Light Industrial (P-M) Zoning District. Jackall LLC is directly across the lot.
- South:** Developed with a light industrial building across a parking lot in the Planned Light Industrial (P-M) Zoning District.
- East:** Developed with other businesses in the same building in the Planned Light Industrial (P-M) Zoning District. Across Bloomfield is McAuliffe Middle School.
- West:** Developed with other businesses in the same building in the Planned Light Industrial (P-M) Zoning District. Denson is next door.

Parking

The Los Alamitos Municipal Code does not contain a parking requirement for indoor recreation uses. As specified in the Staff Report from the December 9, 2013 meeting, Crossfit Centers are not equivalent to health spas, gymnasiums or to racquetball courts and dance studios.

The business has received no parking complaints that Staff can find. Since the applicant has been operating on-site with six (6) assigned spaces without any problems for a number of years, Staff has determined this amount of parking to be sufficient.

Findings

In order to approve a CUP, certain findings are required of CUP's by Municipal Code Section 17.42.050. The decision is required to be based on substantial evidence in view of the entire record before the City Council.

The first finding is that the use, as an indoor recreation establishment, will not endanger the public health or general welfare if located where proposed and will not allow conditions which tend to generate nuisance conditions, including noise, glare, odor, or vibrations. The use will not foster circumstances that tend to generate a nuisance because the use has already existed for a number of years in this location with no complaints against this business. This type of use will, in fact, contribute favorably to the health and welfare of City residents in that this recreational use is a form of exercise.

The second finding is that the use meets the required conditions and specifications set forth in the zoning district where it proposes to locate. This is an industrial building surrounded by industrial uses on three sides, but is across Bloomfield Street from McAuliffe Middle School to the East. Indoor recreational uses are specifically allowed in this zone with a CUP. The building meets the development standards of the Light Industrial zone. This project is exempt from the City's traffic impact fee as it will generate under 200 daily trips and there will be no substantial change in traffic generation. Conditions have been imposed to insure that the development will meet the requirements of the zone and will operate as indicated in the Staff Report.

The third finding is that the location and character of the use will be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos General Plan. This use is surrounded by industrial suites and is in harmony with those uses. Although the unit for this use is in an industrial area, there are currently no high-impact types of industrial uses in proximity to this unit that would appear to conflict with this recreational use. As a matter of fact, fifteen letters of support from neighbors of Crossfit Recoil have been received by Staff concerning this application.

Recommendation

Staff recommends approval of CUP 13-11 and adoption of Resolution 14-01 which includes the findings and conditions; unless additional or contrary information is received during the meeting and based upon the evidence submitted to the Commission, including the evidence presented in this Staff Report, and any oral and written evidence presented at the Public Hearing.

Attachments 1) *Draft Planning Commission Resolution 14-01*
 2) *Material from December 9, 2013 Planning Commission Meeting*

RESOLUTION NO. 14-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 13-11 TO ALLOW AN INDOOR RECREATION ESTABLISHMENT (CROSSFIT RECOIL) AT 10595 BLOOMFIELD STREET IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: NICOLE LISKA - CROSSFIT RECOIL).

WHEREAS, the applicant submitted an application for a zoning ordinance amendment to allow her fitness business (Crossfit Recoil) to be allowed in the Planned Light Industrial (P-M) zone; and,

WHEREAS, Staff could not process the application as submitted because it would constitute illegal spot zoning; and,

WHEREAS, at the Planning Commission meeting of December 9, 2013, the Planning Commission determined that the Crossfit facility should be treated as an indoor recreational use which is allowed in the P-M zone pursuant to a Conditional Use Permit (CUP); and,

WHEREAS, the application was thereafter treated as an application for a Conditional Use Permit to allow an indoor recreation establishment (Crossfit Recoil) in an existing 1,920 square foot space at 10595 Bloomfield Street in the Planned Light Industrial (P-M) Zoning District; and,

WHEREAS, the application constitutes a request under Section 17.42.040 (Conditional Use Permits - Application Filing) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on January 13, 2014; and,

WHEREAS, at this Public Hearing, the applicant, applicant's representatives, and members of the public were provided the opportunity to present written and oral testimony.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY 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. Conditional Use Permit 13-11 is hereby approved to allow an indoor recreation establishment in an existing 1,920 square foot space at 10595 Bloomfield Street in the Planned Light Industrial (P-M) Zoning District based upon the following findings:

1. The indoor recreation establishment (Crossfit Recoil) will not endanger the public health or general welfare if the use is located at 10595 Bloomfield Street. The use will not foster circumstances that tend to generate a nuisance because this use has already existed for a number of years in this unit with no complaints against this business. This type of recreational use will, in fact, contribute favorably to the health and welfare of City residents in that this recreational use is a form of exercise.
2. The indoor recreation establishment (Crossfit Recoil) will be located in an industrial area and is a conditionally permitted use within the Planned Light Industrial (P-M) Zoning District. This is an industrial building completely surrounded by industrial uses. Although the unit for this use is in an industrial area, there are currently no high-impact types of industrial uses in proximity to this unit that would appear to conflict with this recreational use.
3. The proposed indoor recreation establishment (Crossfit Recoil) has shown to be compatible with other uses located in the Planned Light Industrial (P-M) Zoning District. Crossfit Recoil has been conducting business in harmony with those uses for over three years. This is demonstrated by fifteen letters of support from neighbors of Crossfit Recoil that have been received by Staff concerning this application.
4. The decision to approve the Conditional Use Permit is based on review by the Planning Commission of the plans and specifications submitted for the proposed project and on testimony given at the Public Hearing before the Planning Commission.
5. The project is Categorically Exempt from the California Environmental Quality Act per Guidelines, Section 15303(e), Class 1. Existing Facilities. The proposed use is an existing building with no proposed alterations or expansion of no more than 2,500 square feet.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves subject to the following conditions:

Planning

1. Approval of this application is to allow an indoor recreation establishment (Crossfit Recoil) at 10595 Bloomfield Street with such additions, revisions, changes or modifications as required by the Planning Commission

pursuant to approval of CUP 13-11 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. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Community Development Director. If the Community Development 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 Community Development Director without requiring a public meeting.

2. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code or the Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Director of Community Development.
3. Failure to satisfy and/or comply with the conditions herein may result in revocation by the Planning Commission and/or City Council of this approval.
4. The applicant and the applicant's successors, in interest, shall be fully responsible for knowing and complying with all conditions of approval. 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 and park development fees, are not included under this noticing requirement.

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:

| | |
|------------------|-----|
| Fees: | N/A |
| Dedications: | N/A |
| Reservations: | N/A |
| Other Exactions: | N/A |

5. The applicant has 90 days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit

to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.

6. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
7. The property owner/applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department prior to issuance of any permits.
8. Applicant shall comply with applicable City, County, and/or State regulations.
9. The hours of operation shall be limited to the hours between 6:00 AM to 10:00 PM daily. Without further review by the Planning Commission, the Community Development Director may further limit the times of the classes if there is conflict with adjoining businesses.
10. The applicant shall be required to maintain no less than (6) parking spaces for use by this business.
11. All business shall be located inside the building other than running or jogging exercises which go through the industrial development in order to reach the public street.
12. The applicant shall provide proof of liability insurance to the satisfaction of the City Attorney and Community Development Director.
13. This Conditional Use Permit shall expire at the date of any relocation or at the cease of business of Crossfit Recoil.

14. The applicant shall pay for and obtain a City business license and shall pay the business license fee for the years in which the business was in operation without a business license.

Building Department

15. The applicant shall hire an electrician to plug the knockout holes in the electrical panel.
16. The applicant shall hire a plumber to anchor or strap the water heater for earthquake safety.
17. The applicant shall move the storage cabinet out of the bathroom so that the ADA accessibility is not compromised.
18. The applicant shall submit complete plans for any new construction and obtain all necessary permits for building, electrical, plumbing, and mechanical work.
19. The applicant shall obtain City permits for all tenant improvements.
20. All exits must stay clear.

Orange County Fire Authority

21. 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:

- Architectural (Service Codes PR200-PR285), when required by the OCFA "Plan Submittal Criteria Form".

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 13th day of January 2014.

Chair

ATTEST:

Steven 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 the Planning Commission held on the 13th day of January 2014, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven Mendoza, Secretary

City of Los Alamitos

Planning Commission

Agenda Report
Staff Report

December 9, 2013
Item No: 8-B

To: Chair Grose and Members of the Planning Commission

Via: Steven Mendoza, Director of Community Development

From: Lisa Kranitz, Asst. City Attorney & Tom Oliver, Planning Aide

Subject: Request for Interpretation Regarding Fitness Centers in the Planned Light Industrial (P-M) Zone

Summary: Staff requests the Planning Commission to provide an interpretation regarding the ability of a fitness center to locate in the P-M zone.

Recommendation: The Planning Commission should discuss this item and provide guidance to Staff as to the ability of a fitness center to locate in the P-M zone.

Background

Nicole Liska, the owner of Crossfit Recoil submitted an application for a Zoning Ordinance Amendment (ZOA 13-04) asking that the City allow her business to be located at 15095 Bloomfield Ave. in the Planned Light Industrial (P-M) Zone. This business has been in operation at this location for approximately three years, but without a business license. Ms. Liska filed her application in order that she could legally operate her business in its current location and then obtain a City business license.

While Ms. Liska asked for a zoning amendment just for her business, such a change would be spot-zoning. The Governor's Office of Planning and Research defines "Spot Zoning" as: "The zoning of an isolated parcel in a manner which is inconsistent or incompatible with surrounding zoning or land uses, particularly if done to favor a particular landowner".

As Staff cannot spot-zone Ms. Liska's business, it started to treat the request as one for a zoning ordinance amendment that would apply to the entire P-M zone. However, as Staff approached this issue, questions arose.

Current Code Provisions

Currently, health/fitness facilities/spas are allowed only in the General Commercial (C-G) zone with a CUP. Health/fitness facilities/spas are defined in the Los Alamitos Municipal Code (LAMC) as fitness centers, gymnasiums, health and athletic clubs including indoor sauna, spa or hot tub facilities, indoor tennis, handball, racquetball, and other indoor sports activities. The use is not allowed by right in any zone.

Indoor amusement and recreation uses are allowed only in the Commercial-Professional Office (C-O) zone, C-G zone, and Planned Light-Industrial (P-M) zone with a CUP. This use is defined in the LAMC as: bowling alleys, billiard parlors/poolhalls, dance halls, ice rinks, laser tag, nightclubs, skating and roller hockey rinks, and theaters. Again, the use is not allowed by right in any zone.

Private schools, which are defined to include art, dance, computers, drama, driver's education, language, and music, are a permitted use in the C-O zone and the C-G zone if it is a small school and by CUP if it is a large school. A private school also is defined to include facilities, institutions and conference centers that offer programs in personal growth and development, such as fitness. A small school is one that has 20 students or fewer per class and a maximum of 2,500 square feet. The Community Development Director has previously issued an interpretation that karate classes and martial arts facilities fall under the definition of a private school rather than a health/fitness facility/spa as they are classes.

Existing Uses

Against this backdrop, the following uses have been permitted, or Conditional Use Permitted, in the P-M zone:

| Name | Use | Address | Rational |
|---|--------------------|----------------|-------------------------|
| Kidnastics | Gymnastics | 10712 Reagan | Indoor Recreational Use |
| Deft Touch Soccer | Indoor Soccer | 3842 Catalina | Indoor Recreational Use |
| Archery Outpost | Archery | 10714 Reagan | Indoor Recreational Use |
| The Cage | Batting Cage | 10660 Humbolt | Indoor Recreational Use |
| Melodie's Dance Theater | Dance & Acrobatics | 3381 Cerritos | Dance Studio* |
| The Dance Factory/ Impact Dance Center | Dance | 5370 Katella | Dance Studio* |
| Xcel Baseball | Batting Cage | 10714 Reagan | Indoor Recreational Use |
| Cross Fit Los Alamitos | Crossfit | 10893 Portal | Permitted by Accident** |

*Staff believes that prior to 2006, Dance Studio was a conditionally permitted use in the P-M zone

**Cross Fit was erroneously issued a business license; when they were told to relocate, the previous City Manager, Angie Avery, indicated that they should be allowed to stay as a legal non-conforming use.

In looking at the above uses and considering Ms. Liska's request, Staff came to the determination that the businesses listed above can actually fit into several categories and, therefore, questions arose as to how the Crossfit business, or other fitness centers, should properly be classified. For example, the gymnastics and dance businesses could easily have been categorized as schools which would not have been allowed in the P-M zone, even with a CUP and a karate school could have been classified as an indoor recreational use.

Crossfit Recoil operates only through classes; unlike a traditional fitness center or health club, such as 24-Hour Fitness, a person cannot just drop in to work out. One problem that does exist with this use is that some of the training takes place outdoors which is incompatible with an industrial area. There are no amenities that are associated with this type of use such as locker rooms, showers, or saunas. While this would lead to the interpretation that this use should more properly be classified as a school, it is hard to distinguish the teaching of gymnastics classes from the teaching of fitness classes.

Proposed General Plan

In order to preserve the industrial areas of the City while at the same time recognizing the need for indoor recreational facilities to have a location that will accommodate their needs, the draft General Plan will examine the creation of a Limited Industrial land use designation. If this land use designation is created, then it will allow these types of uses in this section of the Industrial area, either by right or by Conditional Use Permit.

Rationale:

- Multiple child-oriented recreational occupying industrial buildings
- Industrial areas not suitable or safe for families and children walking around
- Recreational tenants degrade value and potential of industrial area
- Need to limit geographic impact of recreational uses in industrial areas

Issues

The following issues, therefore, need to be considered:

- Should this type of use, and other fitness/training classes, be allowed in the P-M zone as a conditionally permitted use; and if so:
 - Should they be allowed under indoor recreational use? Or,

- Should the existing definitions and use chart be amended?
- Is there a difference between fitness classes and traditional gyms and spas?
- Regardless of whether the use should be allowed in the P-M zone, should the definitions and use chart be amended to better clarify what uses are allowed/conditionally allowed in what zones?
- Should a moratorium be placed on all future uses in the P-M zone that are not allowed as of right while the City processes the new General Plan (where it is already considering an overlay zone in certain of the P-M areas to allow indoor recreational uses) in order to preserve the integrity of the industrial zone?
- Should this use be allowed, with the condition that all training must take place indoors, and then a moratorium put into place?
- Should a moratorium be placed on all future uses in the P-M zone that are not allowed as of right, with the exception of the proposed new Limited Industrial land use designation, in order to preserve the integrity of the Industrial zone?

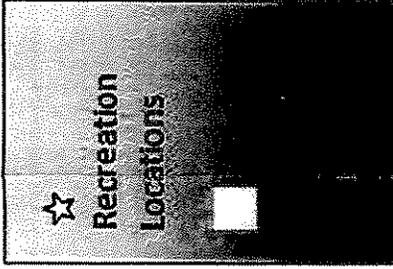
Attached for the Commission's use is a map showing the various recreational facilities in the P-M zone, along with the proposed new Limited Industrial area which will allow these uses.

Conclusion

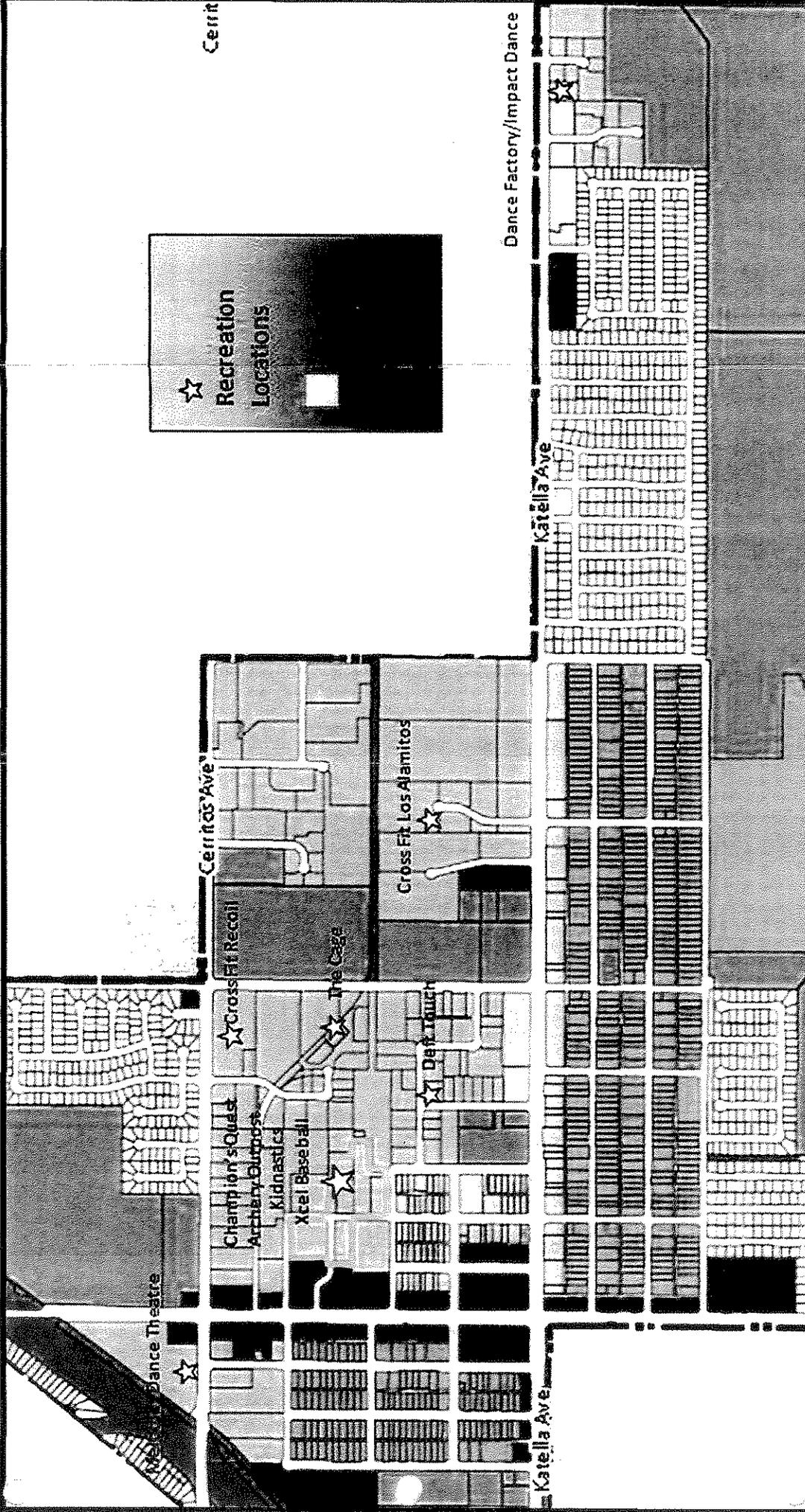
Once the Planning Commission discusses this item and gives Staff direction on how to proceed, Staff will notice a public hearing.

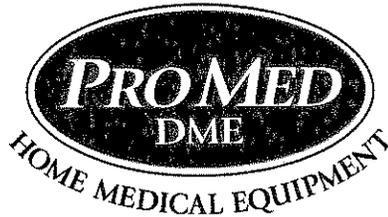
*Attachments: 1) Liska's Application and "Project Description & Existing Use of Property"
2) Recreational Facility Map
3) Letters of Support of Crossfit Recoil*

Cerritos



Dance Factory/Impact Dance





November 26, 2013

City of Los Alamitos
Community Development Dept.
3191 Katella Ave.
Los Alamitos, CA 90720

Re: Crossfit Recoil, 10595 Bloomfield Ave.

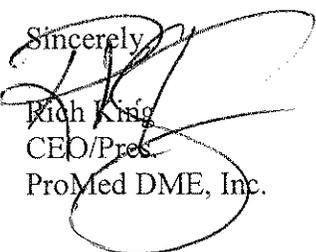
Dear City of Los Alamitos,

I am writing this letter in support of Nikki Liska and Crossfit Recoil. Her business occupies a space in the neighborhood of my business, ProMed DME, Inc. 10641 Calle Lee #185, Los Alamitos, CA 90720.

We have a variety of businesses in our area including other small similar gyms and Crossfit Recoil does not cause any negative effects on my business.

I understand she is going through a process with the City that will allow her to continue her business at her current location. If I can be of any assistance to her or your efforts please do not hesitate to contact me.

Sincerely,



Rich Kisig
CEO/Pres
Promed DME, Inc.



*Spinelli
Graphics, inc.*

City of Los Alamitos
Community Development Department
3191 Katella Avenue
Los Alamitos, CA 90720

RE: Crossfit Recoil, 10595 Bloomfield Street

Dear City of Los Alamitos;

I am writing this letter in support of Crossfit Recoil, and the owner, Nikki Liska. Her business is located in close proximity to mine, Spinelli Graphics Inc.

In the years that Ms. Liska has been in operation, we have never had any negative experiences with any of the clients of Crossfit Recoil, and we have never encountered any problems with parking or traffic as a result of her business. There are a number of businesses operating in my area, and the clients of Crossfit Recoil have never been the cause of any problems for my business or my clients.

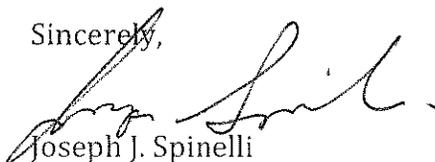
Ms. Liska embodies the American dream of a young, energetic entrepreneur who wants nothing but to run her business and be a success. She makes a living helping her clients change their lives for the better, and live a healthier lifestyle. She is very respectful of surrounding businesses; I have heard her instruct members several times to avoid running on the sidewalks within the business park, to avoid playing the music too loudly, and to avoid writing on the outside walls of the building with chalk.

I understand Ms. Liska is in discussion with the City to continue business at her current location. As a local business owner, I see no reason why she should not be allowed to do so.

My family has been in business in the same location in Los Alamitos for over thirty-five years, and it would be sad to think that a business like Crossfit Recoil would be forced to relocate to another city. Successful businesses should be encouraged to stay in Los Alamitos, not forced to leave!

If I can be of any assistance to Ms. Liska or your efforts during this process, please do not hesitate to contact me at (562) 254-1108.

Sincerely,



Joseph J. Spinelli

November 25, 2013

Lights-Hardware.com
10621 Bloomfield # 8
Los Alamitos CA 90720
888-428-3521

City of Los Alamitos
Community Development Department
3191 Katella Ave
Los Alamitos CA 90720

Re: Crossfit Recoil, 10595 Bloomfield Ave

To Whom It May Concern:

As a neighboring business to Crossfit Recoil, I am writing this letter in support of Nikki Liska and her business.

We have been at this location since 2010 and have never experienced any parking conflicts. The clients of Crossfit Recoil have always been respectful of our business park and it's surroundings. There are varied types of businesses in our area and Nikki's business hasn't caused any negative effect on my business.

I understand Nikki is going through a process with the city that will allow her to continue her business at her current location. If I can be of any assistance to her or your efforts please don't hesitate to contact me.

Sincerely,



Doug Willey
562-965-6163 cell

cc Crossfit Recoil



Douglas W. Willey CFO
doug@lamps-lighting.com
562-598-9438 Showroom
562-936-1319 Fax
562-965-6163 Cell

McNallyLighting.com

Distributes Quality Lighting Products and Home Decor

10792 Los Alamitos Blvd - Los Alamitos CA 90702

November 22, 2013

City of Los Alamitos
Community Development Dept.
3191 Katella Ave
Los Alamitos, CA 90720

Re: Nikki Liska. Crossfit Recoil, 10595 Bloomfield Avenue. Los Alamitos, CA 90720

Dear City of Los Alamitos,

My business is located across the parking lot from Nikki and Crossfit Recoil. This letter wholeheartedly supports having this company as our neighbor for a number of reasons:

1. I feel it offers security for all of our businesses early in the morning, into the evenings, and on Saturdays. As a small business owner, it offers comfort to know that there are people working out during times when the area would otherwise be deserted.
2. As we are located directly across from the middle school, and down the street from Los Alamitos Elementary I think Nikki and her clients are positive role models for the students that pass by on their way to and from school. In the mornings, I see High School students walking past and looking at the clients working out at Crossfit Recoil. In an age of childhood obesity, I love that these students see examples of adults making exercise an important component of their lives.

There is no negative impact whatsoever from this company being in their present location. I truly think it would be a huge loss for us if they were forced to leave.

We experience no parking concerns at all from Crossfit Recoil at all. All of our parking problems in this area are caused by parents of McAuliffe Middle School. Just last night I had to stay in my office almost 90 minutes late due to parents blocking my garage door in the evening while there was an event at the middle school.

Nikki's clients have always been respectful, courteous, and myself and my employees love having them as our "neighbor". Please feel free to contact me if you would like further information.

Sincerely,



Lesley Whitley
General Manager
Pictures with Class

Lesley Whitley
lesley@pictureswithclass.com



Pictures with Class

By *Barkdale*

10621 Bloomfield St., Suite 1 • Los Alamitos, Ca 90720
1.562.431.1467 • (fax) 1.562.596.3227
www.pictureswithclass.com

General Sales Manager - West Coast Division



November 22, 2013

City of Los Alamitos
Community Development Dept.
3191 Katella Ave
Los Alamitos, CA 90720

David Amaya
Manager
davidcustomtops@yahoo.com
Primary Cell: (562)706-7938
Secondary Cell: (562)304-3577

Re: Crossfit Recoil, 10595 Bloomfield Avenue. Los Alamitos, CA 90720

To Whom It May Concern:

My business is located almost directly across the parking lot from Crossfit Recoil. We do **not** experience any parking problems associated with her business at all. Her clients are friendly, and it is **a pleasure** having this business in our vicinity.

There are no negative aspects from having this business at the current location. I would be **very sad** if she were forced to move, as the I feel she and her business a positive addition to our **Industrial Park**.

I would be happy to come speak in front of the City Council to share my views, or you can **feel free** to contact me directly at the phone number below should you have any questions.

Thank you,

David Amaya, Manager
Custom Tops
10621 Bloomfield Street, Unit 4
Los Alamitos, CA 90720
562-706-7938
davidcustomtops@yahoo.com

PREMIERE PACKAGING INDUSTRIES, INC.

10705 Bloomfield Street, Los Alamitos, California 90720, www.premierepackaging.com, (562) 799-9200, Fax (562) 799-9208

November 21, 2013

Community Development Department

City of Los Alamitos

3191 Katella Avenue

Los Alamitos, California 90720

Dear Sir or Madam:

This letter is written in support of nearby business owner, Nikki Liska, and her business, Crossfit Recoil. Her business is located very close to mine, just a few buildings away.

We do not experience any parking conflicts or issues with her clientele. They are respectful of our business park and its surroundings. We have a variety of businesses in our area. Crossfit Recoil does not cause any negative effects on my business.

I understand that she is going through a process with the City of Los Alamitos which would allow her to continue doing business at her current location and I am in support of that. If I can be of assistance in this process in any way, please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'John Luyben', with a stylized flourish at the end.

John Luyben, CEO

Premiere Packaging Industries



Badger Controls, Inc.

Contractor License # 980188

City of Los Alamitos
Community Development

DEC - 2 2013

RECEIVED

November 22, 2013

City of Los Alamitos
Community Development Dept.
3191 Katella Ave.
Los Alamitos, CA 90720

Re; Crossfit Recoil, 10595 Bloomfield Ave. Los Alamitos

To whom it may concern:

I'm writing in support of Nikki Laska. Her business, Crossfit Recoil is located in the same complex, just a few doors down from mine.

We currently do not experience any parking conflicts with her or any of her clients. Her clients have always been respectful of the complex, my clients and employees. We have never had any kind of issue with them and enjoy them being part of the complex.

I understand that she is going through a process with the city that will allow her to continue her business at her current location. If we can be of any help to her so that she may continue her business at its current location, or if you need any additional information from us, please do not hesitate to contact us.

Sincerely,

Linda Shay
Badger Controls, Inc.



**RICE GENERAL
ENVIRONMENTAL
CONSTRUCTION SERVICES**

November 26, 2013

City of Los Alamitos,
Community Development Department
3191 Katella Avenue,
Los Alamitos, CA 90720

Re: Crossfit Recoil, 10595 Bloomfield Avenue.

Dear City of Los Alamitos,

I am writing this letter in support of Nikki Liska and Crossfit Recoil. Her business is located close to my business Rice Concrete Cutting Services, Inc, 10571 Calle Lee, Suite 133, Los Alamitos, CA 90720.

Her clients are respectful of our business park and surroundings and we do not experience any parking conflicts with them. We do have a number of businesses in our area and Crossfit Recoil does not cause any negative effects on my business.

I understand she is going through a process with the City that will allow her to continue her business at her current location. If I can be of any assistance to her or your efforts please do not hesitate to contact me.

Sincerely,

Jerry S. Rice
Principal



PH: 562.997.8711 | OFFICE@RICEGENERAL.COM FAX: 562.997.8722
PO BOX 3306, LONG BEACH, CALIFORNIA 90802

www.RICEGENERAL.COM



November 26, 2013

City Of Los Alamitos
Community Development Dept.
3191 Katella Ave.
Los Alamitos, CA 90720

Dear City of Los Alamitos:

I am writing this letter in support of Nikki Liska and Crossfit Recoil. Her business occupies a space located very close to my business Supply Solutions located at 10707 Bloomfield St. also in Los Alamitos.

We have experienced nothing but positive effects of being located near Crossfit Recoil. We have never had any parking conflicts and her clients have been a very pleasant part of our business community. I have personally had some of my employees join Nikki's program and it has created an added benefit of doing business in Los Alamitos. I fully support my employees having access to such a great resource in such close proximity to my business.

With that said, I understand that she is going through a process with the city that will allow her to continue her business at her current location. If I can be of any assistance to her or your efforts please do not hesitate to reach out to me.

Sincerely,

Jeffrey Lerma

Supply Solutions
President
10707 Bloomfield St.
Los Alamitos, CA 90720
714-235-1602



10621 Bloomfield St. #20 Los Alamitos, CA 90720
Telephone: (562) 430-7524 Fax: (562) 431-7449

City of Los Alamitos
Community Development Dept.
3191 Katella Ave
Los Alamitos, Ca 90720

Re: Crossfit Recoil
10595 Bloomfield Ave.
Los Alamitos, Ca 90720

I am writing to you in support of Ms. Nikki Liska and her Crossfit Recoil gym. I run a business in an adjacent property to Crossfit Recoil (see company and address above).

It has come to my attention that the presence of Ms. Liska's business operation is being examined by the city. Therefor I would like to note my support for the business, as a neighbor and also as a 'part of the community'.

Myself and a few of our employees utilize the gym, and find it to be VERY helpful, given the fact it is so close, and it drives us to maintain a healthy lifestyle. We are able to walk from the office, work out then head home or back to work.

Given that we share a driveway, its worth noting that we DO NOT encounter any parking conflicts, and the participants at the gym are very considerate of the adjacent businesses.

As this review process proceeds, please let me know if I can be of further assistance or support, can be reached at the number above or on my Mobile # (562)824-5954.

As a side note, I'd like to state that Crossfit "boxes" are being established in many neighboring communities, and I have attended a couple of them - but now have been as convenient or as friendly as Crossfit Recoil.

Sincerely,

Brian Campbell

HOLLYWOOD

C A N D Y G I R L S

November 20, 2013

City Of Los Alamitos
Community Development Dept.
3191 Katella Ave
Los Alamitos, Ca 90720

RE: Crossfit Recoil, 10595 Bloomfield Ave

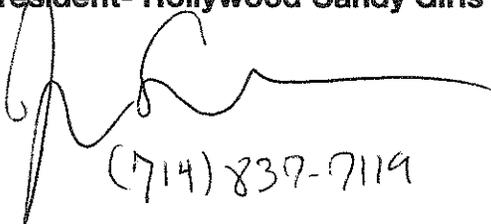
To Whom It May Concern,

I am writing this letter in support of Nikki Liska and Crossfit Recoil. Her business neighbors mine (Hollywood Candy Girls INC 10621 Bloomfield Ave Suite 10, Los Alamitos, Ca 90720)

Nikki has always been a very pleasant & respectful neighbor and her company does not cause us to experience any issues in ours. Her clients are a pleasure and very considerate. We have no problems with parking or noise issues and are actually happy to see another small business thriving in our community! Nikki should be commended for her success & efforts in running such a stellar operation. She truly embodies someone who takes pride in her business, her patrons and her community.

I understand she is currently having to undergo a review with our city which will decide the outcome of her continued business operations at it's current location. If I may be of assistance to your efforts, please advise.

Warmly,
Jackie Sorkin
President- Hollywood Candy Girls INC



(714) 837-7119



Dear City of Los Alamitos,

This letter is intended to support our neighbor Nikki Liska, and her company Crossfit Recoil.

We have no vested interest with Nikki or anyone that works out at her location. We are just friendly neighbors.

Nikki operates her Crossfit business literally right next door to Denson Sales Company. We are located at 10601 Bloomfield Street Los Alamitos, CA 90720. Denson Sales has been here for 25 years. Regarding Crossfit Recoil...Denson Sales has never experienced any problems with them. Her clients are courteous and friendly.

Like all businesses in our center we all have some very light car traffic, but Crossfit Recoil's customers don't interfere with our business at all. We enjoy the healthy vibe her customers bring to our business park. The nature of her business is very positive- plus Nikki is a great neighbor.

I was surprised to hear that Crossfit Recoil is going through this process with the City, and that the City was questioning her business to the point of making a decision whether she could stay or had to go from her current location. Come to find out it's a zoning issue...This seems unusual given we have had terrible neighbors here before that would paint outside, and spray other toxins into the atmosphere, on top of making a ton of noise. Crossfit Recoil is a clean business that seems like a perfect fit in this location.

We literally have zero complaints with them. Owning a business is difficult. My hope is you will allow her to continue to operate at her current location so she can continue to make this world a better place. I would be shocked if they were forced to move from their current location. As far as I am concerned they are doing nothing wrong, and I couldn't ask for a better neighbor.

If I can be of any assistance to Crossfit Recoil or the City of Los Alamitos please call me anytime. We are open Monday through Friday 8 to 4:30.

If you want you can call me on the weekend at 714-350-6352

Sincerely,

Jeff Denson
President
Denson Sales Company

Business license number 42298.

800-373-8665

Fax 562-799-0624



November 20, 2013

City of Los Alamitos
Community Development Department
3191 Katella Avenue
Los Alamitos, California 90720-2335

Re: Crossfit Recoil, 10595 Bloomfield Avenue, Los Alamitos

Dear City of Los Alamitos,

I am writing this letter in support of Nikki Liska and Crossfit Recoil. Her business occupies a space in the neighborhood of my business, Carol Electric Company, Inc, 3822 Cerritos Avenue, Los Alamitos.

We do not experience any parking conflicts and her clients are respectful of our business park and its surroundings. We do have a variety of businesses in our area and Crossfit Recoil does not cause any negative effects on my business.

I understand Nikki Liska and Crossfit Recoil are going through a process with the City that will allow her to continue her business at her current location. Several of my employees are clients of Crossfit Recoil. I feel that having her in the neighborhood is an asset to my employees. If I can be of any assistance to her or your efforts please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Allen W. Moffitt'. The signature is written in a cursive style with a large, looped 'M' at the end.

Allen Moffitt
President
Carol Electric Company Inc.

PROGRESSIVE ELECTRIC SERVICE

City of Los Alamitos
Community Development Dept.
3191 Katella Ave.
Los Alamitos, CA 90720

November 25, 2013

Re: Crossfit Recoil, 10595 Bloomfield Ave.

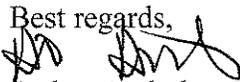
Dear City Of Los Alamitos,

I am writing this letter in complete support of Nikki Liska and Crossfit Recoil. Her business occupies a space in the neighborhood of my business, Progressive Electric Service, 10621 Bloomfield St., Suite 19, Los Alamitos, CA 90720.

We do not experience any parking conflicts and her clients are respectful of our business park and its surroundings. We do have a variety of businesses in our area and Crossfit Recoil does not cause any negative effects on my business.

I understand she is going through a process with the City that will allow her to continue her business at her current location. If I can be of any assistance to her or your efforts please do not hesitate to contact me.

I enjoy having a place that my employees and myself can go workout early in the morning, or at lunch right by my work place.

Best regards,

Arthur Archuleta
President

PUBLIC NOTICE

CITY OF LOS ALAMITOS

City Council Chamber
3191 Katella Avenue
Los Alamitos, CA 90720

DATE: Monday, January 13, 2014

TIME: 7:00 PM

At the above referenced date and time, the Planning Commission of the City of Los Alamitos will conduct a Public Hearing in the City Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA to consider the following items:

Request: Consideration of Conditional Use Permit to allow an indoor recreation establishment at 10595 Bloomfield Street (Fitness Classes) in the Planned Light Industrial (P-M) Zone (Applicant: Nicole Liska, Crossfit Recoil).

Environmental Determination: A Class 1 Categorical Exemption, pursuant to Section 15301(e) – Existing Facilities, has been prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is an existing building with no proposed alterations or expansion of no more than 2,500 square feet.

Request: Discussion of a possible Zoning Ordinance Amendment to clarify Los Alamitos Municipal Code definitions and codes pertaining to the terms "Detached Guesthome," "Guest house," "Accessory Structures," and "Driveways." (Citywide) (City initiated).

This is a Public Hearing and you are invited to attend and comment on the proposed actions described above. If you challenge any action related to the proposed actions above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

Questions or comments can be directed to the Community Development Department, (562) 431-3538, Ext. 300, City Hall, 3191 Katella Avenue, Los Alamitos, California 90720. Written and oral testimony is invited.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (562) 431-3538, Ext. 301. Notification by noon on the date of the Public Hearing will enable the City to make arrangements to assure accessibility to this meeting.

Respectfully Submitted,

Steven Mendoza, Director of Community Development

Dated: December 19, 2013
Publish: December 25, 2013

12-20-13 we're ok with the planned
use -
Christeen + Larry Brauer

City of Los Alamitos Planning Commission

Agenda Report Public Hearing

January 13, 2014
Item No. 9-B

To: Chair and Members of the Planning Commission

Via: Steven A. Mendoza, Director of Community Development

From: Tom Oliver, Planning Aide

Subject: Consideration of the Draft Comprehensive Update of the City's Housing Element for the Reporting Period of 2014-2021

Summary: Consideration of General Plan Amendment No. 14-01 updating the City Housing Element and associated Mitigated Negative Declaration for the Reporting Period of 2014-2021.

Recommendation:

1. Conduct a public hearing; and, if appropriate,
2. Adopt Resolution No. 14-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 14-01 INCORPORATING AN UPDATED HOUSING ELEMENT INTO THE GENERAL PLAN AND A MITIGATED NEGATIVE DECLARATION FOR THE SAME."

Applicant: City Initiated

Background

Pursuant to State Government Code Section 65300, cities and counties are required to prepare and adopt General Plans to guide them in the long-range development of their communities. General Plans must include seven mandatory, internally consistent elements including land use, circulation, conservation, open space, safety, noise and housing. Only the Housing Element is reviewed and certified by the State. State law requires that each Housing Element accommodate and facilitate the development of housing to meet a city's fair share housing needs.

The Element must also identify and address the housing needs of special needs groups, mitigate potential constraints or barriers to housing, and contain a detailed implementation plan of how the City intends to meet its housing needs. If the Housing

Element is approved by the City Council prior to February 11, 2014, the City will not need to update the Housing Element until 2021; if it is not approved within this time period, then the City will continue to be on a four year update cycle.

As required by State law, the prior Housing Element and the update must include a "housing program" that meets the following requirements:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- Preserve for lower income households the assisted housing developments at risk of conversion to market rate housing.

Staff has also prepared a Mitigated Negative Declaration (MND) in connection with the Housing Element for consideration. The MND also includes proposed mitigation measures that will ensure that the proposed Housing Element will not result in any significant, adverse effects on the environment. The City's decision to prepare a MND is not a recommendation of either approval or denial of the Housing Element. The public review period for this document was from Wednesday, December 11, 2013 to today, Monday, January 13, 2014.

To encourage public participation by all segments of the community in the development of the Housing Element, a publically noticed community workshop was conducted. Also, a publically noticed survey was posted on the City's Website to which there was one response. The notes from this meeting are attached (Attachment 3).

The Staff subsequently developed a set of goals, policies and programs, taking into account census data, current market data, community input at the public workshop, the City's net regional housing needs, and the housing needs of special needs groups. The Commission is being asked to consider the Draft Housing Element, provide comments, and recommend that the document be sent to the City Council for consideration and adoption. The Council will be asked to review and comment on the Draft and direct Staff to submit the draft document to the State HCD (Department of Housing and Community Development).

Staff submitted a draft version of the document to the State HCD and has received evidence of compliance. This is a step which can be performed before the Element is submitted to the Planning Commission and City Council to help the City discern if we are on the right track with our draft document. Staff's edits based on the HCD comments are highlighted in gray in the document.

During the public comment period the Kennedy Commission, an affordable housing advocate, sent us recommendations for the City to incorporate into the Housing Element and Mitigated Negative Declaration (MND). The Department of Transportation (DOT) provided comments as well. The comments from these respondents are attached to this report for your consideration when deliberating any changes to the document tonight. Staff has not incorporated any changes suggested by these agencies. The Gas Company also sent a letter, but it suggests no changes to the Housing Element or MND.

In the event changes are made to the Draft Housing Element during the public hearing process, changes will be forwarded to the Department of Housing and Community Development. The following description provides a brief explanation of the key findings and considerations of the proposed Housing Element. The Draft Housing Element contains four chapters that are briefly described below:

- Section 1 explains the purpose, process and contents of the Housing Element.
- Section 2 describes the demographic, economic, and housing characteristics of Los Alamitos, as well as the existing and projected housing needs, and outlines the Regional Housing Needs Allocation (RHNA).

**Fair Share Housing Needs Allocation
2014–2021**

| | Very-Low Income¹ | Low Income | Moderate Income | Above-Moderate Income | Total Allocation |
|------------------|--|-----------------------|----------------------------|----------------------------------|-----------------------------|
| Housing Units | 14 | 10 | 11 | 26 | 61 |

Notes:

¹ Although not provided in the RHNA, State law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very-low income, or 7 units.

Source: SCAG, Southern California Association of Governments

- Section 3 analyzes the potential and actual governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing, and analyzes the potential housing resources of the City.
- Section 4 describes specific policies and programs the City will carry out over the Planning Period to address the City's housing goals.

The City of Los Alamitos is in-line to meet the State required housing units shown above by 2021. The density in the R-3 areas permits the development of housing units which assist the City in meeting its required fair share of the State's Housing need.

Additionally, the City previously adopted ordinances to provide additional housing opportunities as part of the compliance with the 2007-2014 Housing Element.

Attachments

- 1) Resolution No. 14-02 and Exhibits A & B
- 2) Letter of compliance from HCD
- 3) Housing Element Open House Notes
- 4) Comment letters from Kennedy Commission, DOT, and Gas Company

RESOLUTION NO. 14-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 14-01 INCORPORATING AN UPDATED HOUSING ELEMENT INTO THE GENERAL PLAN AND THE MITIGATED NEGATIVE DECLARATION FOR THE SAME.

WHEREAS, the State Housing Element Law, Article 10.6 of the California Government Code (Sections 65580 et seq.) requires local jurisdictions to prepare and update a Housing Element as part of the General Plan to identify existing and projected housing needs and establish goals, policies, and programs for the construction preservation and improvement of housing; and,

WHEREAS, the City of Los Alamitos has prepared an update to the Housing Element in accordance with the guidelines and requirements of State Housing law. A full true and correct copy of the Draft Housing Element amendment is attached hereto marked as Exhibit A and Incorporated herein by this reference; and,

WHEREAS, in accordance with State Housing Element law prior to adoption of the Housing Element, cities must prepare and submit a copy of the Draft Housing Element amendment for review by the California Department of Housing and Community Development; and,

WHEREAS, on January 13, 2014, the Planning Commission conducted a duly noticed public hearing regarding a recommendation to the City Council concerning the adoption of the Housing Element amendment; and,

WHEREAS, concurrent with the update to the Housing Element, the City prepared a Mitigated Negative Declaration for the project noted above. The Mitigated Negative Declaration is based on the finding that, by implementing the General Plan EIR Policies and Implementation Programs, and the recommended Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Los Alamitos. A copy of the Mitigated Negative Declaration and Mitigation Monitoring Program is attached hereto as Exhibit B; a full copy of documents constituting the entire file on the Mitigated Negative Declaration is available for review at the City of Los Alamitos Community Development Department, 3191 Katella Avenue, Los Alamitos, California; and,

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Resolution; and,

WHEREAS, after consideration of all applicable Staff Reports and all public testimony, and evidence presented at the public hearing, the Planning Commission does hereby make the following findings of fact:

1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with this zoning code, in the case of a zoning code amendment;
2. The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the city; and
3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures.

NOW, THEREFORE, BE IT RESOLVED, the Los Alamitos Planning Commission does hereby recommend to the City Council of the City of Los Alamitos as follows:

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

SECTION 2. Based upon such findings and determinations, the Planning Commission hereby recommends to the City Council of the City of Los Alamitos to approve General Plan Amendment 14-01 adding the attached Housing Element to the Los Alamitos General Plan, as shown in Exhibit A and approve the Mitigated Negative Declaration and Mitigation Monitoring Program which are attached hereto as Exhibit B.

SECTION 3. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall enter a certified copy of this Resolution in the book of resolutions of the City.

PASSED, APPROVED, AND ADOPTED this 13th day of January, 2014.

Chair

ATTEST:

Steven 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 the Planning Commission held on the 13th day of January, 2014, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven Mendoza, Secretary

**CITY OF LOS
ALAMITOS
DRAFT
HOUSING
ELEMENT
2014 - 2021**



CHAPTER 1

INTRODUCTION

A. Purpose and Content

The Housing Element of the General Plan contains the official policies for the construction, rehabilitation and preservation/conservation of housing in the City of Los Alamitos. The Housing Element is built upon identification and analysis of existing and projected housing needs, resources, opportunities and past performance. The Housing Element contains detailed analysis of the City's economic, demographic and housing characteristics.

The Housing Element addresses housing opportunities for current and future Los Alamitos residents through 2021 and provides the policy guidance for local decision making related to housing in the City. The Housing Element is the only element of the General Plan that requires review and certification by the State of California.

This Housing Element update covers the Planning Period from January 2014 through October 2021. The Housing Element also evaluates the City's progress in implementing the 2007–2014 housing policy program.

B. Housing Element Update Process

The Statewide housing goal is a “decent and suitable living environment for every California family.” The Legislature recognizes the important role that local governments play in pursuit of this goal and mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

The Housing Element is intended to be reviewed annually and updated and modified as necessary to remain relevant and useful and to reflect the community's dynamic housing needs. This Housing Element update covers the planning period from January 2014 through October 2021, consistent with the State-mandated update required for all jurisdictions within the Southern California Association of Governments (SCAG) region.



C. State Law and Local Planning

1. Consistency with State Law

The Housing Element is one of the seven required General Plan elements, mandated by State law. State law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element must also analyze and plan for housing for all segments of the population.

Government Code Section 65583 outlines specific requirements regarding the scope and content of the Housing Element.

2. General Plan Consistency

The Government Code requires internal consistency among the Elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various Elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other Elements of the General Plan and has determined that this Housing Element provides consistency with them. The City will maintain this consistency as future General Plan Amendments are processed by evaluating proposed amendments for consistency with all Elements of the General Plan.

3. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and programs for the Planning Period that directly addresses the City's housing needs. These goals and policies will be implemented through a number of City plans and programs including the City's Municipal Code.



D. Housing Element Organization

The Housing Element is organized into four parts:

- Section 1: Introduction. Explains the purpose, process and contents of the Housing Element;
- Section 2: Housing Needs. Describes the demographic, economic and housing characteristics of Los Alamitos, as well as the existing and projected housing needs;
- Section 3: Resources and Constraints Analysis. Analyzes the potential and actual governmental and non-governmental constraints to the maintenance, preservation/conservation, and development of housing. Also analyzes the potential housing resources of the City; and,
- Section 4: Housing Policy Program. Describes specific, policies and programs the City will carry out over the Planning Period to address the City's housing goals.

Supporting background material is included in the following four appendices:

- Appendix A: Community Outreach;
- Appendix B: Residential Land Resources;
- Appendix C: Review of Housing Element Past Performance; and,
- Appendix D: Glossary of Housing Terms

E. Community Participation

The Housing Element was developed through combined efforts of City staff, the City's Planning Commission and City Council and community members. Community input was sought and received through a public workshop and hearings. In addition to the public meetings, the City distributed a survey to community members to gain additional input on housing topics in Los Alamitos. Comments received through the outreach activities have been considered in the development of the Housing Policy Program. A summary of the comments is provided in Appendix A of this Housing Element, along with a list of community stakeholders.

1

**Housing Element
Introduction**



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CHAPTER 2

HOUSING NEEDS ANALYSIS

A. Introduction

An important component of preparing the Housing Element is evaluating both existing and future housing needs for all segments of the community.

This chapter analyzes housing, demographic and economic characteristics that influence the supply of and demand for housing. These analyses provide baseline information and establish a foundation for developing policies and programs to address identified housing needs. The analyses identify housing needs according to income, tenure and special needs groups.

Primary data sources include the 1990, 2000 and 2010 US Census, the California Department of Finance (DOF), the California Employment Development Department (EDD) and the Southern California Association of Governments (SCAG). These sources provide the most reliable information for evaluating existing conditions and a basis for consistent comparison with historical data. These sources also provide forecasts of future conditions and needs.

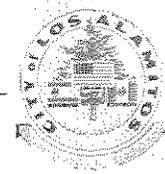
B. Community Profile

1. Population Trends and Characteristics

Population and employment trends generally influence the demand for housing and the types of housing needed. This section describes the changes to population size and age and racial/ethnic composition of the City.

a. Historical, Existing and Forecast Growth

Los Alamitos is one of 34 cities within Orange County. Table 2-1 lists the counties in southern California and their respective populations. DOF estimates the overall County population was 3,010,232 in 2010, the third most populous county in the state. Los Angeles and San Diego Counties had the first and



second largest populations in the state, respectively. According to the 2000 US Census, Orange County had the second largest county population at the time with 2,846,289 residents. Overall, the County has experienced rapid population growth over the last two decades. The population increased by 25 percent from 1980 to 1990 and by 18 percent from 1990 to 2000. From 2000 to 2008, the population increased by 10 percent. From 2000 to 2010, the population increased by 163,943 residents,

Table 2-1
 Regional Population Trends
 1990-2010

| County | 1990 | 2000 | 2010 |
|-----------------------|------------------|------------------|-----------|
| Imperial County | 109,303 | 142,361 | 174,528 |
| Los Angeles County | 8,863,164 | 9,519,338 | 9,818,605 |
| Orange County | 2,410,556 | 2,846,289 | 3,010,232 |
| Riverside County | 1,170,413 | 1,545,387 | 2,189,641 |
| San Bernardino County | 1,418,380 | 1,709,434 | 2,035,210 |
| San Diego County | 2,498,016 | 2,813,833 | 3,095,813 |
| Ventura County | 669,016 | 753,197 | 823,318 |

Source: US Census, 2010.

As shown in Table 2-2, DOF estimated Los Alamitos' population at 11,449 in 2010. The City experienced a 1 percent decrease in population from 2000 to 2010. The City represents approximately 0.4 percent of the overall county population.

Table 2-2
 Population Growth
 1990-2010

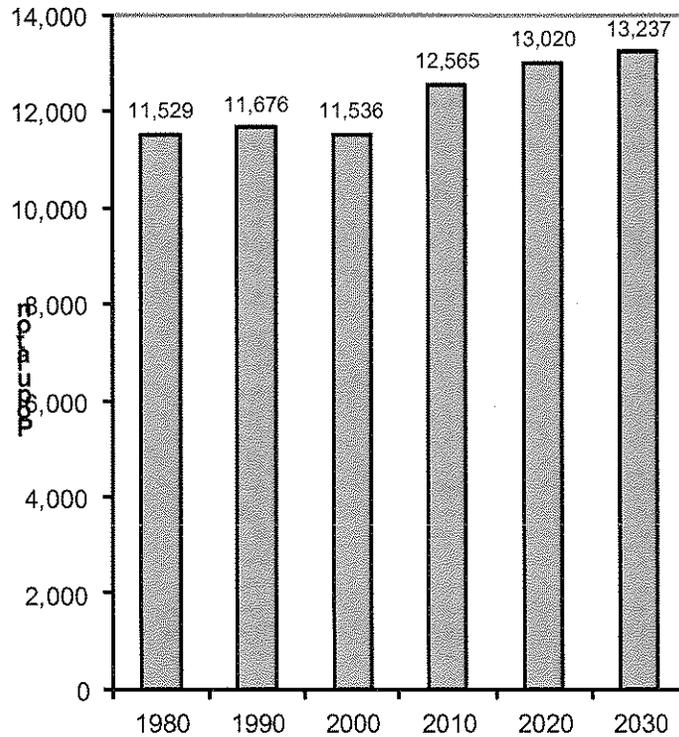
| Jurisdiction | 1990 | 2000 | 2010 | 2000-2010 Growth | |
|----------------------|-----------|-----------|-----------|------------------|----------|
| | | | | Number | % change |
| City of Los Alamitos | 11,676 | 11,536 | 11,449 | -87 | -1% |
| Orange County | 2,410,556 | 2,846,289 | 3,010,232 | 163,943 | 5% |

Source: US Census, 2010.

The Center for Demographic Research at Cal State Fullerton forecasts the City's population to increase to 13,237 by 2030, although the City's population has not increased for over 20 years. Figure 2-1 illustrates the historic population and forecasted growth.



Figure 2-1
Population Growth Forecast
1980–2030



Source: Cal State Fullerton Center for Demographic Research, 2010.

b. Age Composition

From 2000 to 2010, Los Alamitos experienced growth in the School Age (5-24 years) and Retirement (55-64 years) populations, while the populations of most other age groups declined. The Prime Working age group remains the largest in the City with 42 percent of the population in 2010. Table 2-3 summarizes the age distribution of the City's population.



Table 2-3
Age Distribution
2000–2010

| Age Group | 2000 | | 2010 | |
|--|---------------|-----------------|---------------|-----------------|
| | Number | % of Population | Number | % of Population |
| Preschool (0–4 years) | 634 | 5.6% | 527 | 5% |
| School (5–17 years) ¹ | 2,154 | 19.1% | 2,579 | 22% |
| Young Adult (18–24 years) ¹ | 798 | 7.1% | 712 | 6% |
| Prime Working (25–54 years) | 5,216 | 46.3% | 4,804 | 42% |
| Retirement (55–64 years) | 869 | 7.7% | 1,233 | 11 % |
| Senior Citizen (65+ years) | 1,589 | 14.1% | 1,594 | 14% |
| Total | 11,260 | 100.0% | 11,449 | 100.0% |

Notes:

¹ Discrepancy due to categorical change in Young Adult definition, 2010 Census break down classifies school age as 5–19 years and Young Adult as 20–24 years.

Source: US Census, 2010.

c. Race and Ethnic Composition

As illustrated in Table 2-4, the majority of Los Alamitos residents are White, representing 59 percent of the population in 2010. Residents of Hispanic origin comprise the second largest racial/ethnic group with 21 percent of the population, and Asian or Pacific Islander residents comprise the third largest group with 13 percent. Between 2000 and 2010 the White, Black, and American Indian and Alaska Native populations declined. All other racial/ethnic groups increased in population.



Table 2-4
Racial and Ethnic Composition
2000–2010

| Racial/Ethnic Group | 2000 | | 2010 | | 2000-2010 Change in % of Population |
|---------------------------------|---------------|-----------------|---------------|-----------------|-------------------------------------|
| | Number | % of Population | Number | % of Population | |
| White | 7,836 | 67.9% | 6,721 | 58.7% | -14% |
| Black | 358 | 3.1% | 300 | 2.6% | -16% |
| American Indian & Alaska Native | 31 | 0.3% | 22 | .2% | -29% |
| Asian or Pacific Islander | 1,125 | 9.7% | 1,494 | 13% | 33% |
| Hispanic | 1,848 | 16.0% | 2,418 | 21.1% | 31% |
| Some Other Alone | 18 | 0.2% | 46 | .4% | 156% |
| Two or more races ¹ | 320 | 2.8% | 448 | 3.9% | 40% |
| Total | 11,536 | 100.0% | 11,449 | 100.0% | -1% |

Source: US Census, 2010.

2. Employment Trends

Housing needs are also influenced by employment trends. Proximity to job opportunities is an important factor in housing choices. Significant employment opportunities within and close to a city can lead to demand for housing. The quality and/or pay of available employment influence the demand for various housing types and price levels.

Table 2-5 lists the top employers in Los Alamitos in 2013. The types of industries with large employment needs in the City are closely related to the housing needs of the local labor pool.



Table 2-5
 Top Employers
 2013

| Company | Industry | Number of Employees |
|-----------------------------------|------------------|---------------------|
| Los Alamitos Medical Center, Inc. | Healthcare | 840 |
| Arrowhead Products | Aerospace | 601 |
| Tread Offset Printing | Service/Printing | 541 |
| SuperMedia Sales West, Inc. | Media | 253 |
| Alamitos West Health Care Center | Healthcare | 166 |
| Katella Delicatessen | Restaurant | 161 |
| M D A Information Systems, Inc. | Aerospace | 149 |
| Evergreen Pharmaceutical | Pharmaceutical | 140 |
| Bearing Inspection, Inc. | Manufacturing | 122 |
| Systems Services of America | Manufacturing | 110 |

Source: City of Los Alamitos HDL, 2013.

As shown in Table 2-6, the largest group of Los Alamitos residents were employed in the educational, health and social services industry (21 percent) in 2010. Professional, scientific, management, administrative, and waste management services (12 percent) made up the second largest employment group followed by manufacturing (11 percent). In Orange County, the top three industries are the same rank as Los Alamitos, including educational, health and social services (18 percent) first, and professional, scientific, management, administrative and waste management services (14 percent) second.



Table 2-6
Employment by Industry¹
2010

| Industry | Los Alamitos | | Orange County | |
|---|--------------|-------------|------------------|-------------|
| | Number | % | Number | % |
| Agriculture, forestry, fishing and hunting, mining | 30 | 1% | 7,541 | 1% |
| Construction | 326 | 6% | 90,396 | 6% |
| Manufacturing | 583 | 10% | 195,824 | 14% |
| Wholesale trade | 391 | 7% | 50,066 | 3% |
| Retail trade | 499 | 9% | 157,203 | 11% |
| Transportation and warehousing, utilities | 351 | 6% | 49,556 | 4% |
| Information | 99 | 2% | 31,018 | 2% |
| Finance, insurance, real estate, and rental and leasing | 400 | 7% | 128,461 | 9% |
| Professional, scientific, management, administrative, and waste management services | 654 | 12% | 200,287 | 14% |
| Educational, health and social services | 1,152 | 21% | 263,034 | 18% |
| Arts, entertainment, recreation, accommodation and food services | 544 | 10% | 139,657 | 10% |
| Other services (except public administration) | 133 | 2% | 77,410 | 5% |
| Public administration | 368 | 7% | 44,860 | 3% |
| Total | 5,530 | 100% | 1,435,313 | 100% |

Notes:

¹Employment reported by Los Alamitos/Orange County residents. Does not reflect the number of jobs within the respective jurisdictions.

Source: US Census, 2010.

According to the EDD, the City's labor force increased from 6,200 in 2000 to 6,800 in 2013. As shown in table 2-7 the unemployment rate in Los Alamitos in April of 2013 was 3.1 percent.



Table 2-7
 Labor Force Trends
 2000–2013

| Year | Labor Force | Employment | Unemployment | Unemployment Rate |
|----------|-------------|------------|--------------|-------------------|
| 2000 | 6,200 | 6,100 | 100 | 1.8% |
| 2001 | 6,300 | 6,200 | 100 | 2.0% |
| 2002 | 6,400 | 6,200 | 200 | 2.5% |
| 2003 | 6,500 | 6,300 | 200 | 2.4% |
| 2004 | 6,600 | 6,500 | 100 | 2.1% |
| 2005 | 6,700 | 6,600 | 100 | 1.9% |
| 2006 | 6,800 | 6,700 | 100 | 1.7% |
| 2007 | 6,800 | 6,700 | 100 | 2.0% |
| 2008 | 6,800 | 6,600 | 200 | 2.9% |
| 2009 | 6,500 | 6,200 | 300 | 4.9% |
| 2010 | 6,500 | 6,200 | 300 | 5.3% |
| 2011 | 6,600 | 6,300 | 300 | 4.9% |
| 2012 | 6,700 | 6,400 | 300 | 4.2% |
| Apr/2013 | 6,800 | 6,600 | 200 | 3.1% |

Source: California EDD, 2013.

3. Household Characteristics

The US Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated persons living in a single housing unit. A family is defined as related persons living within a single housing unit.

a. Household Formation and Composition

Table 2-8 summarizes the change in the number of households in the City, County and State since 1990. In 2010, the US Census reported 4,212 households in Los Alamitos, approximately a 1 percent increase since 2000. During the same period total households in Orange County increased by about 6 percent and households in California increased by 9 percent.

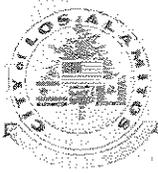


Table 2-8
Total Households
1990–2010

| Area | 1990 | 2000 | 2010 | Percent Increase 1990-2000 | Percent Increase 2000-2010 |
|---------------|------------|------------|------------|----------------------------|----------------------------|
| Los Alamitos | 4,125 | 4,180 | 4,212 | 1% | 0.8% |
| Orange County | 828,849 | 935,287 | 992,781 | 13% | 6% |
| California | 10,399,700 | 11,502,870 | 12,577,498 | 11% | 9% |

Source: US Census, 2010.

The average number of persons per household in Los Alamitos was 2.7 in 2000 and 2010. As shown in Table 2-9, the average persons per household in the City was less than the overall county average of 3.0 in both 2000 and 2010.



Table 2-9
Average Persons per Household
2000–2010

| Area | 2000 | 2010 |
|---------------|-------------|-------------|
| Los Alamitos | 2.69 | 2.66 |
| Orange County | 3.00 | 2.99 |

Source: US Census, 2010.

As shown in Table 2-10, households of 2 persons made up the largest segments of both renter-occupied and owner-occupied households. Three-person households comprised the second largest segment of renter-occupied households. One-person households comprised the second largest segment of owner-occupied households. Large households (5 or more persons) comprised 10 percent of the total households.

Table 2-10
Household Size Distribution by Tenure
2010

| Household Size | Total Households | | Renter-Occupied Households | | Owner-Occupied Households | |
|-----------------------|--------------------------|--|-----------------------------------|------------------------------|----------------------------------|------------------------------|
| | Number | % of Total Households² | Number | % of Total Households | Number | % of Total Households |
| 1 Person | 885 | 21% | 487 | 22% | 398 | 20% |
| 2 Persons | 1322 | 31% | 669 | 30% | 653 | 33% |
| 3 Persons | 908 | 22% | 536 | 24% | 372 | 19% |
| 4 Persons | 705 | 17% | 361 | 16% | 344 | 17% |
| 5 Persons | 824 | 7% | 136 | 6% | 148 | 8% |
| 6 Persons | 70 | 2% | 32 | 1% | 38 | 2% |
| 7 Persons | 38 | 1% | 24 | 1% | 14 | 1% |
| Total | 4,180¹ | 100.0% | 2,290 | 55% | 1,890 | 45% |

Notes:

¹ Represents Total Households

² Percentages may not equal to 100% due to rounding.

Source: US Census, 2010.



b. Household Income

As shown in Table 2-11, the median household income for Los Alamitos in 2011 was \$79,861. This is \$4,099 more than the county median. Within the City, the median income of owner-occupied households was \$104,399, approximately \$35,601 more than that of renter-occupied households.

Table 2-11
Median Household Income
2011

| Area | Median Income |
|----------------------------|---------------|
| Los Alamitos | \$79,861 |
| Owner-Occupied Households | \$104,399 |
| Renter-Occupied Households | \$68,798 |
| Orange County | \$75,762 |

Source: US Census, 2007-2011 American Community Survey.

The federal Department of Housing and Urban Development (HUD) calculates an annual median family income (MFI) for the purpose of determining program eligibility. The State uses five income categories to determine housing affordability based on the MFI. Table 2-12 shows the income ranges for each income category based on the 2013 HUD MFI for Orange County.

Table 2-12
Income Range by Affordability Category
2013

| Affordability Category | Percent of County Median | Income Range |
|------------------------|--------------------------|--------------------|
| Extremely-low income | ≤ 30% | ≤ \$28,900 |
| Very-low Income | 31%-50% | \$28,901-\$48,150 |
| Low Income | 51%-80% | \$48,151-\$77,050 |
| Moderate Income | 81%-120% | \$77,051-\$104,650 |
| Above-moderate Income | > 120% | >\$104,651 |

Notes: HCD CA State Income Limits, 2013.

The 2010 MFI for Orange County was \$87,200. Based on the US Census data for 2010 Table 2-13 shows that at least 7 percent of owner-occupied households and 15 percent of renter-occupied households were in the extremely-low income category. Approximately 11 percent of owner-occupied households and 21 percent of renter-occupied households were in the very-low income category. Approximately 17 percent of owner-occupied households and 25 percent of



renter-occupied households were in the low income category. Approximately 14 percent of owner-occupied households and 21 percent of renter-occupied households were in the moderate income category.

Table 2-13
Household Income by Tenure
2010

| Income | Owner-Occupied Households | | Renter-Occupied Households | | Total Occupied Households | |
|---------------------|---------------------------|----------------|----------------------------|----------------|---------------------------|----------------|
| | Number | % ¹ | Number | % ¹ | Number | % ¹ |
| Less than \$5,000 | 22 | 1.0% | 69 | 3.0% | 91 | 2.0% |
| \$5,000-\$9,999 | 25 | 1.0% | 103 | 5.0% | 128 | 3.0% |
| \$10,000-\$14,999 | 56 | 3.0% | 37 | 2.0% | 93 | 2.0% |
| \$15,000-\$19,999 | 9 | 0% | 43 | 2.0% | 52 | 1.0% |
| \$20,000-\$24,999 | 42 | 2.0% | 62 | 3.0% | 104 | 3.0% |
| \$25,000-\$34,999 | 54 | 3.0% | 186 | 8.0% | 240 | 6.0% |
| \$35,000-\$49,999 | 158 | 8.0% | 281 | 13.0% | 439 | 11.0% |
| \$50,000-\$74,999 | 319 | 17.0% | 549 | 25.0% | 868 | 21.0% |
| \$75,000-\$99,999 | 265 | 14.0% | 463 | 21.0% | 728 | 20.0% |
| \$100,000-\$149,000 | 475 | 25.0% | 345 | 15.0% | 820 | 20.0% |
| \$150,000 or more | 501 | 26.0% | 87 | 4.0% | 588 | 14.0% |
| Total | 1,926 | 100.0% | 2,225 | 101.0% | 4,151 | 103.0% |

Notes:

¹ Percentages may not equal to 100% due to rounding.

Source: US Census, 2006–2010 American Community Survey.

4. Housing Inventory and Market Conditions

This section describes the existing housing stock and current market conditions in Los Alamitos. Analysis of past and current housing trends provides a basis to project future housing needs.

a. Housing Stock Profile

Based on 1990, 2000, and 2011 US Census and DOF estimates, less than one-half percent of Orange County's housing units are located in Los Alamitos. In 1990, the City had 4,279 housing units. By 2000, the number of units increased to 4,329 and by 2011 decreased slightly to 4,307.



Table 2-14
Number of Housing Units
1990–2011

| Year | Los Alamitos | Orange County | Los Alamitos as Percent of Total Orange County Units |
|------|--------------|---------------|--|
| 1990 | 4,279 | 875,072 | 0.49% |
| 2000 | 4,329 | 969,484 | 0.45% |
| 2011 | 4,307 | 1,046,323 | 0.41% |

Source: US Census, 1990, 2000, and 2007–2011 American Community Survey.

i. Unit Size

As shown in Table 2-15, The Census reported two-bedrooms are the most common residential unit type in Los Alamitos, comprising 44 percent of all residential stock. Three-bedroom units are also relatively common comprising 28 percent of all residential units. Studio and one-bedroom units comprise only 7 percent of the total units. The slight majority of units are rentals, about 52 percent.

Table 2-15
Unit Size and Tenure
2011

| Subject | Estimate | Percent |
|------------------------|----------|---------|
| Total Housing Units | 4307 | 100% |
| No Bedrooms | 37 | .9% |
| 1 Bedroom | 242 | 5.6% |
| 2 Bedroom | 1,872 | 43.5% |
| 3 Bedroom | 1,203 | 27.9% |
| 4 Bedroom | 694 | 16.1% |
| 5+ Bedroom | 259 | 6.0% |
| Housing Tenure | | |
| Occupied Housing Units | 4,184 | 100% |
| Owner Occupied | 2,019 | 48.3% |
| Renter Occupied | 2,165 | 51.7% |

Source: US Census 2007–2011, American Community Survey.


ii. Unit Type

As shown in Table 2-16, single family detached and multifamily units are the largest housing types in Los Alamitos. As of 2013, 44 percent of the housing units are single-family detached and 47 percent are multifamily.

Table 2-16
Housing Inventory by Unit Type
2000–2013

| Unit Type | 2000 | | 2008 | | 2013 | |
|-------------------------|--------------|-------------|--------------|-------------|--------------|-------------|
| | Number | % | Number | % | Number | % |
| Single family, detached | 1,883 | 44% | 1945 | 44% | 1945 | 44% |
| Single family, attached | 239 | 6% | 269 | 6% | 269 | 6% |
| Multifamily | 2,009 | 47% | 2,079 | 47% | 2084 | 47% |
| Mobile homes | 122 | 3% | 129 | 3% | 129+ | 3% |
| Other (Boats, RV, etc.) | 5 | 0.1% | -- | --% | -- | -- |
| Total | 4,258 | 100% | 4,422 | 100% | 4,427 | 100% |

Sources: US Census, 2000; DOF, 2008 and 2013; and City Permit Files.

Table 2-17 illustrates the distribution of unit types by tenure. The majority (82 percent) of owner-occupied units are single-family detached. The majority of renter-occupied units are within multifamily developments. Approximately 33 percent of renter-occupied units are in multifamily structures with 2 to 4 units and 42 percent are in structures with 5 or more units.

Table 2-17
Tenure By Units In Structure
2011

| Unit Type | Owner-Occupied Units | | Renter-Occupied Units | | Total Occupied Units | |
|-------------------------|----------------------|----------------|-----------------------|----------------|----------------------|----------------|
| | Number | % ¹ | Number | % ¹ | Number | % ¹ |
| Single family, detached | 1,664 | 82% | 359 | 17% | 2,023 | 48% |
| Single family, attached | 142 | 7% | 184 | 9% | 326 | 7% |
| Multifamily (2-4 units) | 46 | 2% | 721 | 33% | 768 | 18% |
| Multifamily (5+ units) | 72 | 4% | 901 | 42% | 973 | 23% |
| Mobile homes | 95 | 5% | 0 | 0% | 95 | 2% |
| Other (Boats, RV, etc.) | 0 | 0% | 0 | 0% | 0 | 0% |
| Total | 2,019 | 100% | 2,165 | 100% | 4,184 | 100% |

Notes:

¹ Percentages may not equal to 100% due to rounding.

Source: US Census, 2007–2011 American Community Survey.



b. Tenure

Approximately 48 percent of Los Alamitos' housing units were owner-occupied in 2011. As shown in Table 2-18, the percentage of owner-occupied housing units in Los Alamitos was comparatively less than California but equal to Orange County.

Table 2-18
Occupied Units by Tenure
2011

| Area | Owner-Occupied Units | | Renter-Occupied Units | | Total Occupied Units | |
|---------------|----------------------|-----|-----------------------|-----|----------------------|------|
| | Number | % | Number | % | Number | % |
| Los Alamitos | 2,019 | 48% | 2,165 | 52% | 4,184 | 100% |
| Orange County | 781,991 | 48% | 410,864 | 52% | 792,855 | 100% |
| California | 6,843,743 | 55% | 5,625,374 | 45% | 12,469,117 | 100% |

Source: US Census, 2000 and 2007–2011 American Community Survey.



c. Vacancy Rates

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates influence greater upward price pressures. Higher vacancy rates indicate downward price pressure. A four to five percent vacancy rate is considered “healthy” and indicates a well-functioning market. In 2000, the vacancy rate in Los Alamitos was 2 percent. DOF reports a 3 percent vacancy rate in 2010. Table 2-19 summarizes the occupancy status during these two years.

Table 2-19
 Occupancy Status
 2000-2010

| Occupancy Status | 2000 | Percent | 2010 | Percent |
|------------------------|-------|---------|-------|---------|
| Occupied Housing Units | 4,180 | 98% | 4,184 | 97% |
| Vacant Housing Units | 78 | 1% | 123 | 3% |
| Total Housing Units | 4,258 | 100% | 4,307 | 100% |

Source: DOF, 2000 and 2010.

d. Age of Housing Stock

Age of a housing unit is often an indicator of housing condition. In general, housing units that are 30 years or older may exhibit need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

Table 2-20 shows the housing units by year of construction and tenure. According to the 2011 American Community Survey, approximately 50 percent of all occupied housing units in Los Alamitos are over 50 years old. Another 40 percent are between 30 and 50 years old.



Table 2-20
Year of Construction by Tenure (Occupied Units)
2011

| Year Built | Owner-Occupied Units | | Renter-Occupied Units | | Total Occupied Units | |
|-----------------|----------------------|----------------|-----------------------|----------------|----------------------|----------------|
| | Number | % ¹ | Number | % ¹ | Number | % ¹ |
| 1999-Later | 196 | 10% | 33 | 2% | 229 | 6% |
| 1990-1998 | 78 | 4% | 72 | 3% | 150 | 4% |
| 1980-1989 | 155 | 8% | 447 | 21% | 602 | 14% |
| 1970-1979 | 300 | 15% | 788 | 36% | 1,088 | 26% |
| 1960-1969 | 791 | 39% | 455 | 21% | 1,252 | 30% |
| 1950-1959 | 433 | 21% | 280 | 13% | 713 | 17% |
| 1940-1949 | 49 | 2% | 57 | 3% | 106 | 3% |
| 1939 or earlier | 17 | 1% | 33 | 2% | 50 | 1% |
| Total | 2,019 | 100% | 2,165 | 100% | 4,190 | 100% |

Notes:

¹ Percentages may not equal to 100% due to rounding.

Source: US Census, 2007–2011 American Community Survey.

e. Housing Conditions

Housing is considered substandard when found to be below the minimum standard of living defined in the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to health and safety threat.

In addition to structural deficiencies and standards, lack of infrastructure and utilities often serves as an indicator of substandard conditions. In 2011, the US Census Bureau American Community Survey reported 26 units lacking plumbing facilities and 26 units lacking complete kitchen facilities, as shown in Table 2-21. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

Much of the housing stock in Los Alamitos has been deemed to be in decent, suitable condition. The City’s Community Development Department estimates there are three substandard housing units in the City based on the City’s code enforcement records and activities.



Table 2-21
 Units Lacking Plumbing or Complete Kitchen Facilities
 2011

| Condition | Total Units |
|-------------------------------------|-------------|
| Lacking plumbing facilities | 26 |
| Lacking complete kitchen facilities | 26 |

Source: US Census, 2007–2011 American Community Survey.

f. Housing Costs and Rents

This section evaluates housing cost and affordability trends in Los Alamitos.

i. Affordability Gap Analysis

The costs of renting or owning a home can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-22 summarizes the affordable monthly rent payment and estimated affordable purchase price by income categories, based on the 2013 HUD MFI for Orange County.

Table 2-22
 Affordable Rent and Purchase Price by Income Category
 2013

| Income Category | % of MFI ¹ | Affordable Monthly Rent Payment ² | Estimated Affordable Purchase Price ³ |
|----------------------|-----------------------|--|--|
| Extremely-low Income | ≤ 30% MFI | ≤ \$515 | \$86,880 |
| Very-low Income | 31%-50% MFI | \$941 | \$182,430 |
| Low Income | 51%-80% MFI | \$1,318 | \$252,210 |
| Moderate Income | 81%-120% MFI | \$2,135 | \$445,045 |

Notes:

¹Based on family of four.

²30 % Gross Rent or PITI.

³Assumes 6.0% interest rate, 30 year mortgage. Mortgage payments equal to 30% of monthly income.

Source: HUD CA State income limits and City of Los Alamitos, 2013.

ii. Existing and New Home Price Trends

As shown in Table 2-23, 4 percent of the owner-occupied units were valued below \$100,000. Approximately 1 percent were valued between \$100,000 and \$199,999. Approximately 3 percent were valued between \$200,000 and \$299,999 and 90 percent were valued at \$300,000 or more.



Table 2-23
Value of Owner-Occupied Housing Units
2011

| Value | Number of Units | Percent of Total Owner-Occupied Units |
|------------------------|-----------------|---------------------------------------|
| \$49,999 or less | 23 | 1.1% |
| \$50,000 to \$99,999 | 84 | 4.2% |
| \$100,000 to \$149,999 | 13 | 0.6% |
| \$150,000 to \$199,999 | 10 | 0.5% |
| \$200,000 to \$299,999 | 64 | 3.2% |
| \$300,000 to \$499,999 | 356 | 17.6% |
| \$500,000 to \$999,999 | 1,378 | 68.3% |
| \$1,000,000 or more | 91 | 4.5% |
| Total | 2,019 | 100% |

Source: US Census, 2007-2011 America Community Survey.

As shown in Table 2-24, the median sales price for new and resale homes in Los Alamitos was \$710,000 in August 2013. This represents a 3.65 percent increase from the median sales price of \$685,000 in April 2007. The median sales price of homes in the City continues to be higher than that of the overall county.

Table 2-24
Median Sales Price
2007–2013

| Jurisdiction | April 2007 | August 2013 | Percent Change |
|------------------|------------|-------------|----------------|
| Los Alamitos | \$685,000 | \$710,000 | 3.65% |
| Seal Beach | \$625,000 | \$739,000 | 18.24% |
| Long Beach | \$507,500 | \$380,000 | -25.12% |
| Cypress | \$415,000 | \$490,000 | 18.07% |
| Hawaiian Gardens | \$385,000 | \$295,000 | -23.38% |
| Orange County | \$632,500 | \$559,000 | -11.62% |

Source: Data Quick, accessed June 2007 and October 2013.



iii. Ownership Affordability

The median sales price of \$710,000 for new and resale housing units as of August 2013 exceeds the affordability range for all income categories at or below Moderate income. New single-family homes are selling in the City for about \$640,000. A household earning an annual income equal to the 2013 HUD MFI of \$87,200 for Orange County would be able to afford a \$445,000 home, assuming a 30-year fixed-rate loan at 6 percent. The median sales price in Los Alamitos exceeds what a family earning the median could afford. Extremely-low, very-low, low and moderate households may have difficulty finding housing they can afford to purchase.

iv. Rental Prices

There are a limited number of units listed for rent in Los Alamitos. Most renter-occupied units are privately owned single-family homes and few are in larger apartment complexes. Therefore, available data for average monthly rents is limited. Table 2-25 summarizes the fair market monthly rent for Orange County.

Table 2-25
Fair Market Rent by Unit Size Orange County
2013

| Unit Size | Average Monthly Rent |
|------------|----------------------|
| Studio | \$1,126 |
| 1 bedroom | \$1,294 |
| 2 bedrooms | \$1,621 |
| 3 bedrooms | \$2,268 |
| 4 bedrooms | \$2,525 |

Source: www.huduser.org/portal/datasets/fmr/fmr_il_history/data_summary.odt

As shown in Table 2-26, 38 percent of renter-occupied households in Los Alamitos spend 30 percent or more of their household income on rent.



Table 2-26
Gross Rent as a Percentage of Household Income
2011

| Percent of Household Income Spent on Gross Rent | Number of Households | Percent of Renter-Occupied Households |
|---|----------------------|---------------------------------------|
| Less than 10 percent | 78 | 4% |
| 10 to 14 percent | 215 | 10% |
| 15 to 19 percent | 290 | 13% |
| 20 to 24 percent | 393 | 18% |
| 25 to 29 percent | 318 | 15% |
| 30 to 34 percent | 109 | 5% |
| 35 to 39 percent | 191 | 9% |
| 40 to 49 percent | 170 | 8% |
| 50 percent or more | 342 | 16% |
| Not computed | 59 | 2% |
| Total | 2,165 | 100% |

Source: US Census, 2007-2011 American Community Survey.

v. Rental Affordability

Based on the average rents for housing in Los Alamitos and the surrounding areas, a very-low income family would not be able to afford even a studio apartment. A low income family would be able to afford a studio, 1-bedroom or 2-bedroom apartment. Three-bedroom apartments are only affordable to those in the moderate and above-moderate income categories. Lower-income large households may have difficulty finding adequately-size housing that is affordable.

C. Housing Needs

This section provides an overview of existing and future housing needs in Los Alamitos. It focuses on four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting from overcrowding;
- Housing need based on SCAG’s Regional Housing Needs Assessment; and,
- Housing needs of special needs groups such as the elderly, large households, persons with disabilities, female-headed households, homeless persons and farmworkers.



1. Households Overpaying for Housing

Households experiencing overpayment are households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing and can result in payment problems, deferred maintenance and/or overcrowding.

Overpayment is often more prevalent in renter-occupied than in owner occupied households. As shown in Table 2-27, SCAG reported that approximately 36 percent of Los Alamitos owner-occupied households and 43 percent of rental households experienced overpayment.

Table 2-27
Housing Costs as Percentage of Household Income 2009

| | Owner Households | Percent Owner | Renter Households | Percent Renter |
|----------------|-------------------------|----------------------|--------------------------|-----------------------|
| Less than 20% | 822 | 43 % | 503 | 22% |
| 20% to 24.9% | 209 | 11% | 441 | 20% |
| 25.0% to 29.9% | 206 | 11% | 289 | 13% |
| 30% to 34.9% | 201 | 10% | 145 | 6% |
| 35.0% or more | 487 | 25% | 835 | 37% |

Note 2.3 percent of renter households not computed.

Source: 2012 SCAG Existing Housing Needs Data Report, based on US Census American Community Survey, 2005–2009.



2. Overcrowding

An overcrowded unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway and closet space). Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration of the housing stock.

Table 2-28 summarizes estimates of overcrowding in Los Alamitos as reported by SCAG in 2012. Only three percent of total households were overcrowded. SCAG reported no overcrowded owner-occupied households and 149 overcrowded renter households.

Table 2-28
Overcrowded Households
2009

| Owner-Occupied Households | | Renter-Occupied Households | | Total Households | |
|---------------------------|-----------------------|----------------------------|------------|------------------------|------------|
| Overcrowded Households | % of Total Households | Overcrowded Households | % of Total | Overcrowded Households | % of Total |
| 0 | 0% | 149 | 0% | 149 | 3% |

Source: 2012 SCAG Existing Housing Needs Data Report, based on U.S. Census American Community Survey, 2005–2009.

3. 2014–2021 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region, including Los Alamitos. A local jurisdiction’s “fair share” of regional housing need (also known as the RHNA allocation) is the number of additional housing units needed to accommodate the expected growth in the number of households and to replace expected demolitions and conversion of housing units to non-residential uses. The “fair share” allocation is also designed to achieve a future vacancy rate that allows for healthy function of the housing market.

The allocation is divided into four income categories: very-low, low, moderate and above-moderate income. Cities must also plan for the growth needs in the extremely-low income category, which is assumed to be a subset equal to 50 percent of the very-low income allocation. The RHNA allocation is not a requirement for jurisdictions to construct these units; it is only a requirement to

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Housing Needs Analysis**



create policies and programs to encourage the construction of units and to identify adequate sites to accommodate the jurisdiction’s “fair share.”

Table 2-29 summarizes the City of Los Alamitos’ RHNA allocation for the 2014–2021 Planning Period.

**Table 2-29
Fair Share Housing Needs Allocation
2014–2021**

| | Very-low Income¹ | Low Income | Moderate Income | Above- Moderate Income | Total Allocation |
|------------------|--|-----------------------|----------------------------|---------------------------------------|-----------------------------|
| Housing Units | 14 | 10 | 11 | 26 | 61 |

Notes:

¹ Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very-low income, or 7 units.

Source: SCAG,

4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. This section identifies the needs of specific groups, as required by State law, including: elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farmworkers.

a. Elderly Persons

Elderly persons are considered a special needs group because they are likely to have fixed incomes and may require specially-designed housing. The primary housing concerns of the elderly include:

- Income- the elderly population is generally on a fixed income;
- Household composition- the elderly, especially elderly women, often live alone;
- Transportation- the elderly population is more likely to depend on public transportation; and,
- Health care- the elderly often need access to health care.

As shown in Table 2-30, elderly persons (age 65 and older) comprised 22 percent of the total households in Los Alamitos in 2011.



Table 2-30
Householders by Tenure and Age
2011

| Householder Age | Owner-Occupied Households | | Renter-Occupied Households | | Total Households | |
|-----------------|---------------------------|-----------------------------|----------------------------|------------------------------|------------------|--------------------|
| | # | % Owner-Occupied Households | # | % Renter-Occupied Households | # | % Total Households |
| 15–24 years | 16 | 1% | 66 | 3% | 82 | 2% |
| 25–34 years | 103 | 5% | 570 | 26% | 673 | 16% |
| 35–64 years | 1,201 | 60% | 1,302 | 60% | 2,503 | 60% |
| 65–74 years | 310 | 15% | 164 | 8% | 474 | 11% |
| 75 plus years | 389 | 20% | 63 | 3% | 452 | 11% |
| Total | 2,019 | 100% | 2,165 | 100% | 4,184 | 100% |

Source: US Census, 2007–2011 American Community Survey.

As indicated in Table 2-31, in 2011, the American Community Survey estimated the median household income for households with a householder age 65+ years in Los Alamitos was \$59,091 and \$75,762 in Orange County.

Table 2-31
Senior Citizen Householder Median Income
2011

| Householder Age | City of Los Alamitos 2011 Median Income | Orange County 2011 Median Income |
|-----------------|--|-------------------------------------|
| 65 plus years | \$59,091 | \$75,762 |

Source: US Census 2007-2011 American Community Survey.

Table 2-32 shows the distribution of elderly householders by household income in 2011. Of the elderly households, 23 percent had an income of less than \$25,000. An additional 39 percent earned between \$25,000 and \$74,999.



Table 2-32
Household Income for Householders Age 65+ years
2011

| Household Income | Householders Age 65+ years | Percent of Householders Age 65+ years |
|---------------------|----------------------------|---------------------------------------|
| < \$25,000 | 210 | 23% |
| \$25,000-\$34,999 | 61 | 7% |
| \$35,000-\$49,999 | 141 | 15% |
| \$50,000-\$74,999 | 162 | 18% |
| \$75,000-\$99,999 | 119 | 13% |
| \$100,000-\$149,999 | 110 | 12% |
| \$150,000-\$199,999 | 35 | 4% |
| ≥\$200,000 | 88 | 10% |
| Total | 926 | 100% |

Source: US Census, 2007–2011 American Community Survey.

Approximately 34 percent of the elderly population in Los Alamitos had a disability in 2000. Due to changes in the 2010 Census more current information regarding information for disabled residents in the City is not available. Table 2-33 breaks down this population by disability status. The 2000 Census reported that 16 percent of persons age 65 years and older had one type of disability and 18 percent had two or more types of disability. The disabilities reported include sensory, physical, mental, self-care, go-outside-the-home and employment disabilities.

Table 2-33
Elderly with Disabilities
2000

| Disability Status | Number | Percent of People Age 65+ years |
|--------------------------------------|------------|---------------------------------|
| With one type of disability | 204 | 16% |
| With two or more types of disability | 220 | 18% |
| Total with a disability | 424 | 34% |

Note:

¹ Total population 65+ years=1,252

Source: US Census 2000 SF 3, PCT26

According to the 2009 CHAS data, up to 53 percent of elderly renter-occupied households and up to 26 percent of elderly owner-occupied households experience overpayment. The increasing number of elderly persons in the population is creating a demand for more affordable housing. Table 2-34 provides a summary of housing problems experienced by elderly households in



Los Alamitos. The percentage ranges represent data between 2000 and 2009, and reflect important housing trends for the elderly population.

Table 2-34
Housing Problems for Elderly Households
2000–2009

| | Renters | Owners |
|--|----------------|---------------|
| Extremely-low Income Elderly Households | 135 | 115 |
| % with any Housing Problem ¹ | 59-81% | 49-78% |
| % Cost Burden ² > 30% | 76% | 30-49% |
| % Cost Burden > 50% | 45-59% | 39-44% |
| Very-low Income Elderly Households | 90 | 125 |
| % with any Housing Problem | 82-90% | 24-37% |
| % Cost Burden > 30% | 56-79% | 16-37% |
| % Cost Burden > 50% | 11-26% | 8-15% |
| Low Income Elderly Households | 201 | 150 |
| % with any Housing Problem | 63-99% | 21-23% |
| % Cost Burden > 30% | 5-63% | 20-21 % |
| % Cost Burden > 50% | 0% | 0-7% |
| Moderate and Above-moderate Income Elderly Households | 163 | 365 |
| % with any Housing Problem | 52% | 11-22% |
| % Cost Burden > 30% | 0% | 11-22% |
| % Cost Burden > 50% | 0% | 0% |
| Total Elderly Households | 589 | 755 |
| % with any Housing Problem | 57-74% | 26-31% |
| % Cost Burden > 30% | 12-53-% | 22-26 % |
| % Cost Burden > 50% | 15-21% | 9-11 % |

Notes:

¹“Housing Problem” defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of the occupant household's income (overpayment).

²Percentage of household income spent on housing cost.

Source: 2000, 2005–2009 HUD CHAS data. Percentages represent range between 2000 Census and 2009 ACS-based CHAS data.



b. Large Households

Large households are defined as having five or more persons living in the same household. Large households are a special needs group because they require housing with higher bedroom counts. As shown in Table 2-35, 332 of the City's total households had five or more persons in 2011.

Table 2-35
 Large Households by Tenure
 2011

| Number of Persons in Unit | Owner-Occupied Households | Renter-Occupied Households | Total Households |
|---------------------------|---------------------------|----------------------------|------------------|
| Five | 181 | 39 | 220 |
| Six | 58 | 10 | 68 |
| Seven or more | 10 | 34 | 44 |
| Total | 249 | 83 | 332 |

Note:

Total Households Citywide= 4,180

Source: US Census, 2007–2011 American Community Survey.

c. Female-Headed Households

Female-headed households are considered a special needs group due to their historically low rates of homeownership, lower income, and high poverty rates. Table 2-36 summarizes the female-headed households by tenure, with and without children. Approximately 15 percent of Los Alamitos' households are female-headed. Approximately 20 percent of renter-occupied households are female-headed compared to 11 percent of owner-occupied households that are female-headed.



Table 2-36
Female-Headed Households by Tenure
2011

| Householder Age | Owner-Occupied Households | | Renter-Occupied Households | | Total Households | |
|--|---------------------------|---|----------------------------|--|------------------|------------------------------------|
| | Number | % of Owner-Occupied Households ¹ | Number | % of Renter-Occupied Households ² | Number | % of Total Households ³ |
| Female householder, no husband present, with own children under 18 years | 37 | 2% | 288 | 13% | 325 | 8% |
| Female householder, no husband present, without own children | 179 | 9% | 139 | 6% | 318 | 7% |
| Total | 216 | 11% | 427 | 19% | 643 | 15% |

Notes:

¹ Total Owner-Occupied Households= 1,890

² Total Renter-Occupied Households= 2,290

³ Total Households= 4,180

Source: US Census, 2007– 2011 American Community Survey.

As shown in Table 2-37, in 2011 the majority of female-headed households (98 percent) were above the poverty level. Approximately 23 percent of female-headed households with children were below the poverty level.



Table 2-37
 Poverty in Female-Headed Households
 2011

| Household Type | Below Poverty Level | | Above Poverty Level | |
|--|---------------------|----------------------------------|---------------------|----------------------------------|
| | Number | % of Household Type ¹ | Number | % of Household Type ¹ |
| Female householder, no husband present, with own children under 18 years | 74 | 23% | 319 | 98% |
| Female householder, no husband present, without own children | 0 | 0% | 250 | 79% |
| Total | 74 | 23% | 569 | 88% |

Notes:

¹ ACS figures subject to margin of error; total female-headed households, no husband present, with own children under 18 years= 325; total female-headed households, no husband present, without own children= 318

Source: US Census, 2007–2011 American Community Survey.

d. Persons with Disabilities

The disabled population includes several special needs groups such as, but not limited to, the physically handicapped, developmentally disabled, and severely mentally ill. Typically housing for the needs of these populations include independent living units and supportive housing communities. Affordability and accessibility are the two major housing needs for persons with disabilities.

Accessibility needs, both within the home and to/from the housing unit, often require specially-designed housing units. The City's reasonable accommodation ordinance provides a process for disabled individuals or those acting on their behalf to make requests for reasonable accommodation in the form of relief from various land use regulations such land use, zoning, or building laws and policies.

Table 2-38 shows the number of persons with disabilities residing in Los Alamitos. Due to changes in the 2010 Census more recent information for the City is unavailable.



Table 2-38
Persons Reporting Disabilities
2000

| Age Group | 5-15 | 16-64 | 65+ |
|----------------------------|-----------|--------------|------------|
| Sensory Disability | 0 | 78 | 160 |
| Physical Disability | 17 | 280 | 292 |
| Mental Disability | 49 | 136 | 81 |
| Self-Care Disability | 10 | 833 | 78 |
| Go Outside Home Disability | -- | 219 | 192 |
| Employment Disability | -- | 499 | -- |
| Total | 76 | 1,245 | 803 |

Source: US Census, 2000 SF 3.

Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is



1.5 percent. This equates to 172 persons in the City of Los Alamitos with developmental disabilities, based on the 2010 Census population of 11,449 persons.

The State department of Developmental Services provides community-based services to developmentally disabled persons through contracted regional centers. The Regional Center Orange County (RCOC) is responsible with the care of persons with developmental disabilities in Orange County. RCOC currently serves 124 individuals with developmental disabilities in Los Alamitos. Table 2-39 provides a breakdown by age of those helped through RCOC programs.

Table 2-39
 Developmentally Disabled Residents by Age
 2013

| 0-14 | 15-22 | 23-54 | 55-64 | 65+ | Total |
|------|-------|-------|-------|-----|-------|
| 57 | 27 | 35 | 3 | 2 | 124 |

Source: RCOC, 2013.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group.



e. Homeless Population and Transitional Housing

Due to the transient nature of homelessness, enumeration of this population is difficult. The homeless population tends to move from place to place based on available services such as food and temporary living quarters. Limited information is recorded during shelter intake, making it even more difficult to accurately track the number of homeless in the City.

The most recent data on the homeless population in Orange County is provided through the 2013 Point-in-Time Count and Survey Report. The Point-in-Time Count estimates 12,707 episodes of homelessness in the County over a 12-month period. The homeless comprise 0.14 percent of the Orange County population. The number of homeless instances has been declining since 2009 (0.28 percent). The duration of an episode could range from a single day to many months; the average for the County is about 12 days.

Based on the Homeless Needs Assessment, the number of homeless persons County-wide is approximately 1 percent of the total County population. Applying that same proportion to Los Alamitos, the City estimates there are approximately 121 persons in need of emergency shelter at any given point in time.

In Los Alamitos, there are two emergency/transitional shelters serving specialized populations. The Precious Life Shelter serves homeless pregnant women and has a total of 27 beds. Casa Youth Shelter provides shelter and supportive services for homeless or at-risk youth ages 12 to 17. The facility has 12 beds and serves approximately 200 youth per year. Many of Casa Youth Shelter's clients are referred from other cities. In addition to these shelters, We Care provides monetary housing assistance for Los Alamitos families with emergency need.

f. Farmworkers

The 2010 US Census reported only 14 (0.2 percent) of Los Alamitos' residents were employed in agriculture and related industries. Active agricultural production is limited in Orange County. It is assumed that very few, if any, of the residents are employed in active agricultural production or harvesting. Therefore, there is no identified need for farmworker housing in Los Alamitos.



g. Extremely-Low Income Households

Although extremely-low income households are not specifically identified by the State as a special needs group, their specific housing needs warrant further analysis. Extremely-low income households are defined as households with incomes less than 30 percent of the MFI. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of extremely-low income households. In 2010, at least 11 percent of Los Alamitos households were within the extremely-low income category (refer to Table 2-13; household income less than \$25,000).

Table 2-40 provides a summary of housing problems experienced by extremely-low income households in the City of Los Alamitos. According to data from the 2000 and 2009 CHAS provided by HUD, up to 85 percent of extremely-low income households experience at least one type of housing problem.

Table 2-40
Housing Problems for Extremely Low-Income Households
2000–2009

| | Renters | Owners | Total Households |
|---|------------|------------|------------------|
| Extremely-low Income Households | 400 | 135 | 535 |
| % with any Housing Problem ¹ | 79-86% | 52-82% | 71-85% |
| % Cost Burden ² > 30% | 0% | 33-52 % | 8-62% |
| % Cost Burden ² > 50% | 52-83% | 48-37% | 51-71% |

Notes:

¹“Housing Problem” defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of the occupant household’s income (overpayment).

²Percentage of household income spent on housing cost.

Source: 2000 HUD CHAS data, Percentages represent range between 2000 Census and 2009 ACS-based CHAS data.

The needs of extremely low-income households include housing units designed for transient/homeless populations, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy units, and workforce housing.



CHAPTER 3

HOUSING RESOURCES AND CONSTRAINTS

A. Governmental Constraints

Governmental constraints may include policies, standards, requirements or actions imposed by government on land and housing use and development. Although State and federal agencies may also impose governmental constraints upon housing, these agencies are beyond the control of local government and are therefore not included in this analysis.

1. Land Use Controls

a. Los Alamitos 2010 General Plan

Every city in California is required by State law to have a General Plan, which establishes policy guidelines for development in the city. The General Plan is the foundation for all land use controls. The Land Use Element identifies the location, distribution and density of land uses throughout the city. Los Alamitos utilizes a number of planning tools, including zoning regulations and the subdivision ordinance, to implement the General Plan.

The Los Alamitos 2010 General Plan provides for three residential land use designations in the City. Table 3-1 summarizes these designations and their associated density ranges and acreages. Densities for residential designations are expressed in dwelling units per acre (du/ac).



Table 3-1
 Los Alamitos 2010 General Plan
 Residential Land Use Designations

| Designation | Description | Acreage | Density Range |
|-------------------------------------|--|---------|---------------|
| Single-Family Residential | Detached single-family homes on individual lots and planned unit developments | 335 | 1-6 du/ac |
| Limited Multiple-Family Residential | Single-family residences, duplexes and triplexes | 23 | 6-20 du/ac |
| Multiple-Family Residential | All types of development permitted in less intensive residential categories and multiple dwelling buildings of 4 or more. Other uses such as convalescent hospitals, churches, and mobile home parks are permitted in the Multiple-Family Residential category subject to special procedures | 172 | 20-30 du/ac |

Source: Los Alamitos 2010 General Plan.

When the General Plan was prepared in 1997, there were approximately 3,988 dwelling units in the City. The build-out analysis identified a maximum potential of 450 additional units that could be built. In total, 4,633 dwelling units are anticipated within the City limits at build-out. DOF reports 4,422 dwelling units within the City as of January 2008, leaving a potential for 211 units to be added to the City's housing stock. All Multi-family, Commercial or Industrial properties which are adding square footage are required to comply with the City's requirement for Site Plan Review.

Growth Management Element

The Growth Management Element of the City's General Plan contains policies for the planning and provision of traffic improvements that are necessary for the City's orderly growth and development. The policies and programs presented in the Element are for the establishment of specific traffic Level of Service (LOS) standards, a development mitigation program, and a development phasing program.

Under the Element's development phasing program, all new developments within the City are required to establish a Development Phasing Program commensurate with required improvements to roadway capacities. The phasing plan is required to include an overall build-out development plan to demonstrate the capability of the infrastructure to support the development. The City has not



found the Growth Management Element to constrain the provision of housing or unduly impact the cost of housing.

b. Zoning Code

The City's Zoning Code establishes more specific development standards, allowable uses and limitations. Zoning regulations control development by establishing requirements related to density, height, lot size, yard setbacks and parking spaces. These site development standards work to ensure a quality living environment for all Los Alamitos residents.

There are four residential zoning districts:

- R-1: Single-Family
- R-2: Limited Multiple-Family
- R-3: Multiple-Family
- M-H: Mobilehome

The City permits mixed-use development in the C-G (General Commercial) zone and senior citizen housing in the C-F (Community Facilities) and C-O (Commercial Office) zones with a conditional use permit. The City also has one mixed-use overlay zoning district (-TC or Town Center), which permits residential uses above first floor commercial uses. Table 3-2 summarizes the residential zoning districts and permitted uses.

3

**Housing Element
Housing Resources and Constraints**



**Table 3-2
Permitted Uses**

| Land Use | R-1 | R-2 | R-3 | M-H | -TC | C-G | C-F/C-O | P-M |
|--|------------------|------------------|-----|-----|-----|-----|---------|-----|
| Affordable Housing | CUP | CUP | CUP | -- | -- | -- | -- | -- |
| Boarding and Rooming Homes | -- | -- | CUP | -- | -- | -- | -- | -- |
| Condominiums | -- | CUP | CUP | -- | CUP | -- | -- | -- |
| Detached Guesthome (no rental) | CUP ⁴ | -- | -- | -- | -- | -- | -- | -- |
| Duplexes | -- | P ^{1,2} | P | -- | -- | -- | -- | -- |
| Emergency Shelters (up to 20 beds) | -- | -- | -- | -- | -- | -- | CUP | P |
| Emergency Shelters (more than 20 beds) | -- | -- | -- | -- | -- | -- | CUP | CUP |
| Mixed-use Projects, Residential and Commercial | -- | -- | -- | -- | -- | CUP | -- | -- |
| Mobilehome Parks | -- | CUP | CUP | CUP | -- | -- | -- | -- |
| Mobilehome | P ³ | -- | -- | -- | -- | -- | -- | -- |
| Multiple-Family Dwellings | -- | P ^{1,2} | P | -- | CUP | -- | -- | -- |
| Organizational Houses | -- | -- | CUP | -- | -- | -- | -- | -- |
| Second Dwelling Unit | P | P | P | -- | -- | -- | -- | -- |
| Senior Residential Projects | -- | -- | CUP | -- | -- | CUP | CUP | -- |
| Single-Family Dwellings | P | P ¹ | P | -- | -- | -- | -- | -- |
| Single Room Occupancy | -- | -- | -- | -- | -- | -- | -- | CUP |
| Townhomes | -- | CUP | CUP | -- | -- | -- | -- | -- |
| Transitional and Supportive Housing | P | P | P | -- | -- | -- | CUP | -- |

Notes:

¹Two-story developments may be allowed where the second story is an integral part of the first floor unit. No separate second-story dwelling unit shall be allowed.

²Conditional use permit required where the parcel to be improved is developed with an existing dwelling, which is to remain.

³On a permanent foundation system, if the Commission determines that the parcel proposed is compatible for the use.

⁴No cooking facility installed or maintained.

P= Permitted Use

CUP= Conditional Use Permit Required

-- = Use Not Permitted

Source: Los Alamitos 2010 General Plan.



The conditional use permit process, which requires Planning Commission action, is no different for a market rate or affordable residential development. A residential development plan, or the addition of square footage to an existing multiple-family residential structure, is already subject to another review process called the "site plan review." This review would be applied for and considered by the Planning Commission concurrently with the requirement for a conditional use permit. The Commission would approve, approve with conditions, or disapprove the conditional use permit application and site plan review applications, imposing conditions necessary to ensure compatibility with surrounding uses, to preserve the public convenience, health, interest, safety, or welfare, and necessary to make the findings required by the Los Alamitos Municipal Code at the same time.

Manufactured or mobilehomes are permitted in the R-1 zone on a permanent foundation if the Planning Commission determines the proposed parcel is compatible for the use. A mobilehome on a permanent foundation is included under the definition of "single-family dwelling" and is subject only to the same development standards as a conventional single-family dwelling in the same zone.

Table 3-3 summarizes the residential zoning requirements in the City.



3 Housing Element
Housing Resources and Constraints

Table 3-3
Summary of Residential Zoning Requirements

| Zoning District | Parcel Area (Sq Ft) | Minimum Dwelling Area (Sq Ft) | Dwelling Unit Density (Gross land in sq. ft. per dwelling unit) | Maximum Height Limit (Main Structures) (Ft) | Maximum Height Limit (Accessory Structures) (Ft) | Maximum Site/Parcel Coverage | Minimum Front Yard (Ft) | Minimum Front Yard (cul-de-sac) (Ft) | Minimum Side Yard (Ft) | Minimum Street Side Yard (Ft) | Minimum Rear Yard (Ft) |
|-----------------|---------------------|--|---|---|--|------------------------------|-------------------------|--------------------------------------|--|-------------------------------|--|
| R-1 | 6,000 | No requirement | 1 unit per parcel | 30 | 15 | 50% | 20 | 10 | 5 | 10 | 10 |
| R-2 | 9,000 ¹ | 800 | 5,000 for single family; 3,000 for multi-family | 35 | 15 | 60% | 20 ⁴ | 10 | 5 ⁶ | 10 | 10-15 |
| R-3 | 7,200 | Bachelor Unit- 450; 1-Bedroom- 650; 2+Bedroom- 800 | 1,750 | 35 (or 3 stories) ² | 15 | 50% | 20 ⁵ | 10 | 5 ⁶ | 10 | 10 |
| MH | 5 acres | - | 4,569.8 | 25 (or 2 stories) ³ | -- | -- | * | 10 | * | 10 | * |
| -TC | Based on CUP | | same as R-3 | Same as C-G | Based on CUP | | | | | | |
| C-G | 6,000 | - | -- | 40 feet (or 3 stories) ⁷ | -- | 90% | None required | -- | Not required unless abutting a residential zoning district, then 15 feet | None required | Not required unless abutting a residential zoning district, then 15 feet |



| C-F | Based on CUP or Site Plan Approval Process | | | | | | |
|-----|--|----|----|-------------------------------------|----|--------|---|
| P-M | 6,000 | -- | -- | 40 feet (or 3 stories) ⁷ | -- | .4 FAR | <p>Where the site abuts an arterial or local street that is a boundary with any residential or commercial zoning district, a 50-foot setback shall be required. The 20 feet nearest the street shall be landscaped; the remainder may be used for parking.</p> <p>If the site abuts an arterial or local street that is not a boundary with a residential or commercial zoning district, a 10-foot setback shall be required.</p> |

Notes:

¹A parcel approved for single-family residential use, by subdivision or parcel split, may have a minimum area of 5,000 sq. ft.

²Portions of structures:

- In excess of 30 feet shall be set back an additional 5 feet.
- Located within 100 feet of R-1 zoned property, shall not exceed 2 stories and 30 feet in height.

³Mobilehomes shall not exceed 20 feet in height

⁴A minimum 20-foot front setback shall be required. However, when a parcel is approved for single-family residential use by a subdivision or parcel split, with a minimum area of less than 9,000 sq. ft., the parcel may have a minimum front setback area of 15 feet.

⁵Front setbacks may vary provided an average building setback of 20 feet is maintained along an entire block face, with no setback less than 15 feet.

⁶Where a dwelling or dwellings have entry from an interior side yard; the entry must open upon an outer court. The minimum length of the outer court wall which parallels the side parcel line shall be 15 feet per dwelling unit, and shall be set back a minimum 15 feet from such side parcel line.

⁷An additional 20 feet, for a maximum height of 5 stories (not to exceed 60 feet), may be allowed upon approval of a CUP. Further factors considered by the Planning Commission are outlined in the Los Alamitos Municipal Code Chapter 17.10.

*See Los Alamitos Municipal Code Chapter 17.22

-- = Not listed

Source: Los Alamitos Municipal Code, Chapter 17



The minimum setback, maximum site coverage and maximum height requirements are specifically designed to work with the parcel area requirements to not reduce the ability for a project to achieve the maximum permitted density. The majority of constructed multifamily projects in the City yield densities of 20 du/ac and higher and a number of projects yield densities above 30 du/ac. The City's residential zoning requirements provide flexibility, especially for multi-family development, by allowing for average front yard setbacks instead of strict minimum setbacks. There is also flexibility for increased height through a conditional use permit.

The City's requirements are similar to other surrounding communities and do not constrain the provision of housing, nor do they unduly impact the cost of housing.

c. Parking Requirements

Table 3-4 summarizes the residential parking requirements in Los Alamitos. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development.

The City has found that these parking requirements are necessary to adequately provide for the number of vehicles typically owned by each housing type. The City has not found these parking requirements to constrain the provision of housing or unduly impact the cost of housing.



Table 3-4
Residential Parking Requirements

| Type or Residential Development | Required Parking Spaces (Off Street) |
|---|--|
| R-1 Single Family | Two spaces for each dwelling unit |
| R-2 Limited Multiple-Family | Two spaces for each dwelling unit |
| R-3 Multiple-Family | <ul style="list-style-type: none"> • Two spaces for each dwelling unit for rooms that can be readily utilized as bedrooms (i.e. dens, offices), an additional ½ space for each room in excess of the first two bedrooms • One parking space for each studio unit |
| R-3 Multiple-Family- Affordable Housing Units | <ul style="list-style-type: none"> • One Parking space for each studio • One parking space for each affordable bedroom dwelling unit • Two parking Spaces for each affordable dwelling unit over one bedroom, regardless of the number of bedrooms |
| Senior Citizen Housing | One-quarter space to one and one-half spaces per unit or room, to be determined by the commission based on the age of residents, type of transportation facilities provided and onsite amenities at the time of conditional use permit consideration ¹ |
| Mobilehome Parks | Two covered tandem parking spaces for each dwelling unit and one-half open parking space for guests for each dwelling unit |
| Mixed Uses | The requirements for off-street parking shall be the sum of the requirements for the various uses, except shopping centers |

Notes:

¹The applicant shall submit a study prepared by a city selected, independent consultant which provides justification for the parking proposed.

Source: Los Alamitos Municipal Code, Chapter 17.26.



2. Density Bonus Ordinance

Section 17.38.040 of the City's Municipal Code states that residential density bonuses, incentives, or concessions for the production of affordable housing shall be granted in compliance with Government Code Section 65915, as amended from time to time. State law requires a city or county to grant at least one density bonus and permit an additional housing incentive for developers who agree to construct housing affordable to lower income households, unless the city makes a written finding that the density bonus or incentive is not required for the units to be affordable.

The City's density bonus ordinance requires residential development to set aside:

- at least 20 percent of the total units as affordable to low income households; or
- at least 10 percent of the total units as affordable to very-low income households; or
- at least 50 percent of the units for occupancy by "qualifying residents" (senior citizens).

Development concessions or incentives may include:

- a reduction in site development standards;
- a modification of zoning code requirements;
- approval of mixed-use zoning in conjunction with the housing project; or
- other regulatory incentives or concessions proposed by the developer or city or county which result in identifiable cost reductions.

A project that receives a density bonus and concession or incentive must retain affordability of the units for at least 30 years.



3. Senior Citizen Housing

The Zoning code allows Senior Citizen housing in the R-3 (Multiple-family), C-G, (General Commercial) and C-F (Community Facilities) zones with a conditional use permit. Development standards for Senior Citizen housing are found in Chapter 17.38 of the Municipal Code, and are as follows:

- A congregate care, senior citizen housing project, or residential care facility shall not exceed three stories in height.
- Off-street parking shall be provided for each project in compliance with the standards in Chapter 17.26 (See Table 3.4).
- As a minimum, proposed developments shall comply with the applicable district regulations relative to structure setbacks, parcel coverage, landscaping, etc.
- New projects proposed on property abutting parcels that are zoned or developed commercially or industrially shall include specific measures approved by the Commission to mitigate potential impacts from adjacent uses (e.g. the construction of decorative block walls, the use of sound attenuation materials, the inclusion of a landscaped buffer, etc.).
- Dwelling unit density shall be as specified in the R-3 (multiple-family residential) zoning district and shall be determined by the Commission in the C-O (Commercial-Professional Office), C-G (General Commercial), and C-F (Community Facilities) zoning districts based on proposed site design, location and occupancy.
- Minimum and maximum dwelling unit size shall be governed by the Uniform Building Code and Department of Housing and Urban Development regulations. The commission may increase these standards upon review of the proposed occupancy and on-site amenities.



4. Emergency Shelters and Transitional Housing and Single Room Occupancy Units

a. **Homeless Shelters and Transitional Housing**

To accommodate its share of the region's homeless, there are a number of organizations in and around the City that offer shelter and services to homeless persons. State housing law requires that cities identify sites that are adequately zoned for homeless shelters and transitional housing. Table 3-5 provides a summary of emergency shelters and transitional housing located in the City of Los Alamitos.

Table 3-5
Homeless Facilities in Los Alamitos

| Facility Name | Type of Facility | Target Population | Number of Shelter Beds |
|--------------------|------------------|---|------------------------|
| Precious Life | Transitional | Pregnant homeless women and their infants | 27 |
| Casa Youth Shelter | Emergency | Youth | 12 |

Source: City of Los Alamitos, 2013.

There is also a nonprofit consortium of 8 to 10 Los Alamitos area churches named "We Care" that provides services and monetary assistance to area families and individuals who find themselves in a difficult situation due to job loss or a family illness.

The City of Los Alamitos defines emergency shelters and transitional housing in its Municipal Code, and established the allowable locations and standards for these uses with the adoption of Ordinance 13-04 in July of 2013. To comply with the provisions of SB 2, the City amended the zoning Ordinance to allow for emergency shelters and transitional and supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone.

i. **Adequate Sites for Emergency Shelters**

Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a Conditional Use Permit or other discretionary permit. The identified zone(s) must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter.



Section 17.38.170 of the City's Municipal Code permits emergency shelters of up to 20 beds by right in the P-M zone. It also allows for shelters for more than 20 beds in the C-O and P-M zones through a Conditional Use Permit. While each facility is limited to the 20 beds, the Industrial zone (P-M) could accommodate several facilities within its 248 acres. More specifically, the limitation of each facility to 20 beds - does not limit the Industrial Zone (P-M) area to only 20 beds.

Other requirements include:

- A minimum of 1 parking space per 500 square feet;
- A waiting and intake area of 10 square feet per bed with a minimum of 100 square feet;
- A management plan and resident manager;
- An emergency shelter may not be located closer than 300 feet from another emergency shelter; and
- Residents are limited to a six month maximum stay.

ii. Transitional and Supportive Housing

Facilities of this nature offer an interim home for homeless individuals and families as they transition into permanent housing. Transitional and supportive housing are permitted as a residential use in Los Alamitos and are also allowed through a CUP in the PM zone. These uses are only subject to those restricts that apply to other residential dwelling of the same type in the same zone.

b. Single Room Occupancy Units

Single Room Occupancy (SRO) units are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposits, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

To comply with the provisions of AB 2634, the City adopted Ordinance 13-04 in 2013 to allow the development of SRO housing. SRO are conditionally permitted in the PM zone. Facilities with SRO units are subject to the requirements of Municipal Code Chapter 17.42 and must also follow the requirements of Section 17.38.180, which address, development, facility operation, and parking standards.

5. Second Dwelling Units

Second dwelling units provide additional housing opportunities for people of all ages and economic levels, while maintaining compatibility with the surrounding



single-family residential neighborhood. The City of Los Alamitos permits second dwelling units in the R-1, R-2 and R-3 zones.

Requirements for a second unit include:

- Minimum parcel area of 8,000 square feet;
- Maximum size of second dwelling unit shall not exceed 640 square feet or 30 percent of the main structure, whichever is less;
- Minimum of one covered off-street parking space per bedroom in addition to the number of parking spaces required to be provided for the main structure; and
- Located to the rear or back of the main structure.

6. Housing for Persons with Disabilities

According to the US Census Bureau, persons with disabilities, including those with developmental disabilities, are individuals with a long-lasting physical, mental or emotional condition. These conditions can make it difficult for a person to do daily activities such as walking, climbing stairs, dressing, bathing, learning or remembering. These conditions can also prevent a person from going outside the home alone or to work at a job.

a. Reasonable Accommodation Procedures

As a matter of State law (SB 520), jurisdictions are now required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints and provide reasonable accommodations for housing designed for persons with disabilities. With the 2013 adoption of the Reasonable Accommodation Ordinance No. 13-05 the City of Los Alamitos established a process for requesting reasonable accommodation. Reasonable accommodation procedures are explained in Los Alamitos Municipal Code Section 17.75. An application for a reasonable accommodation from a zoning regulation, policy or practice is made on a form provided by the Community Development Department, accompanied by a fee. The Planning Commission shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation. All improvements constructed under a reasonable accommodation authorized by Code, which exceed the City's development standards at the time that the improvement is constructed, are required to be removed upon the vacation of the unit by the person to whom the reasonable accommodation was granted.



b. Zoning and Other Land Use Regulations

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- The City of Los Alamitos currently permits residential care facilities, regardless of the number of residents, in the C-O (Commercial-Professional Office) zoning district with a conditional use permit.
- The City of Los Alamitos currently permits 24-hour residential care facilities, regardless of the number of residents, in the R-3 (Multiple Family) zone with a conditional use permit, provided that it is in a single-family home with a minimum parcel of 6,000 square feet.
- The City defines family as “one or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding house or lodging house, hotel, club, or similar dwelling for group use. A family shall be deemed to include domestic help employed by the family.” The City has determined that the current definition does not pose a constraint on housing for persons with disabilities.
- For residential care facilities, the City requires one and three-quarter parking spaces for each bed.

The City has not received any applications for a residential care facility in the recent past. However, a conditional use permit application for a residential care facility would be evaluated based on compliance with the development standards and requirements stated in the Zoning Code and the conditional use permit requirement would not constrain development of residential care facilities.

To comply with State law, the City amended the Municipal Code to allow residential care facilities for 6 or fewer persons (also known as group homes) as a residential use in the R-3 zone. This use is subject only to the requirements of other residential uses within the same zone. State law already provides that transitional housing, supportive housing, and residential care facilities for 6 or fewer persons are allowed in all Residential zones of the city with the same development standards as other residential uses in those zones. The table 3-2 has been revised to clarify this.

Residential care facilities are currently allowed in the R-3 zone with a CUP, provided that they are located in a single-family home with a minimum parcel area of 6,000 square feet. The table has been revised to specify that the CUP requirement only applies to facilities for 7 or more persons and the footnote reference to the single-family home requirement has been deleted. These



facilities will still be allowed on a parcel of 6,000 square feet which is less than the 7,200 square feet normally required in the R-3 Zone.

7. Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and adequate housing. These standards also have the potential to increase the cost of housing construction and maintenance.

a. Building Codes

The City of Los Alamitos has adopted the 2010 California Building Code, which is based on the 2009 International Building Code, which establishes construction standards for all residential buildings. The City amends the code as needed to further define requirements based on local conditions.

The following construction codes, subject to the modifications set forth in Section 105.04.010 of the Municipal Code, have been adopted by the City:

1. The 2010 California Administrative Code (Part 1);
2. The California Building Code (Part 2, which is based on the 2009 International Building Code);
3. 2010 California Residential Code (Part 2.5, based on the 2009 International Residential Code);
4. 2010 California Electrical Code (Part 3, based on the 2008 National Electrical Code);
5. 2010 California Mechanical Code (Part 4, based on the 2009 Uniform Mechanical Code);
6. 2010 California Plumbing Code, (Part 5, based upon the 2009 Uniform Plumbing Code);
7. 2010 California Energy Code, (Part 6, identical to the 2007 California Energy Code, and based on the 2008 Energy Efficiency Standards);
8. 2010 California Historical Building Code (Part 8);
9. 2010 California Existing Building Code (Part 10, based on the 2009 International Existing Building Code);
10. 2010 California Green Building Standards (Part 11, known as the "CALGreen" Code);
11. 2010 California Referenced Standards Code (Part 12).

The majority of amendments to the code do not apply to or affect residential construction. Prior to adoption of these amendments, the City analyzed their potential impacts and found that these amendments are required to ensure the public safety, health and welfare.



b. American with Disabilities Act

The federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

8. Development Fees

The City charges various development and permit fees to cover administrative costs associated with the development of residential projects. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

Table 3-6 shows the results of the Building Industry Association of Orange County yearly land development fee survey and provides a comparative summary for Los Alamitos and surrounding jurisdictions. The fee survey utilizes a hypothetical subdivision and house size to standardize the reporting of fees. The prototype subdivision used in 2006-2007 was 50 units on 10 acres at a density of 5 dwelling units per acre. The building fees are based on a 2,500 square foot, single-family detached unit valued at \$177,970, with 4 bedrooms and 3 bathrooms and a 400 square foot garage.

The total development and permit fees for a recently built single-family home (1,739 square feet) were \$24,001.23 (plus entitlement fees for all of the 17 homes in this tract). The total development and permit fees for a recent multifamily project (4 units with a total of 5,500 square feet) were approximately \$11,252.43 (plus entitlement fees) or \$2,813.00 per unit. Based on the residential projects constructed in Los Alamitos, the City has not found the development and permit fees to hinder the supply of housing or negatively impact the affordability of housing.



Table 3-6
Comparative Development Fee Summary (2006-2007)

| Description | Los Alamitos ² | Cypress | Garden Grove | Westminster |
|--|---|--|---------------------------------------|--|
| Planning | | | | |
| Preliminary Review | \$60 | -- ¹ | -- ¹ | -- ¹ |
| Negative Declaration | \$600 | \$350 MF/actual cost | \$15 per unit (\$750) | Actual consultant cost + 25% for staff |
| Environmental Assessment for CUP | \$100 | -- ¹ | -- ¹ | -- ¹ |
| Planning Plan Check-Major | \$250 | -- ¹ | -- ¹ | -- ¹ |
| Planning Plan Check-Minor | \$50 | -- ¹ | -- ¹ | -- ¹ |
| ZOA | \$1,600 | \$2,000 MF/actual cost | \$34.00 per unit (\$1,700) | \$70.00 per unit (\$2,740) |
| Tentative Tract Map | \$1,200 (\$1,000 for a Tentative Parcel Map) | \$1,600 MF/actual cost | \$63.00 per unit (\$2,400 + \$15/lot) | \$100 per unit (\$3,505 + \$37.00 per lot/unit over 10 lots) |
| Site Plan Review | \$1,600 Major; \$1,000 Minor | \$500 MF/actual cost Minor; \$1,500 MF/actual cost Major | \$40.00 per unit (\$2,000) | \$50.00 per unit (\$2,505) |
| Extension of Time Requests-Discretionary | \$400 | -- ¹ | -- ¹ | -- ¹ |
| Conditional Use Permits and Variances | \$1,900 Major; \$1,000 Minor; Variances \$1,800 | \$700 + Environmental evaluation Minor; \$2,000 + Environmental evaluation Major; Variance \$1,000 | \$38.00 per unit | -- ¹ |



Table 3-6
Comparative Development Fee Summary (2006-2007)

| Description | Los Alamitos ² | Cypress | Garden Grove | Westminster |
|---|--|---|---|---|
| Building | | | | |
| Building | \$1,224.94 per \$100,000 valuation. | \$1,114 per unit | \$1,487.70 per unit (\$1,086- 1 st 100,000 + \$5.15 each additional 1,000) | -- ¹ |
| Automation Surcharge- Permit System | 19.39% | -- ¹ | -- ¹ | -- ¹ |
| Engineering and Subdivision | | | | |
| Final Tract Map | \$900 +\$550 per lot | \$1,005 (\$209.00 + \$16.00/lot); \$790 minimum | \$1,620 (\$410 + \$25/lot- City + \$882 County deposit; \$55/hr Plan Check) | \$98 per unit (PC: \$3,375 per application + \$33.00 per parcel over 4 parcels) |
| Parcel Map | \$500 per parcel | -- ¹ | -- ¹ | -- ¹ |
| Lot Line Adjustment | \$600 + \$600 per parcel | -- ¹ | -- ¹ | -- ¹ |
| Access- Personal/Homeowner | \$245 | -- ¹ | -- ¹ | -- ¹ |
| Driveway- Residential | \$225 | -- ¹ | -- ¹ | -- ¹ |
| Grading | \$320 plan check, \$394 inspection | \$100,000 CY @ \$745.50 + \$50,000 CY/10,000 CY x \$29.00 | \$775 (\$650 1 st 100,000 CY + Each 10,000 CY) | \$1,132 per unit |
| Improvement | \$543 plan check, \$394 inspection | -- ¹ | -- ¹ | -- ¹ |
| Capital Facilities and Connections | | | | |
| Park In-Lieu Fees | \$18,076 single-family \$15,161 duplex \$13,412 multi-family \$9,913 mobilehome | \$26,246 per unit | \$1,200 per unit (\$60,000) | N/A |



**Table 3-6
Comparative Development Fee Summary (2006-2007)**

| Description | Los Alamitos ² | Cypress | Garden Grove | Westminster |
|---|---------------------------|---------|--------------|-------------|
| Notes: ¹ -- = Not listed in survey ² Fees charged for development in Los Alamitos as of October 2013 (fees last updated 2008) | | | | |
| Source: BIA OC 2006-2007 Land Development Fee Survey and 2013 City of Los Alamitos. | | | | |

9. Local Processing and Permit Procedures

Processing time for residential projects varies according to the complexity of the proposed development. Projects not requiring a conditional use permit, tentative tract or parcel map or other additional entitlement are subject to ministerial (administrative) review by the Planning staff when the project is submitted for building permits.

A tentative parcel map, residential development plan, conditional use permit, or the addition of square footage to an existing multiple-family residential structure shall be subject to the site plan review process. The site plan shall be reviewed by the Community Development Director for conformity with the Zoning Code. Upon completion of review by the Director, the site plan shall be reviewed and approved, disapproved, or approved with conditions by the Planning Commission. The Planning Commission may authorize the Director to perform the site plan review process. The Director or Planning Commission shall:

- Ensure that the design and general appearance of the proposed structure(s) are in compliance with the purpose of the Zoning Code and
- Consider the location, design, site plan configuration, and the overall effect of the proposed project upon the surrounding neighborhood and the City in general.

Typically, the site plan review and conditional use permit processes take six to sixteen weeks from the date of application submittal. If the project also includes Planning Commission action on a Tentative Parcel or Tract Map then staff will process it concurrently with the site plan review, conditional use permit and any required environmental documentation.

Engineering plan check for a typical project in Los Alamitos normally takes two to four weeks. Building department plan check for the same type of project may also take from two to four weeks. Overall, the typical processing time for a 5-unit multiple-family project, from project submittal to building permit issuance, is



typically 10 to 16 weeks. Table 3-7 outlines the typical processing timeframes for all residential development.

Table 3-7
Typical Processing Times

| Approval Type | Timeframe |
|-----------------------------|----------------------------|
| Conditional Use Permit | 45-90 days |
| Site Plan Review | 45-120 days |
| Tentative Parcel/ Tract Map | 45-90 days |
| Ministerial | 5-10 days for first review |

Source: City of Los Alamitos Municipal Code, Chapter 16.

10. Environmental and Infrastructure Constraints

a. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the city.

i. Seismic Hazards

Los Alamitos is in a region of high seismic activity and is subject to potentially destructive earthquakes. While there are no known active or potentially active faults located in the City of Los Alamitos, the entire Southern California region is considered to be seismically active. Five faults, the Newport-Inglewood, Norwalk, El Modena, Whittier-Elsinore, and Elysian Park Faults are situated within close proximity to Los Alamitos. Surface rupture resulting from earthquakes is unlikely to occur in the City because no faults have been identified within its boundaries. Also, due to its flat topography, Los Alamitos residents are not exposed to geologic hazards such as landslides.

ii. Flooding

The Orange County Flood Control District (OCFCD) maintains storm drainage and flood control in Los Alamitos. Three natural surface water bodies located in and adjacent to Los Alamitos are the Coyote Creek, Carbon Creek and San Gabriel River. The two concrete-lined creeks are intermittent and can be dry for



some part of the year. The concrete-lined San Gabriel River flows year-round in the lower end. Most flood control facilities within the City currently provide protection for a 25-year storm.

The City of Los Alamitos participates in and promotes the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The program provides communities and individuals with flood hazard information and provides flood insurance for property owners within participating jurisdictions.

iii. Toxic and Hazardous Wastes

The local regulatory authority for the on-site storage of hazardous materials in Los Alamitos is the Orange County Fire Authority. Within the Orange County Fire Authority, the Hazardous Materials Disclosure Office (HMDO) produces an inventory of all the City businesses that use, store, or handle hazardous materials above certain threshold quantities. This information, which is updated on a yearly basis, is on file in the Los Alamitos Community Development Department.

iv. Fire Hazards

The City of Los Alamitos contracts with the Orange County Fire Authority for fire protection and emergency medical services. The local fire station in Los Alamitos is located at 3642 Green Avenue. The fire station houses one paid engine company with an additional engine company and unit manned by 25 fire service volunteers. Additional resources are also available from 45 Orange County Fire Stations, the City of Long Beach, and Los Angeles County. Due to the low density character of the community and sparse wildland areas in the City, the wildland fire hazard is considered to be insignificant or low.



v. Noise

The existing noise environment surrounding the City of Los Alamitos is influenced primarily by transportation related noise sources. These transportation related noise sources include traffic noise from nearby roadways (i.e., I-605, Katella Avenue and Los Alamitos Boulevard) and aircraft noise from the Los Alamitos Armed Forces Reserve Center. Stationary noise sources include air conditioning units, power generators, air compressors, school bells, and power equipment. The City of Los Alamitos has adopted noise referral zones as the criterion for assessing the compatibility of residential uses with transportation related noise sources. The City has also adopted a Noise Ordinance that sets criteria for residential areas impacted by stationary noise sources, including “not to exceed” noise levels for various periods of time and regulations for special activities.

b. Infrastructure Constraints

i. Water

The Southern California Water Company owns and operates the extensive network of water lines that serves Los Alamitos. The water system supply sources include a mixture of groundwater from the Santa Ana River Basin and treated surface water purchased from the Metropolitan Water District of Southern California (MWDSC). The system has historically met 80 percent of its total water demand by pumping water from groundwater sources.

The City is located in an urbanized area and is generally built-out. Additional housing units will be accommodated through redevelopment or increased units on parcels with existing development. Water infrastructure facilities are generally accessible throughout the City. Fire flow has been determined adequate in most areas. Where there is low fire flow, buildings are required to be sprinklered. Based upon analysis and discussion with the City of Los Alamitos’ water service provider, sufficient water capacity is available to provide water service for additional units constructed to meet the City’s RHNA allocation for the planning period.

ii. Sewer

Los Alamitos’ wastewater is carried through pipes owned by the Rossmoor/Los Alamitos Area Sewer District then to larger sewer trunk lines owned by the Orange County Sanitation District. These trunk lines eventually connect to treatment plant facilities owned by the Orange County Sanitation District located



in Huntington Beach. There are approximately 54 miles of sewer lines within the City.

Similar to water infrastructure, the main sewer infrastructure is available at most locations within the City. Based upon analysis and discussion with the Rossmoor/Los Alamitos Area Sewer District, there is sufficient sewer capacity available to provide service for additional units constructed to meet the City’s RHNA allocation for the Planning Period. Improvements to the sewer system may be necessary for certain parcels in the City if the existing infrastructure in that particular location cannot accommodate a higher intensity use. This would be determined on a project-by-project basis.

11. On and Off-Site Improvements

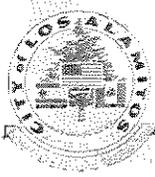
When subdividing land, the City may require the developer/subdivider to dedicate land or pay in-lieu fees to provide necessary on and off-site improvements. The subdivision committee determines the appropriate dedications which may include dedication of land for local streets, arterial highways, alleys, trails, paths and pedestrian ways, flood control facilities, parks, easements for landscape maintenance, public utility easements and public transit facilities.

Since Los Alamitos is generally built-out, new development would primarily be infill and subdivisions would result in few new parcels. Most subdivisions would utilize the existing circulation network. Private streets may need to be constructed for access to individual lots. Table 3-8 summarizes the required widths for private streets.

Table 3-8
Private Street Widths

| Street Type | Minimum Pavement Width | Minimum Right-of-Way Width |
|--|-------------------------------|-----------------------------------|
| Private street serving 4 or less parcels | 28' | 40' |
| Private street serving 5 or more parcels | 40' | 56' |

Source: City of Los Alamitos Municipal Code, Chapter 16.



B. Non-Governmental Constraints

1. Vacant and Underutilized Land

A detailed analysis of vacant and underutilized land in the City of Los Alamitos is provided in Appendix B.

2. Land Prices

The cost of land has a key influence on the cost of housing and the availability of affordable units. Land prices are determined by a number of factors including, but not limited to, land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited and combined with a rapidly growing population land prices have increased.

There are few vacant parcels of land remaining in Los Alamitos. As a result, few, if any, transactions of only land have occurred in the past few years. Based on transactions in nearby cities and the price of land in the overall County, the price of land in Los Alamitos is estimated to be \$35 to \$60 per square foot.

3. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-9 summarizes estimated construction cost based on development type in Los Alamitos.



Table 3-9
 Construction Cost Estimates

| Development Type | Cost per Square Foot |
|---|----------------------|
| Single-Family Residential – 17 Attached Condos | \$114 |
| Multi-family- Residential – 4 Unit Apartment | \$116 |
| Multi-family- Stacked Flats with Structured Parking | \$250 |

Source: RBF Consulting

4. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

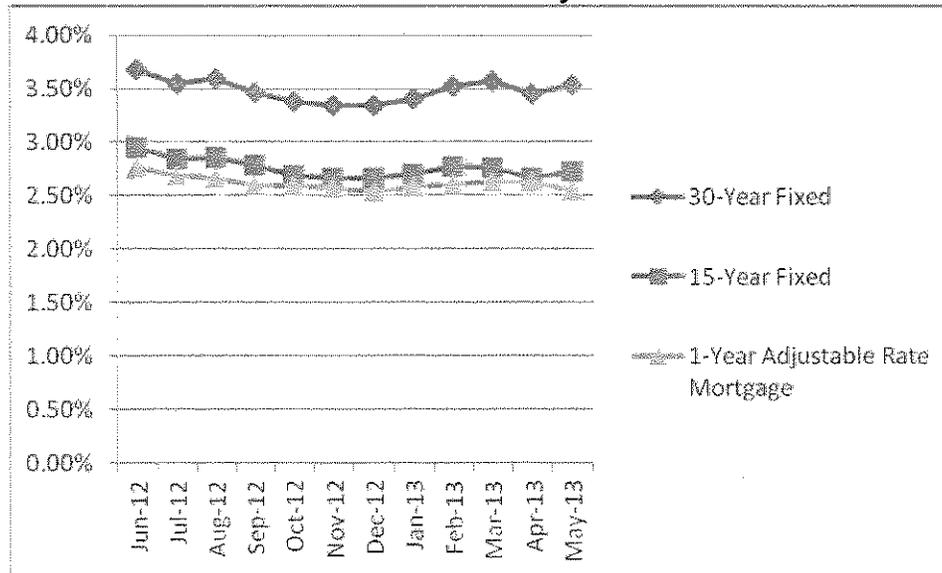
When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

Figure 3-1 shows the average interest rates between June 2012 and May 2013. The interest rates declined from September 2012 through the early months of 2013. Interest rates have fluctuated, but have remained around 3.5 percent. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

There have been recent changes in the qualifications and lending standards for home loans. Nationally there has been a large increase in the number of delinquencies and foreclosures in the residential market; as a result, lenders have more stringent qualifications for home loans and lower-income households may find it more difficult to qualify.



Figure 3-1
Mortgage Rates
June 2012 – May 2013



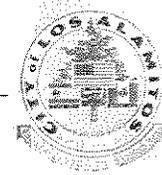
Source: Freddie Mac Primary Mortgage Market Survey

5. Energy Conservation

Southern California Edison, which provides electricity service in Los Alamitos, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the California Energy Star New Homes program, builders can receive up to \$700 per single family unit or \$275 per multi-family unit for constructing homes that are 15-20 percent more energy efficient than the Title 24 requirements.

Builders also have the option of installing efficient appliances, insulation and/or tight ducts to receive similar monetary incentives. Owners of existing homes can receive monetary incentives for purchasing Energy Star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.

The Southern California Gas Company, which also provides service to Los Alamitos, offers various rebates and savings programs that promote reduced energy consumption and sustainable design. Rebates include energy efficient



appliances upgrade for both single-family and multi-family units. For new construction, the Southern California Gas Company offers the Advanced Home Program, which provides incentives for building homes that exceed the California Building Energy Efficient Standards (Title 24) by at least 15 percent.

One of the more recent strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for LEED Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes includes standards for new single-family and multi-family home construction. The LEED certification standards are one piece of a coordinated green building program.

A green building program considers a broad range of issues including community site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and mitigate the effects on the environment.

The following presents a variety of ways in which Los Alamitos can promote energy conservation:

- Provide information regarding rebate programs and energy audits available through Southern California Edison;
- Refer residents and businesses to green building certification programs such as LEED for Homes;
- Develop incentives, such as expedited plan check, for developments that are utilizing green building;
- Promote funding opportunities for green buildings, including available rebates and funding through the California Energy Commission; and
- Provide resource materials regarding green building and energy conservation.



CHAPTER 4

HOUSING POLICY PROGRAM

A. Introduction

This chapter describes the City's Housing Policy Program for the 2014–2021 RHNA Planning Period. The Policy Program details the specific policy actions the City will undertake to address present and future housing needs, meet the requirements of State law and consider the input of residents and stakeholders. The Policy Program serves as a guide for policy makers and city staff and will assist in the decision-making process for housing and housing-related activities during the 2014–2021 planning period.

In developing the Policy Program, the City assessed its housing needs, evaluated the performance of existing programs and received input from the community. The strategies or policy actions detailed in this program are accompanied by:

- an identification of the City department or agency responsible for implementation;
- anticipated targeted financing or funding source;
- quantified objectives (where applicable); and,
- anticipated timeframe for implementation.

The Housing Policy Program is organized into five Housing Strategy Areas:

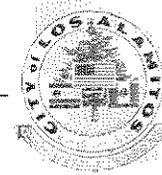
- Maintenance and Rehabilitation of Housing Stock
- Preserving Housing Costs Affordability
- Equal Housing Opportunity
- Adequate Housing Supply
- Coordinated Housing Efforts

B. City of Los Alamitos Housing Policy Program

Housing Strategy Area 1: Maintenance and Rehabilitation of Housing Stock

The City of Los Alamitos is generally a "built-out" community comprised of long established neighborhoods. The City has not experienced significant construction of new housing units in recent years. Approximately 40 percent of the City's housing stock is between 30 and 50 years old and an additional 50 percent is

4 Housing Element
Housing Policy Program



over 50 years old. Much of the housing stock has been deemed to be in decent, suitable condition. However, due to the relative age of housing units there is an anticipated need for on-going maintenance and rehabilitation. Maintenance and rehabilitation activities help ensure the quality of the City's existing housing stock and neighborhoods is preserved.

Policy Action 1.1: Proactive Code Enforcement

The City currently has an active code enforcement program and coordinates its efforts with County of Orange Housing Rehabilitation Programs. The City shall continue to perform proactive and complaint-based code enforcement activities. When the activities involve housing construction deficiencies, the City shall inform the property owner of County of Orange programs and other rehabilitation programs that may be available. The City shall also provide informational materials on the County programs at City Hall and on the City's website.

Objective: Continued Proactive Code Enforcement Activities
Responsible Party: Neighborhood Preservation
Funding Source: General Fund
Timeframe: Ongoing, update website and distribution materials by December 31, 2014

Policy Action 1.2: Single-Family Rehabilitation Loan Program

Lower-income Los Alamitos residents are eligible for the County of Orange Single-Family Rehabilitation Loan Program. This program assists homeowners with costs of home improvements when they are unable to obtain adequate financial assistance through commercial lenders. Priority is given to making health and safety improvements, energy and resource conservation improvements and exterior improvements.

The City shall continue to encourage residents to apply for the Single-Family Rehabilitation Loan Program by providing and disseminating information on the City's website and at City Hall. The Neighborhood Preservation Division will continue to provide information on the program and encourage residents to apply for the Loan Program when addressing code violations.

Objective: 3 units
Responsible Party: County of Orange/Community Development
Funding Source: County of Orange
Timeframe: Ongoing, update informational materials and website by December 31, 2014



Policy Action 1.3: Mobile Home Exterior Grant Program

Los Alamitos residents are eligible for the County of Orange Mobile Home Exterior Grant Program. Through this program, residents earning less than 80 percent of the area median income are eligible for up to \$10,000 for use on exterior improvements to their mobile homes. Recipients of the funds must own and live in their mobile home.

The mobile home park within Los Alamitos is maintained well and has not suffered from any issues related to deterioration or rehabilitation. The City shall continue to encourage residents to apply for the Mobile Home Exterior Grant Program if and when a need for rehabilitation assistance arises. The City's Neighborhood Preservation Division will inform residents of the program when addressing code violations. Information will also be made available at City Hall, on the City's website and provided directly to the homeowners' association.

Objective: Encourage use of Mobile Home Exterior Grant Program
Responsible Party: County of Orange/Community Development
Funding Source: County of Orange
Timeframe: Ongoing, update website and distribution materials by December 31, 2014

Policy Action 1.4: Community-Based Neighborhood Enhancement

The City will continue to encourage the involvement of residents in the conservation, preservation and enhancement of quality of life in neighborhoods. Efforts will focus on community participation related to planning activities, strategies and programs that directly address quality of life in Los Alamitos. The City will continue focused outreach efforts, through a variety of marketing techniques the City's newsletter and website to directly engage residents in improving local neighborhoods. The City will also continue the City Pride Awards program to publicly recognize well-kept homes and encourage pride of ownership.

Objective: Resident involvement in neighborhood enhancement
Responsible Party: Community Development
Funding Source: General Fund
Timeframe: Ongoing, regularly update outreach materials and website information



Policy Action 1.5: Rehabilitation of Multifamily Dwellings

The City will provide for regulatory incentives and in-kind technical assistance to nonprofit organizations, affordable housing developers and property owners for the acquisition and rehabilitation of multifamily properties. Through a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other concessions, the City will encourage acquisition and rehabilitation of multifamily units.

Objective: Encourage and facilitate rehabilitation of multi-family dwellings
 Responsible Party: Community Development
 Funding Source: General Fund
 Timeframe: Conduct fee study and at City Council discretion adopt incentives by December 31, 2015

Housing Strategy Area 2: Preserve Housing Costs Affordability

The availability of suitable housing at an affordable cost directly positively influences the ability for Los Alamitos' residents to remain in the City and maintain and/or enhance their quality of life. Preserving existing affordable housing units is especially critical to special needs persons in the community. Preserving affordable housing units and increasing assistance are ways in which the City can ensure current and future residents have the opportunity to obtain affordable housing.

Policy Action 2.1: Preservation of Units At-Risk of Converting to Market Rate

Continue to monitor units at-risk of conversion. The City does not have any units at-risk during the planning period or within ten years of the start date, however, it will continue to monitor affordable units and proactively assist property owners to continue income-restrictions.

Objective: Continue to monitor "at-risk" units
 Responsible Party: Community Development
 Funding Source: General Fund
 Timeframe: Ongoing, re-evaluate in 2021 during the next housing element planning period

Policy Action 2.2: Section 8 Housing Choice Rental Assistance Program

The Orange County Housing Authority continues to provide rental assistance to qualified households in Los Alamitos through the Section 8 Housing Choice



Voucher Program. The City shall continue to work with the Housing Authority to promote the Section 8 program and increase the number of households served as additional vouchers become available.

Objective: 14 Section 8 Housing Choice Vouchers
Responsible Party: Orange County Housing Authority
Funding Source: HUD
Timeframe: 2014–2021 upon issue of each Notice of Available Funds

Policy Action 2.3: Energy Conservation

Monthly utility costs can affect a household's ability to afford suitable housing. Reducing energy consumption and residents' utility costs can assist households in reducing monthly housing expenses. The City will encourage residents to participate in energy conservation incentive programs through the utility companies (Southern California Gas and Southern California Edison). To further promote efficient use of energy resources, the City shall investigate the feasibility and effectiveness of offering additional incentives or developing other strategies.

Objective: Encourage participation in energy conservation incentive programs
Responsible Party: Community Development
Funding Source: General Fund
Timeframe: Investigate feasibility of offering additional incentives by June 2014;
Develop and implement incentive program, if appropriate, by December 2014; periodically update information on the City website with links to SCE programs



Housing Strategy Area 3: Equal Housing Opportunity

The City promotes the practice of equal housing opportunities for all persons. Housing should be available for all persons regardless of income, family status, age, race, sex, national origin or color. The City encourages the provision of housing to meet needs of those with special needs, including but not limited to, elderly households, persons with disabilities, including those with developmental disabilities, the homeless and all other segments of the community.

Policy Action 3.1 Housing for Persons with Disabilities

The City understands that persons with disabilities, physical and/or developmental, often require housing units not readily available in the private market and that affordability is a concern. The City shall encourage and facilitate development of housing for persons with disabilities. The City will assist developers in identifying outside funding sources and support efforts to pursue those opportunities—either as group homes or in single family homes, when appropriate and feasible. The City may also offer incentives such as density bonuses, regulatory concessions and expedited processing on a case by case basis. The City will develop and disseminate informational materials to developers regarding the incentive program and identified funding sources.

Objective: Housing for Persons with Disabilities
 Responsible Party: Community Development
 Funding Source: General Fund
 Timeframe: Develop and adopt an incentive program by December 31, 2015; update informational materials and City website as needed

Policy Action 3.2: Fair Housing Information and Referrals

The City shall continue to contract with and provide referrals to the Fair Housing Council of Orange County for fair housing services including counseling services for tenant-landlord disputes and cases of alleged discrimination.

The City shall continue to publicize fair housing and complaint referral information in the City newsletter, "City Insights" and in the Parks and Recreation Schedule of Classes. The City will also provide information at City Hall and on the City's website.

Objective: Fair Housing Information and Referrals
 Responsible Party: Fair Housing Council of Orange County
 Funding Source: General Fund



Timeframe: Ongoing, 2014–2021

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.

Policy Action 4.1: Incentives for Development of Housing Affordable to Extremely-Low, Very-Low, Low and Moderate Income Households

The City recognizes the need for housing affordable to all income segments of the population, especially lower and moderate income households. The City shall encourage the development of housing affordable to extremely-low, very-low, low and moderate income households by promoting second dwelling units, a variety of regulatory procedures, and the use of incentives such as density bonus provisions, expedited processing and fee waivers/deferrals.

Objective: Encourage development of lower and moderate income housing units.
Responsible Party: Community Development
Funding Source: General Fund
Timeframe: Develop and adopt an incentive program by December 31, 2015; update informational materials and City website as needed

Policy Action 4.2: Encourage and Facilitate Lot Consolidation

The City will encourage and facilitate the consolidation of vacant and underutilized lots for residential development through a variety of incentives, including but not limited to; financial incentives such as land write-downs, assistance with on- or off-site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers and other interested parties through the City's website and print material at City Hall.

Objective: Encourage and facilitate lot consolidation
Responsible Party: Community Development
Funding Source: General Fund
Timeframe: Develop and adopt an incentive program by December 31, 2015; update informational materials and City website as needed



Policy Action 4.3: Monitor Multifamily Development Fees

Development fees, including impact and permit fees, may impact the feasibility of residential development, especially the development of multifamily units. The City shall annually monitor the impact of fees for multifamily development. If fees are determined to be a constraint to multifamily development, the City shall establish programs or strategies to address constraint such as fee deferral or waivers at City Council's direction.

Objective: Monitor multifamily development fees and establish strategies as appropriate
 Responsible Party: Community Development
 Funding Source: General Fund
 Timeframe: 2014–2021, Annually monitor fees and implement strategies as appropriate

Housing Strategy Area 5: Coordinated Housing Efforts

The City of Los Alamitos has very limited local resources to provide for housing and housing-related activities. Therefore, to maximize use of limited local resources, the City strives to build partnerships and coordinate housing efforts with outside agencies and organizations.

Policy Action 5.1: Housing Programs Information Dissemination

To promote the use of the City and County's housing programs and housing resources, the City shall develop, print, and publish electronic informational materials for distribution to residents and property owners. These materials will be placed on the City's website, at City Hall, in the City's newsletter and in other locations frequented by community members. The City shall also distribute program information, as appropriate, in conjunction with the City's code enforcement activities.

Objective: Dissemination of Housing Programs Information
 Responsible Party: Community Development
 Funding Source: General Fund
 Timeframe: Develop and distribute informational materials by March 31, 2014



Policy Action 5.2: Pursue External Funding for Housing Rehabilitation, Preservation and Production

To assist in the production, rehabilitation and preservation of housing for its residents, the City shall investigate and pursue, as appropriate, external funding sources including CDBG and HOME funds, State HCD grants and other existing and future Federal and State funding opportunities.

The City is a participating city in the County of Orange's Urban County Program and may receive federal funds through the County's annual competitive proposal/application process. To ensure the City is able to receive funds through the County, the City shall continue to meet with County staff and develop a proposal/application according to the County's requirements. If funds are secured, the City shall develop implementation and monitoring programs consistent with the fund requirements.

Objective: Obtain external funds for housing
Responsible Party: Community Development
Funding Source: Various Federal, State and local sources
Timeframe: 2014–2021 upon issue of each Notice of Available Funds

Policy Action 5.3: Housing Related to Employment Centers

To increase the opportunities for affordable housing for persons employed by major businesses in Los Alamitos, the City shall encourage the development of housing in conjunction with new development or expansion of existing employment centers. The City shall encourage the City's existing large employers to develop housing for their employees, thereby reducing vehicle miles traveled. The City shall consider density bonuses, reduced parking standards or other regulatory concessions to further encourage and facilitate employee housing to be approved by City Council on a case by case basis. The City shall outreach to existing large employers through individual and/or group meetings. Incentive will be approved by City Council on a case by case basis.

Objective: Housing for Workers Employed in Los Alamitos
Responsible Party: Community Development
Funding Source: General Fund
Timeframe: 2014–2021, Ongoing



Policy Action 5.4: Partnerships and Coordination with Developers and Outside Agencies

To maximize the efficiency and effectiveness of existing and estimated future local resources, the City seeks partnerships with developers and applicable outside agencies in the development of affordable housing. The City shall evaluate the effectiveness of its current partnerships with developers and outside agencies. Based on its findings, the City will seek ways to expand and foster partnerships and increase cooperation within these partnerships to provide additional housing opportunities for lower income households

The City will formulate an outreach strategy to provide information to residential developers on a variety of City-initiated incentives, such as development standards and density bonuses, reduced parking requirements and other programs related to residential projects.

The City will also seek partnerships with outside agencies such as the County of Orange to obtain financing as appropriate.

Objective: Increase Partnerships and Coordination with Developers and Outside Agencies
 Responsible Party: Community Development
 Funding Source: General Fund
 Timeframe: Develop outreach strategy by June 30, 2014

Policy 5.5: Promote Community Participation

The City understands collaborating with residents and stakeholders is critical in formulating effective housing policies and programs. The City shall continue to encourage community participation by informing residents and stakeholders of public workshops and hearings related to housing through notices posted at City Hall, local community centers and the City's website; and mailers to relevant community stakeholders.

Objective: Promote Community Participation
 Responsible Party: Community Development
 Funding Source: General Fund
 Timeframe: Ongoing



Policy 5.6: Change Los Alamitos Municipal Code concerning Affordable Housing

Within one year the City will make changes to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing.

| | |
|--------------------|---|
| Objective: | Promote Affordable Housing |
| Responsible Party: | Community Development |
| Funding Source: | General Fund |
| Timeframe: | Within one year of Housing Element adoption |



C. Quantified Objectives

Table 4-1 summarizes the quantified objectives by income category for the 2014–2021 planning period.

Table 4-1
Quantified Objectives
2014–2021

| Program/Income Level | Quantified Objective (dwelling units or households) |
|---|--|
| New Construction | |
| <i>Extremely-low Income (subset of Very Low Income Objective)</i> | 7 |
| Very-Low Income | 7 |
| Low Income | 10 |
| Moderate Income | 11 |
| Above-Moderate Income | 26 |
| Total | 61 |
| Rehabilitation (Actions 1.2, 1.3, and 5.2) | |
| Extremely-low Income | 3 |
| Very-low Income | 2 |
| Low Income | -- |
| Moderate Income | -- |
| Above-moderate Income | -- |
| Total | 5 |
| Preservation/Conservation | N/A |
| Extremely-low Income | -- |
| Very-low Income | -- |
| Low Income | -- |
| Moderate Income | -- |
| Above-moderate Income | -- |
| Total | N/A |
| Assistance | |
| Action 2.2: Section 8 Housing Choice Rental Assistance Program | 14 vouchers |
| Total | 14 |



APPENDIX A

COMMUNITY OUTREACH

A. Community Outreach Activities

The Housing Element was developed through combined efforts of City staff, the City's Planning Commission, City Council and Los Alamitos residents and stakeholders. Community input was sought and received through public workshops, hearings, a community survey, and direct communication with stakeholder groups. The input received was considered in the development of goals and policy actions provided in Chapter 4: Housing Policy Program. The comments received were provided as part of the draft Housing Element to the Planning Commission and City Council. These bodies will consider the public input prior to the adoption of the final Housing Element.

B. Public Workshop

On May 1, 2013, the City held a public workshop at the Los Alamitos City Hall Council Chambers. The workshop was advertised and open to the general public; and stakeholder groups such as affordable housing developers, community groups and housing advocacy groups were invited to participate (see list of invitees below).

Feedback from the public workshop indicated a need for group homes, especially for the developmentally disabled. Some individuals who had children with developmental disabilities expressed a desire to turn their homes into businesses to help others. Policy Action 3.1 was modified to emphasize the City's support of housing for developmentally disabled residents.

Stakeholders invited to public workshop:

- St. Isidore Historical Plaza
- Los Alamitos Unified School District
- Los Alamitos Chamber of Commerce
- Precious Life Shelter, Inc.
- Casa Youth Shelter
- Grateful Hearts Storehouse
- OC Community Housing Corp.
- Dayle Macintosh Center for the Disabled



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- Orange County Council on Aging
- Orange County Community Resources
- Mercy Charity Housing
- Los Alamitos Medical Center
- Orange County Rescue Mission
- Building Industry Association
- Center for Public Law
- Fair Housing Council of Orange County
- Jamboree Housing Corporation
- Adult Mental Health Services
- A Community of Friends
- Habitat For Humanity, Santa Ana
- Orange County Business Council
- Kennedy Commission
- Southern California Association of Governments
- Orange County Community Housing Corporation
- Christmas in April
- Neighborhood Housing Services of Orange County
- Mercy Housing
- Orange County Council of Governments
- Mary Erickson Community Housing
- Orange County Housing Providers
- Irvine Housing Opportunities
- Heritage Community Housing, Inc.
- OCCORD
- Affordable Housing Advocates
- California Department of Housing Community Development
- County of Orange, Planning and Development Services Department
- OC Health Care Agency
- AMCAL Multi-Family Housing
- LINC Housing Corporation
- Esperanza Community Housing Corporation
- WNC and Associates, Inc.
- Orange County Housing Trust
- Bridges America Foundation
- Civic Center Barrio Housing Corp
- Community Partnership Development
- Doty Burton Associates
- H.O.M.E.S Inc.
- Hart Community Homes



- Housing Corporation of America
- Nexus for Affordable Housing
- Fullerton City Lights
- Salvation Army Hospitality House
- Senior Citizen Commission
- Long Beach Affordable Housing Coalition Inc.
- Shelter for the Homeless
- Orangewood Children's Home
- Pacific West Associates of Realtors
- Neighborhood Housing Services
- Families Forward
- The Sheepfold

C. Public Workshop Comments

The following notes were taken during the participant discussion at the public workshop held on May 1, 2013. Workshop participants included Los Alamitos residents.

- Attendees commented that Group Homes should be easily permitted in the Single Family Residential (R-1) Zone, which they are not-- so that single family homes can be used for this type of housing.
- Attendees commented that there appears to be a need in Los Alamitos for housing for those with developmental disabilities.
- There needs to be more affordable housing in Los Alamitos
- The variety of housing in Los Alamitos needs to be availability to more economic levels of our society.

D. Housing Element Survey

Based upon the level of citizen participation in the May 1, 2013 public workshop, the City of Los Alamitos determined additional outreach to the community was warranted. Subsequent to the public workshop, the City distributed a survey to the community to gain additional input on housing and housing-related topics. The survey asked community members to identify current and future housing challenges, opportunities and resources. The survey was provided in paper format at the Senior Center and through the Meals on Wheels program during May 2013. This survey was also placed on the City's website advertised via the New Enterprise newspaper on April 17, 2013.



The survey remained on the Website for three months with three parties responding to the survey. The results conveyed concern about ongoing maintenance in multifamily neighborhoods and support for more senior housing.

E. Other Community Outreach Activities

The Draft Housing Element was made available on the City's website for public review and comment at the same time as the initial submittal to HCD for compliance review. Subsequent drafts were placed on the City's website. Additionally, the City notified stakeholder groups and other interested parties of the availability of the draft.



APPENDIX B

RESIDENTIAL LAND RESOURCES

A. Adequate Sites Analysis

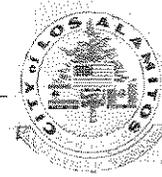
State law requires each jurisdiction in California to demonstrate the availability of adequate sites through appropriate zoning and development standards and the availability of public services and facilities. These available sites must provide the necessary policy and regulatory guidance to accommodate a variety of housing types at a variety income levels. The City of Los Alamitos must demonstrate through policies and regulations that the estimated capacity of adequate sites will be able to accommodate the projected housing need for the 2013-2021 Planning Period.

The Southern California Association of Governments (SCAG) is the regional agency responsible for allocating projected new housing demand to individual jurisdictions within the region. The Regional Housing Needs Assessment (RHNA) process identifies each jurisdiction's "fair share" allocation for new construction need. The "fair share" allocations consider factors such as market demand for housing, employment trends, availability of adequate sites, public facilities, transportation infrastructure and type and tenure of existing housing units. The "fair share" allocation is further adjusted to minimize over-concentration of lower-income households in any one jurisdiction.

The RHNA allocations are divided into four state-defined income categories;

- Very-low income: 31 to 50 percent of the County median income;
- Low income: 51 to 80 percent of the County median income;
- Moderate income: 81 to 120 percent of the County median income; and
- Above-moderate income: more than 120 percent of the County median income.

Recent state legislation also requires jurisdictions to analyze and plan for the growth needs for extremely-low income households, earning 30 percent or less of the County median income. State law allows local jurisdictions to estimate extremely-low income need as 50 percent of the very-low income allocation.



The RHNA for the Planning Period of October 15, 2013 through October 15, 2021 identifies the City of Los Alamitos' share of the region's housing need as 61 new housing units.

1. Capacity to Meet Regional "Fair Share" Goals

The City's RHNA allocation of 61 units is shown below in Table B-1, and is further broken down into income categories. The City must demonstrate it has or will make available adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the remaining RHNA needs.

Table B-1
2014–2021 RHNA Allocation

| | Very-low Income ¹ | Low Income | Moderate Income | Above-Moderate Income | Total |
|-------------------|---------------------------------|---------------|--------------------|--------------------------|-------|
| 2014-2021 RHNA | 14 | 10 | 11 | 26 | 61 |

Notes:

¹ Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very low income, or 7 units.

Source: SCAG.

The City currently has vacant land and underutilized sites available to accommodate future residential development. However, supplemental zoning and development standards to encourage and facilitate housing for lower income households must be enacted to satisfy the requirements of state law.

The City currently permits multifamily and single family residential development within the R-3 zone with a maximum density of 30 du/ac. AB 2348 establishes "default" density standards. If a local government adopts density standards consistent with the "default" density standard (20 to 30 du/ac for Los Alamitos), the sites with those density standards are accepted as appropriate for accommodating the jurisdiction's share of regional housing need for lower income households. The capacity analysis of vacant and underutilized is based on a minimum density of 20 du/ac.

Additionally, many of the available sites are less than ¼ acre in size. For a site to be able accommodate housing affordable to lower income households pursuant to AB 2348, the site must accommodate a minimum of 16 units per site. Policy action 4.2 of the Housing Policy Program (Chapter 4) encourages and facilitates residential lot consolidation through a variety of incentives.



The City identifies underutilized sites in Table B-4 currently zoned R-3 and of sufficient size to accommodate the lower-income need.

a. Vacant Land

Los Alamitos is essentially a built-out city. There are minimal areas of vacant land available for residential development. Table B-2 summarizes the three vacant parcels in the City currently zoned for residential use and their potential capacity. These parcels are in already established neighborhoods that present no know environmental or infrastructure constraints. The location of these parcels is shown in Exhibit B-1. A total of 10 units could be developed on these sites at a minimum density of 20 du/ac. These three vacant parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households.

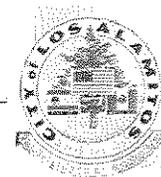
Table B-2
Vacant Land Permitting Residential Development

| APN | Address | GP/Zoning Designations | Permitted Density | Acres | Projected Units ¹ |
|--------------|------------------|---|---|-------------|------------------------------|
| 242-192-01 | 10700 Walnut St. | Multiple Family Residential/R-3 | 1,750 gross sq. ft./ unit (30 du/ac max.) | 0.22 | 4 |
| 242-202-06 | 10912 Walnut St. | Multiple Family Residential/R-3 | 1,750 gross sq. ft./ unit (30 du/ac max.) | 0.17 | 3 |
| 242-183-03 | 10700 Reagan St. | Limited Multiple Family Residential/R-3 | 1,750 gross sq. ft./ unit (30 du/ac max.) | 0.16 | 3 |
| Total | | | | 0.33 | 10 |

Notes:

¹ Projected units are based on a density of 20 du/ac.

Source: City of Los Alamitos, Community Development Department.



b. Underutilized Land

In addition to the vacant parcels described above, there are a number of underutilized parcels within the "Apartment Row" and "Old Town West" neighborhoods zoned R-3. These parcels are currently developed with single-family dwellings. However, the existing parcels provide opportunities for additional units.

The scarcity of vacant land, current market conditions and development trends continue to provide conditions favoring redevelopment and reuse of underutilized land at higher densities in these neighborhoods. Los Alamitos is essentially a built-out city within a region that is largely built-out. There are limited areas for growth within the City, increasing the demand for more intensive infill development.

Median sales prices continue to decline and the average days-on-market remains high for single family homes (75 days for the third quarter of 2012¹). These conditions are attractive to investors likely to purchase homes and redevelop the land with for-sale or rental multifamily buildings. Long-time homeowners may also see opportunities to increase the value of their property through developing additional units.

This analysis looks at the redevelopment capacity of sites with existing single family units to provide a conservative estimate of the realistic capacity for additional units. It is also feasible that existing small multifamily buildings may be redeveloped at higher densities during the planning period.

i. Apartment Row

The "Apartment Row" neighborhood is generally bounded by commercial uses fronting on Katella Avenue to the north, commercial uses fronting on Los Alamitos Boulevard to the west, Farquhar Avenue and the Joint Forces Training Center to the south and Lexington Drive to the east. The area contains mostly small multifamily dwellings and duplexes, with some scattered single family homes. The area is currently zoned R-3 and the General Plan designation is Multiple Family Residential.

¹ *Sales trends for Cypress, Stanton, La Palma, Los Alamitos and Buena Park*, ZipRealty.com, accessed on August 2012



Since the 1960's, Apartment Row has experienced an increase in the number of multifamily units. Redevelopment at higher densities continues while the number of single family homes declines. The remaining single family homes in this area were constructed in the 1960's and earlier. These parcels are in already established neighborhoods that present no know environmental or infrastructure constraints.

Based on the development trends in this neighborhood, the remaining single family residential parcels have a greater likelihood of transitioning to multifamily residential units. Underutilized parcels (parcels currently developed with single family units) with realistic capacity for additional residential units in the Apartment Row neighborhood are detailed in Table B-3. The locations are shown in Exhibit B-1. These parcels have a total projected capacity of 113 units with a minimum permitted density of 20 du/ac. These parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households. Being a fully developed City, Los Alamitos has little land that can actually be developed upon. The City has three multi-family zones that have not reached their housing infill potential and we have therefore made note of the underutilized areas from those zones in this calculation. The City's emphasis for meeting the RHNA is on land of suitable size that someone may likely intensify it. The parcels shown below are all currently built as single family units, which is less dwelling units per acre than what is allowed in this area. These homes are a mix of owner and rental occupied structures, but since this is an apartment area in a multi-family zone the potential is that all of any future units built on these parcels could be rental apartments.

Table B-3
Underutilized Land- Apartment Row Neighborhood

| APN | Address | Year Built | Existing Units | Acres | Net Capacity ¹ | Existing Use/Zone/Notes |
|----------|-------------------|------------|----------------|-------|---------------------------|-------------------------|
| 22213243 | 4281 FARQUHAR AVE | 1960 | 1 | 0.218 | 3 | SFR/R-3 |
| 22213209 | 4312 HOWARD AVE | 1955 | 1 | 0.218 | 3 | SFR/R-3 |
| 22213207 | 4292 HOWARD AVE | 1960 | 1 | 0.218 | 3 | SFR/R-3 |
| 22213131 | 4301 HOWARD AVE | 1957 | 1 | 0.215 | 3 | SFR/R-3 |
| 22213129 | 4321 HOWARD | 1926 | 1 | 0.218 | 3 | SFR/R-3 |



**Table B-3
Underutilized Land- Apartment Row Neighborhood**

| APN | Address | Year Built | Existing Units | Acres | Net Capacity ¹ | Existing Use/Zone/Notes |
|----------|-------------------|------------|----------------|-------|---------------------------|--|
| | AVE | | | | | |
| 22213106 | 4292 GREEN AVE | 1948 | 1 | 0.218 | 3 | SFR/R-3 |
| 22213104 | 4272 GREEN AVE | 1957 | 1 | 0.218 | 3 | SFR/R-3 |
| 22213101 | 11102 NOEL ST | 1952 | 1 | 0.218 | 3 | SFR/R-3 |
| 22212152 | 4241 GREEN AVE | 1960 | 1 | 0.234 | 3 | SFR/R-3 |
| 22211130 | 4131 GREEN AVE | 1926 | 1 | 0.212 | 3 | SFR/R-3 |
| 22211126 | 4181 GREEN AVE | 1947 | 1 | 0.212 | 3 | SFR/R-3 |
| 22209112 | 3571 GREEN AVE | 1976 | 1 | 0.190 | 2 | SFR/R-3 |
| 22206233 | 3701 FARQUHAR AVE | 1957 | 1 | 0.207 | 3 | SFR/R-3 Opportunity for lot consolidation |
| 22206232 | 3711 FARQUHAR AVE | 1925 | 1 | 0.207 | 3 | |
| 22206228 | 3751 FARQUHAR AVE | 1953 | 1 | 0.201 | 3 | SFR/R-3 |
| 22206144 | 3780 GREEN AVE 5 | 0 | 1 | 0.227 | 3 | SFR/R-3 |
| 22206131 | 3691 HOWARD AVE | 1926 | 1 | 0.260 | 4 | SFR/R-3 |
| 22206115 | 3822 GREEN AVE | 1950 | 1 | 0.218 | 3 | SFR/R-3 |
| 22206101 | 3652 GREEN AVE | 1947 | 1 | 0.289 | 4 | SFR/R-3 |
| 22205244 | 4061 FARQUHAR AVE | 1960 | 1 | 0.177 | 2 | SFR/R-3 |
| 22205241 | 4091 FARQUHAR AVE | 1962 | 1 | 0.218 | 3 | SFR/R-3 |
| 22205236 | 4141 FARQUHAR AVE | 1960 | 1 | 0.180 | 2 | SFR/R-3 |
| 22205226 | 4231 FARQUHAR | 1960 | 1 | 0.244 | 3 | SFR/R-3 |



Table B-3
Underutilized Land- Apartment Row Neighborhood

| APN | Address | Year Built | Existing Units | Acres | Net Capacity ¹ | Existing Use/Zone/Notes |
|----------|-------------------|------------|----------------|-------|---------------------------|--|
| | AVE | | | | | |
| 22205210 | 4102 HOWARD AVE | 1956 | 1 | 0.218 | 3 | SFR/R-3 Opportunity for lot consolidation |
| 22205209 | 4094 HOWARD AVE | 1949 | 1 | 0.218 | 3 | |
| 22205207 | 4072 HOWARD AVE | 1925 | 1 | 0.165 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 22205206 | 4062 HOWARD AVE | 1960 | 1 | 0.218 | 3 | |
| 22205204 | 4046 HOWARD AVE | 1960 | 1 | 0.218 | 3 | SFR/R-3 Opportunity for lot consolidation |
| 22205136 | 4041 HOWARD AVE | 1953 | 1 | 0.218 | 3 | |
| 22205133 | 4071 HOWARD AVE | 1952 | 1 | 0.218 | 3 | |
| 22205123 | 4191 HOWARD AVE | 1953 | 1 | 0.218 | 3 | SFR/R-3 Opportunity for lot consolidation |
| 22205122 | 4201 HOWARD AVE | 1953 | 1 | 0.218 | 3 | |
| 22205119 | 11141 NOEL ST | 1957 | 1 | 0.245 | 3 | SFR/R-3 |
| 22205108 | 4132 GREEN AVE | 1926 | 1 | 0.218 | 3 | SFR/R-3 |
| 22205105 | 4092 GREEN AVE | 1961 | 1 | 0.218 | 3 | SFR/R-3 |
| 22204318 | 3951 FARQUHAR AVE | 1926 | 1 | 0.205 | 3 | SFR/R-3 Opportunity for lot consolidation |
| 22204317 | 3941 FARQUHAR AVE | 1948 | 1 | 0.207 | 3 | |
| 22204312 | 3901 FARQUHAR AVE | 1959 | 1 | 0.207 | 3 | SFR/R-3 |
| 22204301 | 3972 HOWARD AVE | 1952 | 1 | 0.114 | 1 | SFR/R-3 |



Table B-3
Underutilized Land- Apartment Row Neighborhood

| APN | Address | Year Built | Existing Units | Acres | Net Capacity ¹ | Existing Use/Zone/Notes |
|--------------|---------|------------|----------------|-------|---------------------------|-------------------------|
| Total | | | | 8.341 | 113 | |

Notes:

¹Net Capacity was determined by multiplying the minimum permitted density of 20 du/ac by the parcel size, then subtracting the number of existing units.

Source: City of Los Alamitos, Community Development.

ii. Old Town West

The “Old Town West” neighborhood is generally bounded by Sausalito Avenue to the north, Oak Street to the east, commercial uses fronting on Katella Avenue to the south and commercial uses fronting on Los Alamitos Boulevard to the west. The area is currently zoned R-3 and the General Plan designation is Multiple Family Residential. The area contains a mixture of multiple family and single family residential homes.

The area has been transitioning from single family residential to multiple family residential. The parcels below are in already established neighborhoods that present no know environmental or infrastructure constraints. The majority of the single family units in this area were built in the 1950’s or earlier. The area began redeveloping with multifamily homes in the 1970’s and 1980’s. Single family residential units continue to be replaced with condominiums and apartments, with construction as recent as 2012.

Based on the development trends in this neighborhood, the remaining single family residential parcels are likely to redevelop with multifamily residential units. Underutilized parcels (parcels currently developed with single family homes) with realistic capacity for additional residential units in the Old Town West neighborhood are detailed in Table B-4. The locations are shown in Exhibit B-1. These parcels have a total projected net capacity of 121 units with a minimum permitted density of 20 du/ac. There are opportunities to provide at least 16 units per site in two areas with contiguous parcels through lot consolidation. These areas, with a net capacity of 16 units each, are noted in bold in Table B-4. Zoning for these parcels provides sufficient capacity to accommodate lower income housing. The sites with a capacity of less than 16 units per site are assumed to be able to accommodate units affordable to moderate and above-moderate income households.



Table B-4
Underutilized Land- Old Town West Neighborhood

| APN | Address | Year Built | Existing Units | Acres | Net Capacity ¹ | Existing Use/Zone/Notes |
|----------|-------------------|------------|----------------|-------|---------------------------|--|
| 24219101 | 10742 OAK ST | 1953 | 1 | 0.235 | 3 | SFR/R-3 Opportunity for lot consolidation |
| 24219102 | 10752 OAK ST | 1953 | 1 | 0.165 | 2 | |
| 24219103 | 10764 OAK ST | 1953 | 1 | 0.165 | 2 | |
| 24219111 | 10842 OAK ST | 1953 | 1 | 0.165 | 2 | |
| 24219112 | 10852 OAK ST | 1953 | 1 | 0.165 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 24219113 | 10851 WALNUT ST | 1953 | 1 | 0.155 | 2 | SFR/R-3 |
| 24219115 | 10831 WALNUT ST | 1953 | 1 | 0.155 | 2 | SFR/R-3 |
| 24219122 | 10761 WALNUT ST | 1953 | 1 | 0.155 | 2 | SFR/R-3 |
| 24219124 | 10741 WALNUT ST | 1953 | 1 | 0.224 | 3 | SFR/R-3 |
| 24219129 | 10814 OAK ST | 1953 | 1 | 0.180 | 2 | SFR/R-3 |
| 24219203 | 10762 WALNUT ST | 1955 | 1 | 0.172 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 24219204 | 10772 WALNUT ST | 1934 | 1 | 0.172 | 2 | |
| 24219207 | 10804 WALNUT ST | 1961 | 1 | 0.172 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 24219208 | 10812 WALNUT ST | 1953 | 1 | 0.172 | 2 | |
| 24219215 | 10791 CHESTNUT ST | 1967 | 1 | 0.172 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 24219216 | 10781 CHESTNUT ST | 1957 | 1 | 0.172 | 2 | |
| 24219220 | 10832 WALNUT ST | 1952 | 1 | 0.152 | 2 | SFR/R-3 |
| 24219306 | 10802 CHESTNUT ST | 1899 | 1 | 0.344 | 5 | SFR/R-3 Opportunity for lot consolidation |
| 24219307 | 10842 CHESTNUT ST | 1938 | 1 | 0.637 | 11 | |
| 24220113 | 10871 WALNUT ST | 1963 | 1 | 0.155 | 2 | SFR/R-3 |
| 24220202 | 10872 WALNUT ST | 1963 | 1 | 0.164 | 2 | SFR/R-3 |
| 24220207 | 10922 WALNUT ST | 1911 | 1 | 0.172 | 2 | SFR/R-3 |
| 24220215 | 10931 CHESTNUT ST | 1898 | 1 | 0.172 | 2 | SFR/R-3 |
| 24220216 | 10911 CHESTNUT ST | 1898 | 1 | 0.344 | 5 | SFR/R-3 |
| 24220217 | 10901 CHESTNUT ST | 1898 | 1 | 0.172 | 2 | SFR/R-3 |
| 24220218 | 10891 | 1956 | 1 | 0.172 | 2 | SFR/R-3 |



Housing Element
Residential Land Resources



Table B-4
Underutilized Land- Old Town West Neighborhood

| APN | Address | Year Built | Existing Units | Acres | Net Capacity ¹ | Existing Use/Zone/Notes |
|----------|-------------------|------------|----------------|-------|---------------------------|--|
| | CHESTNUT ST | | | | | |
| 24220221 | 3372 FLORISTA ST | 1912 | 1 | 0.222 | 3 | SFR/R-3 |
| 24223106 | 10672 OAK ST | 1950 | 1 | 0.202 | 3 | SFR/R-3 |
| 24223109 | 10702 OAK ST | 1950 | 1 | 0.165 | 2 | SFR/R-3 |
| 24223119 | 10651 WALNUT ST | 1950 | 1 | 0.189 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 24223120 | 10641 WALNUT ST | 1950 | 1 | 0.189 | 2 | |
| 24223204 | 10652 WALNUT ST | 1950 | 1 | 0.167 | 2 | SFR/R-3 |
| 24223205 | 10662 WALNUT ST | 1950 | 1 | 0.189 | 2 | SFR/R-3 |
| 24223207 | 10682 WALNUT ST | 1950 | 1 | 0.189 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 24223208 | 10692 WALNUT ST | 1950 | 1 | 0.189 | 2 | |
| 24223211 | 10722 WALNUT ST | 1950 | 1 | 0.181 | 2 | SFR/R-3 |
| 24223213 | 10711 CHESTNUT ST | 1950 | 1 | 0.189 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 24223214 | 10701 CHESTNUT ST | 1950 | 1 | 0.161 | 2 | |
| 24223215 | 10691 CHESTNUT ST | 1950 | 1 | 0.189 | 2 | |
| 24223217 | 10671 CHESTNUT ST | 1950 | 1 | 0.161 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 24223219 | 10651 CHESTNUT ST | 1950 | 1 | 0.161 | 2 | |
| 24223231 | 10661 CHESTNUT ST | 0 | 1 | 0.189 | 2 | |
| 24223221 | 10631 CHESTNUT ST | 1950 | 1 | 0.161 | 2 | SFR/R-3 |
| 24223305 | 10662 CHESTNUT ST | 1950 | 1 | 0.189 | 2 | SFR/R-3 Opportunity for lot consolidation |
| 24223306 | 10672 CHESTNUT ST | 1950 | 1 | 0.211 | 3 | |
| 24223310 | 10712 CHESTNUT ST | 1950 | 1 | 0.303 | 5 | |
| 24223311 | 10722 CHESTNUT ST | 1950 | 1 | 0.181 | 2 | |
| 24223327 | 10682 CHESTNUT ST | 1950 | 1 | 0.186 | 2 | |



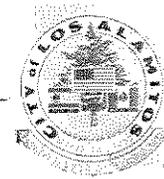
Table B-4
Underutilized Land- Old Town West Neighborhood

| APN | Address | Year Built | Existing Units | Acres | Net Capacity ¹ | Existing Use/Zone/Notes |
|----------|-------------------|------------|----------------|-------|---------------------------|-------------------------|
| 24223328 | 10702 CHESTNUT ST | 1950 | 1 | 0.186 | 2 | |
| Total | | | | 9.821 | 121 | |

Notes:

¹Net Capacity was determined by multiplying the minimum permitted density of 20 du/ac by the parcel size, then subtracting the number of existing units.

Source: City of Los Alamitos, Community Development.



c. Sites Summary

Table B-5 summarizes the City of Los Alamitos' capacity to meet the RHNA goals.

**Table B-5
Sites Summary**

| | Very-low Income¹ | Low Income | Moderate Income | Above-Moderate Income | Total Units |
|---|------------------------------------|-------------------|------------------------|------------------------------|--------------------|
| Vacant Land | 0 | | 10 | | 10 |
| Underutilized Land- "Apartment Row" | 0 | | 113 | | 113 |
| Underutilized Land- "Old Town West" | 32 | | 89 | | 121 |
| Total Vacant and Underutilized Sites | 32 | | 212 | | 244 |
| 2014-2021 RHNA | 14 | 10 | 11 | 26 | 61 |
| Total Surplus Capacity | 8 | | 175 | | 183 |

Notes:

¹ The extremely-low income need is assumed to be 50 percent of the very-low income allocation (7 units).

B. Preservation of Assisted Units At-Risk of Conversion

State law requires analysis of assisted housing units eligible to convert from income-restricted to market-rate housing during the 2014-2021 planning period and within ten years of the start of the planning period (2024). Assisted housing units are multifamily rental units that receive (or have received) government assistance under federal, state and/or local programs including tax-credits, density bonuses and federal or state loans.

The City does not have any assisted housing units that are eligible to convert from income-restricted to market-rate during the planning period or within ten years of the start of the period (by 2024).



1. Cost of Preservation versus Replacement

Although the City will not have any units at-risk of conversion during the 2014-2024 time period a general discussion of the cost of preservation and replacement of units is provided below. Typically, the cost of preserving existing units is more cost effective than replacing units through new construction. Another option is to maintain the number of affordable units in the City by rehabilitating and converting market-rate units outside of the at-risk development to affordable units. The following analysis compares the cost of preserving the assisted units versus replacement with new construction.

a. Preservation Strategies

Preserving affordability of the at-risk units may involve providing financial incentives to the project owner, purchasing the units through a nonprofit or public agency or providing local subsidies to offset the difference between the affordable rent and the market-rate rent. Specific strategies for preservation will depend on the owner's interest and available funding.

b. Local Rent Subsidy

One option for preserving the at-risk units is to provide local rent subsidy to the residents. This strategy would retain the affordability of the units by providing assistance to residents when their affordable units convert to market-rate. Subsidies can be in the form of a voucher or payment similar to the Section 8 voucher program. To determine the cost of providing rental subsidies, the Fair Market Rents for Orange County were compared to the average market rents in Los Alamitos. Table B-6 summarizes the Fair Market Rents for Orange County in 2013.

Table B-6
Fair Market Rents- Orange County
2013

| Size of Unit | Fair Market Rent |
|--------------|------------------|
| Studio | \$1,126 |
| 1 bedroom | \$1,294 |
| 2 bedrooms | \$1,621 |
| 3 bedrooms | \$2,268 |
| 4 bedrooms | \$2,525 |

Source: HUD User Data Sets, <http://www.huduser.org/datasets/fmr.html>, accessed July 3, 2013.



For example, Laurel Park Manor, an affordable senior community in the City, has 17 studio (zero bedroom) and 53 one bedroom affordable units. Table B-7 summarizes the subsidy needed to preserve the at-risk units based on the difference between the Fair Market Rents and the average market-rate rents in Los Alamitos and surrounding communities.

**Table B-7
Estimated Monthly Subsidy to Preserve At-Risk Units**

| Unit Size | Number of Units | Rents | | | Monthly Subsidy | Annual Subsidy |
|--------------|-----------------|------------------|--------------------------|------------|-----------------|------------------|
| | | Fair Market Rent | Average Market-rate Rent | Difference | | |
| Studio | 17 | \$1,126 | \$1,198 | \$72 | \$1,224 | \$14,688 |
| 1-bedroom | 53 | \$1,294 | \$1,523 | \$229 | \$11,908 | \$142,896 |
| Total | | | | | | \$157,584 |

Note: Laurel Park Manor, an affordable senior housing community, is not at-risk of conversion during the 2014-2024 analysis period; it is used as an example to demonstrate the cost of preserving affordable units in the City.

Source: HUD Data Users Fair Market Rents July 2, 2013, USC Casden Forecast 2012 Multifamily Market Report.

c. Replacement Cost

The City could also consider replacing the units at Laurel Park Manor with construction of new affordable units. Construction cost estimates include all hard and soft costs association with construction, in addition to per unit land costs. The following analysis assumes the replacement units are garden-style apartments with parking provided on-site. Square footage has been estimated on an average unit size found in Los Alamitos and surrounding communities. Land costs have been determined on a per unit basis. Tables B-8 and B-9 summarize the estimated replacement costs per unit.



Table B-8
Replacement Costs by Unit Type¹

| Unit Size | Cost per Square Foot | Average Unit Area² | Replacement Cost per Unit³ |
|------------------|-----------------------------|--------------------------------------|--|
| Studio | \$200 | 475 | \$95,000 |
| 1 bedroom | \$200 | 702 | \$140,400 |

Notes:

¹ Based on prevailing market conditions. Units are assumed to be garden apartments with on-site parking.

² Based on a survey of apartments located within 1 mile of Los Alamitos, www.move.com.

³ Includes construction costs, financing and land acquisition costs of \$25,000 per unit.

Laurel Park Manor, an affordable senior housing community, is not at-risk of conversion during the 2014-2024 analysis period; it is used as an example to demonstrate the cost of replacing affordable units in the City.

Source: City of Los Alamitos Community Development Department.

Table B-9
Replacement Costs of At-Risk Units¹

| Unit Size | Replacement Cost per Unit | Number of Units | Total Replacement Cost |
|------------------|----------------------------------|------------------------|-------------------------------|
| Studio | \$95,000 | 17 | \$1,615,000 |
| 1 bedroom | \$140,400 | 53 | \$7,441,200 |
| Total | | | \$9,056,200 |

Notes:

¹ Based on prevailing market conditions. Units are assumed to be garden apartments with on-site parking.

Laurel Park Manor, an affordable senior housing community, is not at-risk of conversion during the 2014-2024 analysis period; it is used as an example to demonstrate the cost of replacing affordable units in the City.

Source: City of Los Alamitos Community Development Department.

d. Resources for Preservation

The following section summarizes the financial resources available to Los Alamitos for acquiring, replacing or subsidizing at-risk housing units. These resources include federal and State programs.

i. Federal Programs

- Community Development Block Grants (CDBG)- CDBG funds are awarded to entitlement communities (entitlement cities and urban counties) on a formula basis for housing and housing-related activities. Los Alamitos is a participating city in the County of Orange's Urban County. Funding is awarded to the County on a formula basis and the participating cities may receive funds on a competitive basis. In Fiscal Year 2011-2012, the City received \$137,764 for public facilities and



improvements. The County of Orange funded activities by a total of \$1,917,980 in CDBG funds for the 2012 program year.

CDBG funds may be used for activities which include, but are not limited to:

- Acquisition of real property;
 - Relocation and demolition;
 - Rehabilitation of residential and non-residential structures;
 - Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
 - Public services, within certain limits;
 - Activities relating to energy conservation and renewable energy resources; and
 - Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.
- HOME Investment Partnership- HOME is a federal flexible grant program. Funds are awarded to the Urban County on a formula basis for housing activities. The County of Orange allocates funds to its participating cities, including Los Alamitos, on a compensative basis. The County funded activities by a total of \$2,841,240 in HOME funds for program year 2012.

Jurisdictions may choose among a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses.

- Section 8 Housing Choice Vouchers- The Section 8 Housing Choice Voucher program provides tenant-based rental assistance to very-low income renters. The program provides a subsidy to the owners of private, market-rate units on behalf of these residents. The subsidy is the difference between the tenant's affordable rental payment and the Fair Market Rent. The Section 8 program is administered by the Orange County Housing Authority. Approximately 14 Los Alamitos households currently receive Section 8 rental assistance.
- Section 202 and 811 Programs- Under the Section 202 program, non-profit organizations and consumer cooperatives can receive no-interest



capital advances from HUD for construction of very-low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811 program funds, which can be used to develop group homes, independent living facilities and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

ii. State Programs

- California Housing Finance Authority (CalHFA) Multifamily Programs- CalHFA's Multifamily Programs provide permanent financing for acquisition, rehabilitation, preservation and new construction of rental housing for low and moderate income households. One of the programs is the Preservation Acquisition Finance Program, which facilitates acquisition of at-risk affordable housing and provides low cost funding to preserve affordability.
- Low Income Housing Tax Credit (LIHTC)- The LIHTC program provides tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to persons/companies with high liability and the proceeds are used to funding housing. Eligible activities include new construction and acquisition and rehabilitation.
- California Community Reinvestment Corporation (CCRC)- The CCRC is an affordable multifamily housing lender whose mission is to increase the availability of affordable housing for low income families, seniors and persons with disabilities. The organization facilitates private capital flow from its investors for debt and equity to affordable housing developers. Eligible activities include new construction, acquisition and rehabilitation of housing.

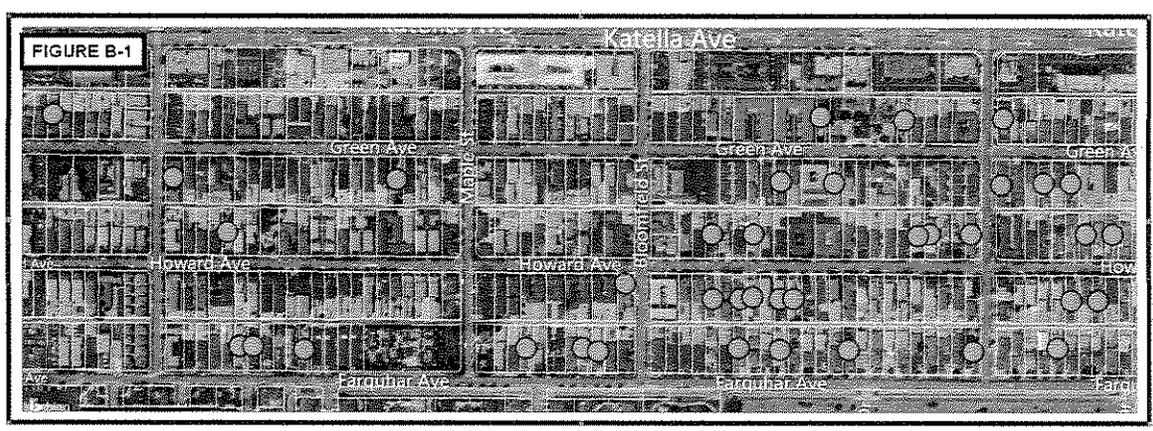
e. Local Entities Qualified to Assist in Preservation of At-Risk Units

The following non-profit corporations are potential organizations with the experience and capacity to assist in preserving at-risk units:

- BRIDGE Housing Corporation
- Mercy Housing Corporation
- Jamboree Housing Corporation
- Century Housing Corporation.



Figure B-1
City Wide Map of Underutilized and Vacant Parcels





APPENDIX C

REVIEW OF PAST PERFORMANCE

Table C-1

Review of 2007-2014 Housing Element Past Performance: Goals and Policies

| Goal/Policy | Progress in Implementation |
|---|--|
| 1. Maintenance and Rehabilitation of Housing Stock: | |
| Policy Action: | |
| <i>1.1 Continued Proactive Code Enforcement Activities</i> | <i>The City's Neighborhood Preservation Division (Code Enforcement) continues to responds to complaints regarding code violations on private property and assists in promoting maintenance of existing housing.</i> |
| <i>1.2 Encourage at least three residents to apply for the Single Family Rehabilitation Loan Program.</i> | <i>The City currently refers interested parties to the County of Orange for loan and grant program information.</i> |
| <i>1.3 Encourage use of Mobile Home Exterior Grant Program</i> | <i>Los Alamitos mobile home owners can apply for the County of Orange Mobile Home Exterior Grant Program. The program provides grants up to \$10,000 to assist qualified owners improve the exterior of their mobile homes. The program is restricted to those owners earning less than 80 percent of the area median income. The City has assisted 16 mobile home owners in understanding the County's program.</i> |
| <i>1.4 Resident involvement in neighborhood enhancement</i> | <i>In 2012, the City held three neighborhood clean up days in the Apartment Row Multi Family Neighborhood, one in Old Town East Multi Family neighborhood and one in Old Town West Multi Family Neighborhood. The provision of free dumpsters for the day resulted in alley, garage and apartment unit clean out. The events was manned by City Staff and promoted using door hangers, banners and direct mail. The City's Neighborhood Preservation Division (Code Enforcement) informally monitors housing conditions throughout the City.</i> |
| <i>1.5 Encourage and facilitation rehabilitation of multifamily dwellings</i> | <i>City Council adopted residential and commercial rehabilitation program in March 2012, which provides a total funding \$162,000 annually to offset permit costs associated with rehabilitation activity.</i> |



Table C-1

Review of 2007-2014 Housing Element Past Performance: Goals and Policies

| Goal/Policy | Progress in Implementation |
|--|---|
| Preserve Housing Costs Affordability | |
| 2.1 Preserve 70 "at risk" units | <i>Although once thought of as "at risk" of losing affordability covenants, Laurel Park Manor's 70 units of affordable housing are preserved as affordable until 2031.</i> |
| 2.2 Section 8 Housing Choice Vouchers | <i>Although much funding for this program has been reduced, the City's Community Development Department and Senior Services Division continues to refer residents in need of assistance to this program. Additionally, the City participated with the County in outreach to JFTB for returning veterans to be informed of the formation of the new waiting list in 2012.</i> |
| 2.3 Encourage participation in energy consideration incentive programs | <i>The City continues to require all residential construction to comply with the energy conservation requirements of Title 24. The City ensures compliance through the building permit plan check and inspection process. In 2009 the City of Los Alamitos established a flat rate fee of two hundred fifty (\$250) for Planning Review and Building Permits for solar panel installation. Since that period forty permits have been issued at this low rate. The City has marketed this program through its website. Additionally, in 2009, the City of Los Alamitos adopted the Water Conservation Ordinance and Water Efficient Landscape Ordinance as well as the 2010 California Green Building Standards Code (Part 11, known as the "CALGreen" Code). Additionally, the City funded a permit rebate program in 2012 which reimbursed 100% of permits to parties whom purchased from Los Alamitos Businesses.</i> |
| 2.4 Encoring Green Building | <i>In 2010 the Los Alamitos City Council adopted California 2010 California Green Building Standards Code (Part 11, known as the "CALGreen" Code)to encourage Green Building. Additionally, the City funded a permit rebate program in 2012 which reimbursed 100% of permits to parties whom purchased from Los Alamitos Businesses.</i> |



Table C-1
Review of 2007-2014 Housing Element Past Performance: Goals and Policies

| Goal/Policy | Progress in Implementation |
|---|--|
| Equal Housing Opportunity | |
| 3.1 Compliance with SB2 | <i>In compliance with SB 2, the City has analyzed and revised the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families. The Los Alamitos City Council revised the code with the adoption of Ordinance No.13-04 in July 2013.</i> |
| 3.2 Housing for Persons with Disabilities | |
| 3.3 Development and Adopt Reasonable Accommodation Procedures | <i>In accordance with Chapter 4 of the Housing Element containing Policy Action 3.3 the City committed to developing and adopting reasonable accommodation procedures; and approved Ordinance No. 13.-05 on August 19, 2013 therefore meeting federal and state fair housing laws, it is the purpose of this Chapter to provide reasonable accommodations in the City's zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling</i> |
| 3.4 Compliance with State Law in regards to residential care facilities | <i>Upon Adoption of the SB2 ordinance, RCFE facilities were also amended to be permitted as a residential use.</i> |
| 3.5 Fair Housing Information and Referrals | <i>The City continues to refer fair housing related inquiries to the Fair Housing Council of Orange County.</i> |
| 3.6 Zoning to Encourage and Facilitate Single Room Occupancy Units (SRO's) | <i>In compliance with SB 2, the City has analyzed and revised the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families. This code amendment also included the facilitation of Single Room Occupancy Units (SRO's) The Los Alamitos City Council revised the code with the adoption of Ordinance No. 13-04 on August 19, 2013.</i> |
| 3.7 Remove Potential restraints to residential care facilities for seven or more persons. | <i>In conjunction with SB 2 Code Amendments, the City has analyzed and revised the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families. This code amendment also included the removal of restraints to residential care facilities for seven or more persons by amending to code to allow (or conditionally allow) any Units (SRO's) The Los Alamitos City Council revised the code with the adoption of Ordinance No.13-04 on August 19, 2013.</i> |



Table C-1

Review of 2007-2014 Housing Element Past Performance: Goals and Policies

| Goal/Policy | Progress in Implementation |
|--|--|
| Adequate Housing Supply | |
| <p>4.1 Encourage development of lower and moderate income housing units.</p> | <p>The City continues to encourage developers to provide rental housing for families with children, but has not developed a specific encouragement or incentive program.</p> <p>The City continues to encourage additional housing opportunities for special needs, lower income and moderate income households. During the Planning Period, Precious Life, a shelter for homeless women was constructed.</p> <p>The City updated its Zoning Code in 2006 to provide for density bonuses, incentives and concessions for development of low and moderate income housing pursuant to State law. The City continues to encourage additional housing opportunities for special needs, lower income and moderate income households, however no specific programs or funding sources have been utilized. The City updated its Zoning Code in 2006 to provide for density bonuses, incentives and concessions for development of low and moderate income housing pursuant to State law.</p> <p>The City updated its Zoning Code in 2006 to provide for density bonuses, incentives and concessions for development of low and moderate income housing pursuant to State law.</p> |
| <p>4.2 Rezone a minimum of .06 acres to permit a minimum density of 20 du/ac</p> | <p>In December 2012, the City of Los Alamitos approved the rezoning of 1.57 acres of housing from Planned Light Industrial to Multiple Family Residential (R-3) to facilitate the development of seventeen (17) condominiums.</p> |
| <p>4.3 Encourage and facilitate lot consolidation</p> | <p>The City is not in a financial position to incentivize lot consolidation but will address potential regulatory incentives through the General Plan update that will encourage lot consolidation in the designated Old Town East and Old Town West neighborhoods.</p> |
| <p>4.4 Review and revise multi-family parking requirements</p> | <p>Upon Adoption of Ordinance No. 13-04 on August 19, 2013, Multi-Family Parking Requirements were also amended.</p> |



Table C-1
Review of 2007-2014 Housing Element Past Performance: Goals and Policies

| Goal/Policy | Progress in Implementation |
|---|---|
| 4.5 Monitor multi-family development fees and establish strategies as appropriate | <i>The City of Los Alamitos currently does not impose obtrusive development fees upon residential development. The City's only fees are park fees and traffic impact fees where applicable. Fees that occur in most cities such as library fees, pool fees, public facility fees do not exist in the City of Los Alamitos. The City continues to monitor such fees for their reasonableness.</i> |
| Coordinated Housing Efforts | |
| 5.1 Dissemination of Housing Program Information | <i>The City continues to refer fair housing related inquiries to the Fair Housing Council of Orange County.</i> |
| 5.2 Obtain external funds for housing | <i>The City's Community Development Department continues to seek external funding sources for various housing programs.</i> |
| 5.3 Creation of a Redevelopment Project Area | <i>The policy related to Redevelopment Agencies is no longer feasible due to recent changes in state law.</i> |
| 5.4 Housing for workers employed in Los Alamitos | <i>The City continues to position itself within the development community as a place to live, work and learn. The housing collapse of the past few years has slowed the development of new housing units.</i> |
| 5.5 Increase Partnerships and coordination with Developers and Outside Agencies | <i>The City continues to work with the development community to develop innovative land use techniques such as mobile homes in the R-1 zone with Planning Commission approval and second residential units in the R-1, R-2 and R-3 zones. The City allows mixed-use development in the C-G zone with a conditional use permit. The City also has a mixed-use overlay zoning distraction (-TC or Town Center) which allows residential units above first floor commercial/retail uses.</i> |
| 5.6 Promote Community Participation | <i>The City of Los Alamitos continues to promote participation in policy related decisions through public noticing, advertising in local newspapers, community forums and public hearings.</i> |



**Table C-2
Review of 2007-2014 Housing Element Past Performance: Quantified Objectives**

| Objective | Progress in Implementation |
|--|--|
| <p>New Construction: Very Low: 0 Low: 0 Moderate: 25 Above Moderate: 25 Total: 50</p> | <p>Very Low: Low: Moderate: Above Moderate: 5 Total: 5</p> |
| <p>Rehabilitation: Information not available</p> | <p>The rehabilitation grant and loan programs are administered by the County of Orange and the City does not have records of the number of households assisted through the programs.</p> |
| <p>Conservation: Very Low: 71 Low: 38 Moderate: 0 Above Moderate: 0 Total: 109</p> | <p>Very Low: 71 units at Laurel Park Manor 14 Section 8 Vouchers (as of October 2007)</p> |



APPENDIX D

GLOSSARY OF TERMS

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §§ 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and



Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than



150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.



Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income house holds.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income. Also Called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City’s statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.



Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ration used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits



established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding Housing Unit. A housing unit in which the members of the household, or group. Are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.



Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by SANDAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

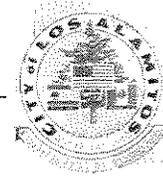
Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A Self-contained living unit, either attached to or detached form, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference



between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or



other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is "owned only if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Acronyms Used

| | |
|------------------|---|
| ACS: | American Community Survey |
| BMPs: | Best Management Practices |
| CALTRANS: | California Department of Transportation |
| CEQA: | California Environmental Quality Act |



| | |
|---------------|---|
| CIP: | Capital Improvement Program |
| DIF: | Development Impact Fee |
| DU/ac: | Dwelling units per acre |
| EDD: | California Employment Development Department |
| FAR: | Floor Area Ratio |
| FEMA: | Federal Emergency Management Agency |
| HCD: | Department of Housing and Community Development |
| HOA: | Homeowners Association |
| HUD: | Department of Housing and Urban Development |
| LAFCO: | Local Agency Formation Commission |
| MFI: | Median Family Income |
| NPDES: | National Pollutant Discharge Elimination System |
| RTP: | Regional Transportation Plan |
| SCAG: | Southern California Association of Governments |
| SPA: | Sectional Planning Area |
| STF: | Summary Tape File (U.S. Census) |
| TOD: | Transit-Oriented Development |
| TDM: | Transportation Demand Management |
| TSM: | Transportation Systems Management |
| WCP: | Water Conservation Plan |

EXHIBIT B

**CITY OF LOS
ALAMITOS**

**DRAFT
INITIAL STUDY &
MITIGATED
NEGATIVE
DECLARATION**

Draft

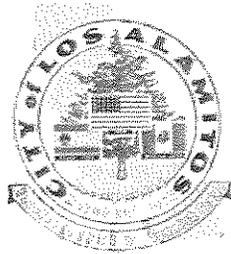
Edit Date 11/26/2013

Initial Study and Mitigated Negative Declaration

CITY OF LOS ALAMITOS 2014-2021 HOUSING ELEMENT

LEAD AGENCY:

City of Los Alamitos
3191 Katella Avenue
Los Alamitos, California 90720
Contact: Mr. Steven Mendoza
562.431.3538



PREPARED BY:

City of Los Alamitos

December 11, 2013

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1.0 INTRODUCTION

The City of Los Alamitos (City) encompasses approximately 4.1 square miles within the County of Orange (County), California. The City of Los Alamitos 2014-2021 Housing Element (Project) comprises one of the seven State of California mandated General Plan Elements. The Housing Element articulates the City's General Plan relative to the maintenance and development of housing to meet the needs of existing and future residents.

Following preliminary review of the proposed Project, the City of Los Alamitos has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the Project, as proposed.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with CEQA (Public Resources Code Sections 21000–21177) and pursuant to Section 15063 (Initial Study) of Title 14 of the California Code of Regulations (CCR), the City of Los Alamitos, acting in the capacity of the lead agency, is required to undertake the preparation of an Initial Study to determine whether the Project would have a significant environmental impact. If, as a result of the Initial Study, the lead agency finds that there is evidence that any aspect of the Project may cause a significant environmental effect, the lead agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze Project-related and cumulative environmental impacts. Alternatively, if the lead agency finds that there is no evidence that the Project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the lead agency shall find that the Project would not have a significant effect on the environment and shall prepare a Negative Declaration or Mitigated Negative Declaration for the Project. Such determination can be made only if "there is no substantial evidence, in light of the whole record before the lead agency" that such an effect may occur (Section 21080(c), Public Resources Code).

The environmental documentation, which is ultimately approved and/or certified by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis of subsequent discretionary actions upon the Project. The resulting documentation is not, however, a policy document, and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from which permits and other discretionary approvals would be required. The environmental documentation and supporting analysis are subject to a public review period. During this review, comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the Project's environmental review and include them with the Initial Study documentation for consideration by the City.

1.2 PURPOSE OF INITIAL STUDY

The purpose of the Initial Study is to: (1) identify environmental impacts; (2) provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration; (3) enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared; (4) facilitate environmental assessment early in the design of the project; (5) document the factual basis of the finding in a Negative Declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for the project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.



Section 15063 of the *CEQA Guidelines* (Sections 15000–15387 of the CCR) identifies the following specific disclosure requirements for inclusion in an Initial Study:

- (1) *A description of the project including the location of the project;*
- (2) *An identification of the environmental setting;*
- (3) *An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries . . . ;*
- (4) *A discussion of ways to mitigate significant effects identified, if any;*
- (5) *An examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and*
- (6) *The name of the person or persons who prepared or participated in the initial study.*

1.3 INCORPORATION BY REFERENCE

The following references were utilized during preparation of this Initial Study and are incorporated into this document by reference. These documents are available for review at the City of Los Alamitos City Hall located at 3191 Katella Avenue, Los Alamitos.

City of Los Alamitos 2010 General Plan, August 1999. The Los Alamitos General Plan (*General Plan*) is a comprehensive long-range plan for the City's physical development, which is used to guide future land use decisions. In essence, the City's *General Plan* serves as the blueprint for future growth and development. The *General Plan* is comprised of seven State-mandated elements (Land Use, Circulation and Transportation, Housing, Conservation, Open Space and Recreation, Noise, and Safety) and two optional elements (Economic Development and Growth Management). The *General Plan* was utilized throughout this Initial Study as a fundamental planning document governing the proposed Project. Background information and policy information from the *General Plan* are cited in several sections of this Initial Study.

City of Los Alamitos 2010 General Plan Initial Study/Negative Declaration (IS/ND), August 1999. The *General Plan* IS/ND is intended to provide decision-makers and the public with information concerning the environmental effects of implementation of the General Plan Update. The IS/ND evaluates the potential individual and cumulative environmental effects associated with implementation of the policies and programs of the *General Plan*. The IS/ND concluded that the 2010 General Plan Update would not result in any significant and unavoidable impacts.

City of Los Alamitos Zoning Code, as amended. Title 17 of the City of Los Alamitos Municipal Code (LAMC) is referred to as the "Los Alamitos Zoning Code" (LAZC). The purpose of the LAZC is "to promote and protect the public health, safety, and general welfare of residents while preserving and enhancing the aesthetic quality of the City." The LAZC implements the policies of the *Los Alamitos General Plan* by classifying and regulating the uses of land and structures within the City. Title 17 determines how the zoning districts are applied on the zoning map and provides general permit requirements for development and new land uses.



2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The City of Los Alamitos (City) is located within the northwestern portion of the County of Orange, California; refer to Exhibit 2-1, Regional Context. The City is approximately 4.1 square miles in size and is generally bordered by the City of Cypress to the north and east, City of Garden Grove to the east, City of Seal Beach to the south, unincorporated community of Rossmoor to the west, and the City of Long Beach to the northwest.

Regional access to the City is provided via the San Gabriel Freeway (I-605), which is located to the west and the San Diego Freeway (I-405), which is located to the south. Additionally, various arterial highways provide access through the City boundaries, including Katella Avenue, Cerritos Avenue, Ball Road, and Los Alamitos Boulevard, among others.

2.2 ENVIRONMENTAL SETTING

Exhibit 2-2, Project Area, illustrates the precise City of Los Alamitos corporate limits (Project area). Topographically, the City is relatively flat, with a less than 2.0 percent slope.

The City of Los Alamitos is primarily a suburban/urban bedroom community with over half of the City's total land area occupied by urban uses and approximately 49 percent occupied by the Los Alamitos Joint Forces Training Base (JFTB). Commercial uses are generally dispersed throughout the City. Industrial uses are primarily located within the northern portion of the City. Recreational open space is currently provided to City residents with parks and school grounds. The majority of the City (i.e., 98 percent) is developed. Residential uses account for approximately 68 percent of the City not within the AFRC. The majority of the residential uses are single-family units.

POPULATION

By 2010 Los Alamitos' population reached 11,449 persons, representing a decrease from the City's 2000 population of 11,536 persons¹. The Center for Demographic Research at Cal State Fullerton forecasts the City's population will increase over the next 20 years, with a forecast population of approximately 13,237 persons in 2030.²

HOUSING

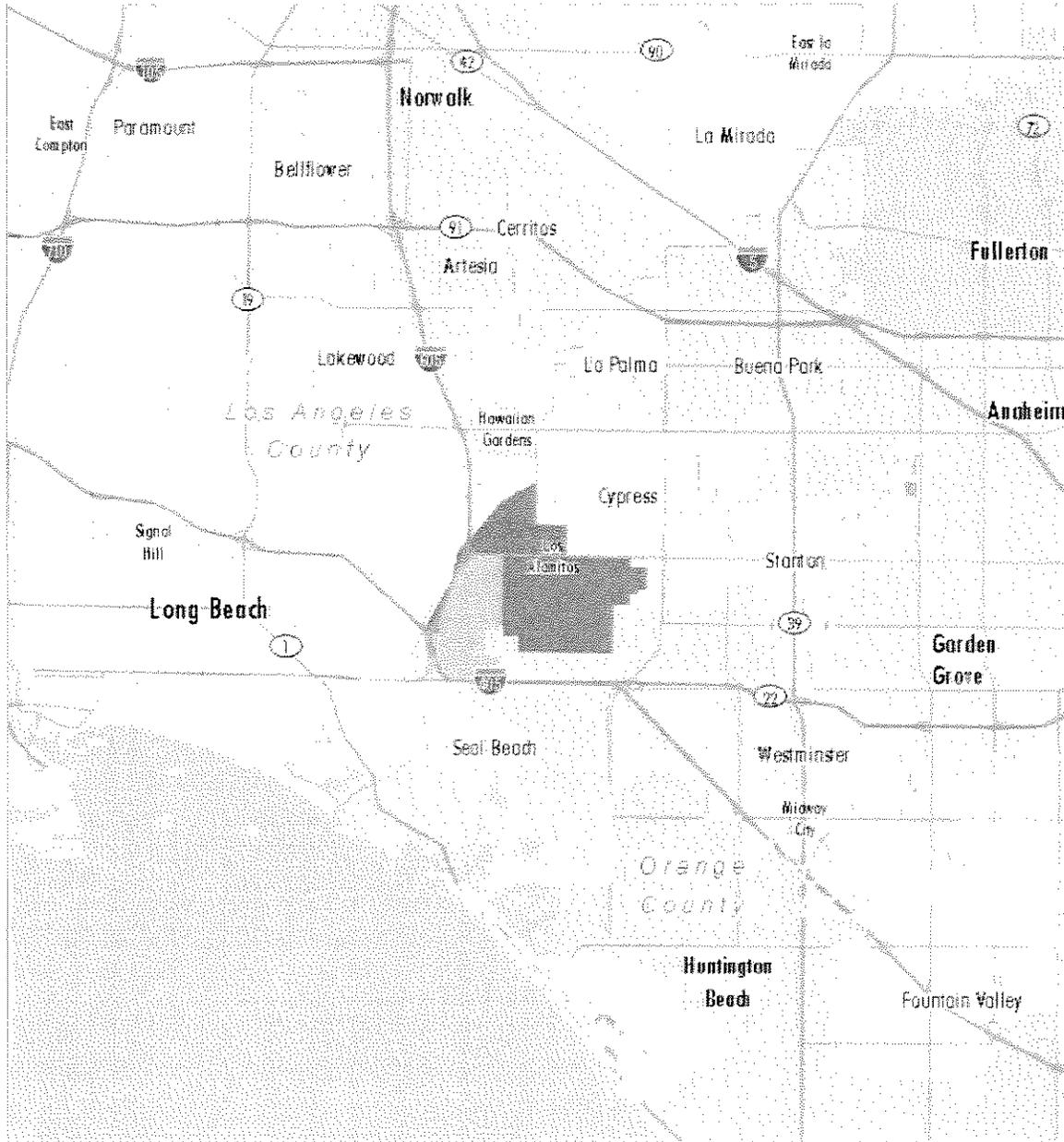
U.S. Census 2010 indicates there were a total of 4,258 housing units in the City as of 2000. As of 2013, the City's housing stock totaled 4,427 units, including 2,214 single-family units (1,945 detached and 269 attached units), 2084 multi-family units, and 129 mobile homes. Between 2000 and 2013, the City's housing stock increased approximately 3.9 percent (169 units), between 2000 and 2013.

¹ 2010 US Census

² RBF Consulting, *City of Los Alamitos Housing Element Draft 2006-2014*, April 2, 2009, Page 2-2.

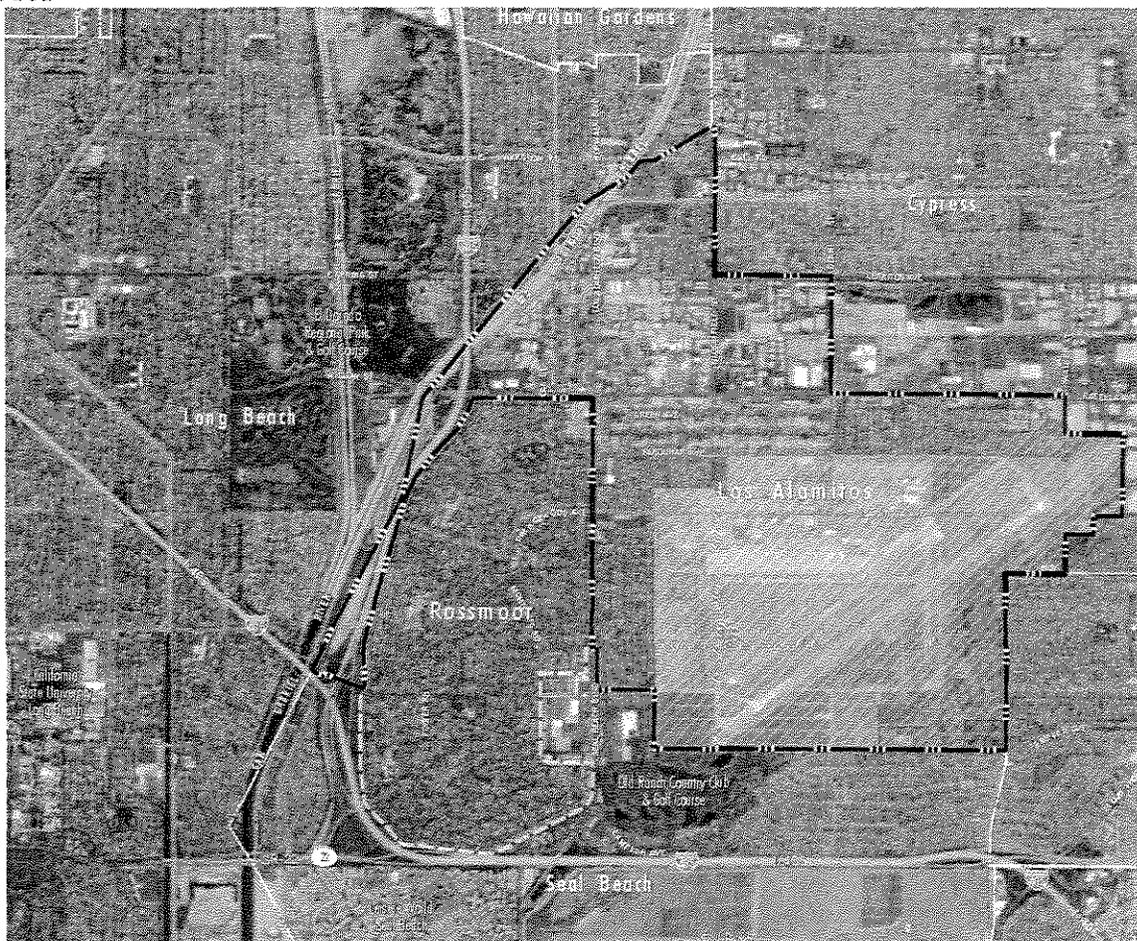


EXHIBIT 2-1
Regional Context





**Exhibit 2-2
Project Area**



Of Los Alamitos' occupied housing units in 2013, approximately 50.1 percent were single-family and 47.07 percent were multi-family. In 2011 approximately 82.4 percent of owner-occupied housing units were single-family detached, compared to 16.6 percent of the renter-occupied units. In 2011, occupied housing units by tenure in the City consisted of 48.3 percent owner-occupied units and 51.7 percent renter-occupied. Comparatively, owner-occupied housing units in Orange County represented 48.2 percent of occupied units. Owner-occupied housing units statewide represented 54.9 percent of occupied units.

Vacancy rates are a measure of the general availability of housing and indicate how well the types of available units meet the housing demand market. A vacancy rate of 5.0 percent is considered normal enough to minimize price pressures on rents. At the time of the U.S. Census 2000, the City's vacancy rate was 1.8 percent. The City's vacancy rate, as of 2010, was 2.86 percent.

REGIONAL HOUSING NEEDS ASSESSMENT

California Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's regional Council of Governments, when preparing the state-mandated Housing Element of its *General Plan*. This "fair share" allocation is intended to ensure each jurisdiction provides policies and programs to address existing and forecasted



housing needs. The City of Los Alamitos is a member government of the Southern California Association of Governments (SCAG), which prepared a Regional Housing Needs Assessment (RHNA) in 2013 quantifying the existing and projected growth needs for Los Alamitos. Specifically, the RHNA allocated the City's housing growth needs for the period 2014 to 2021. The City's fair share housing needs allocation is 61 new housing units for the 2014-2021 planning period.

2.3 PROJECT CHARACTERISTICS

The Housing Element comprises one of the seven *General Plan* Elements mandated by the State of California, as expressed in Sections 65580 to 65589.8 of the California Government Code. California State Law requires that the Housing Element consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing."

As required by State Housing Law, the City of Los Alamitos must plan for its share of the region's new housing needs in five state-defined income categories by identifying an adequate supply of land zoned at appropriate densities to accommodate needs in each income category. The RHNA goals do not explicitly require the City to construct the identified housing need, but rather seek to ensure the City has, or plans to add policies, programs, and regulations that will accommodate new housing growth.

To address the City's needs for very low- and low-income housing, Los Alamitos must demonstrate that it has an adequate supply of land for higher density housing. Although zoning land for higher density development does not guarantee the construction of housing that is affordable to low and moderate income families, without such higher density zoning, the opportunity to provide housing for lower income households is limited.

The City of Los Alamitos *General Plan* 2014-2021 Housing Element identifies and analyzes existing and projected housing needs, and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City. The Housing Element has been prepared in compliance with State Housing Element law. It examines the City's housing needs, as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs and it includes a Housing Policy Program that responds to current and future needs within the limitations posed by available resources. The Housing Policy Program details a series of actions to achieve its goals and objectives. Upon adoption by the Los Alamitos City Council, the updated Housing Element would serve as a comprehensive statement of the City's housing policy and provide a specific program of actions for implementation.

Vacant Land

Los Alamitos is essentially a built out city. There are minimal areas of vacant land available for residential development. Housing Element Table B-3 and Exhibit B-2 identify the three vacant parcels in the City currently zoned for residential use and their potential capacity. A total of 10 units could be developed on these sites at a minimum density of 20 du/ac. These three vacant parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households.

Underutilized Land

In addition to the three vacant parcels, there are a number of underutilized parcels within the "Apartment Row" and "Old Town West" neighborhoods zoned R-3. These parcels are currently developed with single-family dwellings. However, the existing parcels provide opportunities for additional units.



The scarcity of vacant land, current market conditions, and development trends continue to provide conditions favoring redevelopment and reuse of underutilized land at higher densities in these neighborhoods. Los Alamitos is essentially a built-out city within a region that is largely built-out. There are limited areas for growth within the City, increasing the demand for more intensive infill development.

Median sales prices continue to decline and the average days-on-market remains high for single-family homes (75.5 days for the third quarter of 2008). These conditions are attractive to investors likely to purchase homes and redevelop the land with for-sale or rental multifamily buildings. Long-time homeowners may also see opportunities to increase the value of their property through developing additional units. This analysis looks at the redevelopment capacity of sites with existing single-family units to provide a conservative estimate of the realistic capacity for additional units. It is also feasible that existing small multifamily buildings may be redeveloped at higher densities during the Planning Period.

Apartment Row

The "Apartment Row" neighborhood is generally bounded by commercial uses fronting on Katella Avenue to the north, Farquhar Avenue and the Joint Forces Training Base to the south, Lexington Drive to the east, and commercial uses fronting on Los Alamitos Boulevard to the west. The area contains mostly small multifamily dwellings and duplexes, with some scattered single-family homes. The area is currently zoned R-3 and the General Plan designation is Multiple-Family Residential.

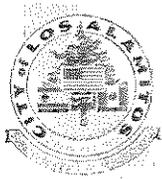
Based on the development trends in this neighborhood, the remaining single-family residential parcels have a greater likelihood of transitioning to multifamily residential units. Underutilized parcels (parcels currently developed with single-family units) with realistic capacity for additional residential units in the Apartment Row neighborhood are identified in Housing Element Table B-3. These parcels have a total projected capacity of 113 units with a minimum permitted density of 20 du/ac. These parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households.

Old Town West

The "Old Town West" neighborhood is generally bounded by Sausalito Avenue to the north, Oak Street to the east, commercial uses fronting on Katella Avenue to the south and commercial uses fronting on Los Alamitos Boulevard to the west. The area is currently zoned R-3 and the General Plan designation is Multiple-Family Residential. The area contains a mixture of multiple-family and single-family residential homes.

The area has been transitioning from single-family residential to multiple-family residential. The majority of the single-family units in this area were built in the 1950s or earlier with a few historic homes from the 1910's and 1920's remaining. The area began redeveloping with multifamily homes in the 1970s and 1980s. Single-family residential units continue to be replaced with condominiums and apartments, with construction as recent as 2005.

Based on the development trends in this neighborhood, the remaining single-family residential parcels are likely to redevelop with multifamily residential units. Underutilized parcels (parcels currently developed with single-family homes) with realistic capacity for additional residential units in the Old Town West neighborhood are identified in Housing Element Table B-4. These parcels have a total projected net capacity of 123 units with a minimum permitted density of 20 du/ac. There are opportunities to provide at least 16 units per site in two areas with contiguous parcels through lot consolidation. The sites with a capacity of less than 16 units per site are assumed to be able to accommodate units affordable to moderate and above-moderate income households.



Sites Summary

Housing Element Table B-5 summarizes the construction achievements by income category that fulfill a portion of the City's RHNA need. Table B-5 also shows the capacity of residential vacant land and residential underutilized land. As indicated in Table B-5, sufficient capacity exists in the City to exceed its need in all income categories through construction achievements and vacant and underutilized land.

Quantified Objectives

The Housing Element's quantified objectives are outlined in Table 2-3, Quantified Objectives.

Table 2-3
Quantified Objectives (2014-2021)

| Program | Housing Units |
|--|----------------|
| New Construction | |
| Extremely Low | 5 ¹ |
| Very Low | 14 |
| Low | 10 |
| Moderate | 11 |
| Above Moderate | 26 |
| <i>New Construction Total</i> | 61 |
| Source: City of Los Alamitos Housing Element Draft 2014-2021, Page AB-4. | |

2.4 PROJECT OBJECTIVES/GOALS

STATEWIDE GOALS

The City of Los Alamitos supports and endorses the statewide housing goal of "... decent housing and suitable living environment for every California family..." In addition, the City supports and endorses the five goals incorporated in present State Law pertaining to the manner in which the actions of the City must be directed so that there is adequate provision for the housing needs of all economic segments. These statewide goals are:

- Goal 1: Conserve and improve the condition of the existing standard affordable housing stock.
- Goal 2: Assist in the development of adequate housing to meet the needs of low-and moderate-income households.
- Goal 3: Identify adequate housing sites, which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.
- Goal 4: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.



- Goal 5: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

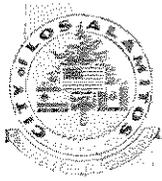
2.5 PROJECT PHASING

The Housing Element addresses a planning period from January 1, 2014 to June 30, 2021.

2.6 AGREEMENTS, PERMITS AND APPROVALS

Approval of the Project is subject to actions set forth by the City of Los Alamitos. Adoption of the update to the Housing Element of the City's *General Plan* is subject to review and/or approval by the following:

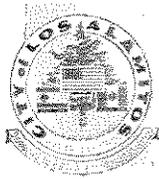
- City of Los Alamitos Planning Commission;
- City of Los Alamitos City Council; and
- California Department of Housing and Community Development.



3.0 ENVIRONMENTAL SUMMARY

3.1 BACKGROUND

| | |
|-----|---|
| 1. | Project Title: City of Los Alamitos General Plan Update 2014-2021 Housing Element |
| 2. | Lead Agency Name and Address: City of Los Alamitos 3191 Katella Avenue Los Alamitos, California 90720 |
| 3. | Contact Persons and Phone Number: Steven Mendoza, Director of Community Development Community Development Department City of Los Alamitos 3191 Katella Avenue Los Alamitos, California 90720 562.431.3538 |
| 4. | Project Location: City of Los Alamitos |
| 5. | Project Sponsor's Name and Address: City of Los Alamitos Community Development Department 3191 Katella Avenue Los Alamitos, California 90720 |
| 6. | General Plan Designation: Various |
| 7. | Zoning: Various |
| 8. | Description of the Project: The Project consists of an update to the Housing Element of the <i>City of Los Alamitos General Plan</i> ; refer to Section 2.3, <i>Project Characteristics</i> . |
| 9. | Surrounding Land Uses and Setting: North: City of Cypress South: City of Seal Beach East: City of Cypress and City of Garden Grove West: Unincorporated Community of Rossmoor and City of Long Beach |
| 10. | Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): The California Department of Housing and Community Development has authority of review and comment on the Housing Element. No other public agency has authority over the Project. |



3.2 EVALUATION OF ENVIRONMENTAL IMPACTS

This Initial Study and Negative Declaration analyzes the potential environmental impacts associated with the proposed Project. The issue areas evaluated in this Initial Study are:

- Aesthetics;
- Agriculture Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation/Traffic; and
- Utilities and Service Systems.

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines Appendix G* and used by the City in its environmental review process. In the evaluation of potential impacts in Section 4.0, *Environmental Analysis*, the questions in the Initial Study Checklist are stated and an answer is provided based on the analysis undertaken as part of the Initial Study. The analysis considers the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. To each question, there are four possible responses:

- **No Impact:** The project would not have any measurable environmental impact on the environment. A brief explanation is provided for all answers except "No Impact" answers that are supported by the information sources cited in the parentheses following each question. A "No Impact" answer is supported by referenced information sources that show that the impact simply does not apply to the proposed project. A "No Impact" answer is explained where it is based on project-specific factors, as well as general standards.
- **Less Than Significant Impact:** The project would have the potential for impacting the environment, although this impact would be below established significance thresholds.
- **Less Than Significant With Mitigation Incorporated:** The project would have the potential to generate impacts that may be considered a significant effect on the environment, although the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." Mitigation measures have been identified and an explanation provided on how they reduce the effect to a less than significant level.
- **Potentially Significant Impact:** "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.



3.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or a "Potentially Significant Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

| | | | |
|---|------------------------------------|---|-------------------------------|
| | Aesthetics | | Land Use and Planning |
| | Agriculture Resources | | Mineral Resources |
| | Air Quality | | Noise |
| | Biological Resources | | Population and Housing |
| X | Cultural Resources | X | Public Services |
| X | Geology and Soils | | Recreation |
| | Hazards and Hazardous Materials | | Transportation/Traffic |
| | Hydrology and Water Quality | | Utilities and Service Systems |
| | Mandatory Findings of Significance | | |

4.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential Project impacts as identified in the Initial Study and Negative Declaration. Explanations are provided for each item.

4.1 AESTHETICS

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a. Have a substantial adverse effect on a scenic vista? | | | | X |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | | | X | |
| d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | | | X | |

4.1.a. Have a substantial adverse effect on a scenic vista?

No Impact. The City of Los Alamitos does not contain any designated scenic vistas. Over half of the City is developed or designated for urban uses, while the remaining area is occupied by the Los Alamitos Joint Forces Training Base (JFTB). The City's housing needs would be accommodated primarily by development of vacant and underutilized land, since only a limited amount (approximately 0.55 acre) of vacant land permitted for residential development remains. The underutilized parcels are located within currently zoned residential neighborhoods (i.e., Apartment Row and Old Town West). Due to the limited number and geographical locations of the remaining vacant



parcels (refer to Exhibit B-2 of the Housing Element), and since future housing development would occur primarily as infill and redevelopment within existing residential neighborhoods (refer to Exhibit B-3 of the Housing Element), Project implementation would not have a substantial adverse effect on a potential scenic vista.

Mitigation Program: No mitigation is required.

4.1.b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no state scenic highways that traverse the City.³ Therefore, Project implementation would not damage scenic resources within a state scenic highway.

Mitigation Program: No mitigation is required.

4.1.c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. Topographically, the City is relatively flat. The City is primarily developed with urban uses. Approximately 49 percent (1,339 acres) of the City is occupied by the Los Alamitos JFTB. Of the remaining 1,413 acres, a majority is developed with residential uses accounting for approximately 38 percent of the City. The majority of residential uses are single-family units. Recreational open space is currently provided to residents of the City with parks and school grounds. The *General Plan* also identifies the Southern California Edison (SCE) easement area, located along the Coyote Creek and Los Alamitos flood control channels, and the Southern Pacific Railroad easement area, generally located between Los Alamitos Boulevard and the City's eastern boundary, as opportunities for future open space and recreational use.

As stated, the City's housing needs would be accommodated primarily by development of vacant and underutilized land. The vacant and underutilized parcels are located within currently designated residential neighborhoods. Based on recent development trends in the Apartment Row and Old Town West neighborhoods, it is likely that remaining single-family residential parcels could transition to multifamily residential units. Redevelopment and reuse of these parcels at higher densities continues to occur within these neighborhoods while the number of single-family residential units decline. Continued development of higher density residential units, as anticipated with the proposed Housing Element, would continue to alter the existing visual character or quality of the sites and surroundings. However, as stated, these areas have been in a state of transition and further redevelopment/reuse of these areas with higher density residential units would be consistent with the changing character of the neighborhoods that is already occurring. Additionally, development of these areas with higher density residential uses has been anticipated in the City's *General Plan*. The *General Plan* specifically identifies the Apartment Row and Old Town West neighborhoods for increased residential development. Further, future development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's *General Plan*, Municipal Code, and development review process, which are intended to diminish conflicts between urban development and visual resources. Therefore, residential development according to the Housing Element is not anticipated to degrade the existing visual character/quality of a residential development site and its surroundings. Compliance with the *General Plan* Goal and Policies outlined below would further ensure that future residential developments would be compatible with the visual character of existing uses. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.

³ City of Los Alamitos, *City of Los Alamitos General Plan Open Space & Recreation Element Background Technical Report*, Page 4-7.



Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

- Goal Two: Preserve and enhance the quality of the City's residential neighborhoods.
- Policy 1-1.1 Employ accepted planning and engineering standards and practices as the basis for determining the compatibility of new land uses with existing uses.
- Policy 1-1.2 Adopt feasible mitigation measures throughout the land use decision-making process to reduce impacts of new or expanded uses on existing residential neighborhoods.

4.1.d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Residential development in accordance with the Housing Element would introduce new sources of light, including light from building interiors passing through windows and light from building exteriors (i.e., street lighting, building illumination, security lighting, and landscape lighting). Depending upon the location of the light source and its proximity to adjacent light sensitive uses, light introduction can be a nuisance, affecting adjacent areas and diminishing the view of the clear night sky. Lighting may cause spillover impacts to nearby sensitive receptors. To minimize potential impacts from light or glare, all residential projects would be subject to review under the City's design and development plan review processes. Specifically, all multifamily residential projects would be required to comply with LAZC Chapter 17.14.040, *Light and Glare*, which requires the shielding of light sources. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis. Therefore, Project implementation would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

Mitigation Program: No mitigation is required.

4.2 AGRICULTURE RESOURCES

| <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| c. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | X | |



4.2.a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. There are approximately 190 acres in the City and SOI that are identified as Prime Farmland on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation (DLRP 2011). These prime farmlands are on the southern and northeastern corners of the Los Alamitos JFTB property and are currently being cultivated for strawberry production through an out-lease with a commercial farming operation (JFTB 2010). However, the City of Los Alamitos has no land use authority on the Los Alamitos JFTB, and the General Plan Update would not affect any land uses in the JFTB boundary. Therefore, the General Plan Update would result in a less than significant impact to farmland. No additional discussion of this issue in the EIR is required.

Mitigation Program: No mitigation is required.

4.2.b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. Williamson Act contracts restrict the use of privately owned land to agriculture and compatible open space uses under contract with local governments. In exchange, the land is taxed based on actual use rather than potential market value. The City of Los Alamitos does not designate any land within the City for agricultural uses. Additionally, no areas in the City are under Williamson Act contracts (DLRP 2007). Therefore, future development in accordance with the General Plan Update would not result in the conversion of areas zoned for agriculture uses to nonagricultural use, and further analysis is not required. This topic will not be evaluated in the EIR.

Mitigation Program: No mitigation is required.

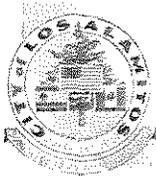
4.2.c. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Less Than Significant Impact. Due to the limited number and geographical locations of the remaining vacant parcels (refer to Table B-5 of the Housing Element), and since future housing development would occur primarily as infill (refer to Table B-5 of the Housing Element), Project implementation would not involve changes to the environment that could result in the conversion of the City's farmland to a non-agricultural use.

Mitigation Program: No mitigation is required.

4.3 AIR QUALITY

| <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | | | X | |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | X | | |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone | | X | | |



| <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|------------------|
| precursors)? | | | | |
| d. Expose sensitive receptors to substantial pollutant concentrations? | | X | | |
| e. Create objectionable odors affecting a substantial number of people? | | | X | |

The City of Los Alamitos is in the South Coast Air Basin (SoCAB) and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). SCAQMD's 2012 AQMP is based on regional growth forecasts for the Southern California Association of Governments (SCAG) region. Air quality assessments estimate emissions of air pollutants associated with short-term construction and long-term operation of a proposed project. Both the State of California and the Federal government have established health-based Ambient Air Quality Standards (AAQS) for the following six criteria air pollutants: carbon monoxide (CO); ozone (O₃); nitrogen oxides (NO_x); sulfur oxides (SO_x); particulate matter up to 10 microns in diameter (PM₁₀); and lead (Pb). O₃ (smog) is formed by a photochemical reaction between NO_x and reactive organic compounds (ROCs). Thus, evaluating impacts from NO_x and ROCs assesses impacts from O₃. The net increase in pollutant emissions determines the impact on regional air quality as a result of a proposed project. The results also allow the local government to determine whether a proposed project would deter the region from achieving the goal of reducing pollutants in accordance with the Air Quality Management Plan (AQMP) in order to comply with Federal and State AAQS.

Construction Emission Thresholds

The following CEQA significance thresholds for construction emissions have been established for the SCAB:

- 75 pounds per day (lbs/day) or 2.5 tons per quarter-year of VOCs;
- 100 lbs/day or 2.5 tons per quarter of NO_x;
- 550 lbs/day or 24.75 tons per quarter of CO;
- 150 lbs/day or 6.75 tons per quarter of PM₁₀; and
- 150 lbs/day or 6.75 tons per quarter of SO_x.

In the SCAB, project construction-related emissions that exceed any of the above emission thresholds are considered to be a significant impact under the SCAQMD guidelines.

Operational Emission Thresholds

Project operational emissions that exceed any of the thresholds listed below are considered to be a significant impact under the SCAQMD guidelines:

- 55 lbs/day of VOCs;
- 55 lbs/day of NO_x;
- 550 lbs/day of CO;
- 150 lbs/day of PM₁₀; and
- 150 lbs/day of SO_x.



Localized Thresholds of Significance

Localized significance thresholds (LSTs) represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area. The cleaner the air is in a local area, the greater emissions increment it can afford without causing or contributing to an exceedance of the most stringent ambient air quality standard. If the existing air quality is not yet in compliance with the air quality standards, all areas are subject to generally equivalent LSTs. LSTs apply to projects that are less than five acres in size. Public agencies can use LST methodology and mass rate look-up tables by source receptor area (SRA) to determine whether or not a project may generate significant adverse localized air quality impacts. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter less than 10 microns in aerodynamic diameter (PM₁₀). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. For PM₁₀ LSTs were derived based on requirements in SCAQMD Rule 403 (Fugitive Dust).

4.3.a. *Conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact. The City's housing needs would be accommodated within vacant and underutilized land permitted for residential use and redevelopment. Construction activities for residential projects would generate pollutant emissions, including but not limited to site grading, operation of construction equipment, and vehicle activities. The future housing units would generate pollutant emissions associated with stationary equipment, new vehicular trips, and off-site power and natural gas generation, etc.

Implementation of the Housing Element is consistent with the *City of Los Alamitos' General Plan* Land Use Element, as no General Plan amendment involving existing residential land use designations is proposed by the Housing Element. The residential development anticipated by the Housing Element has been considered and is consistent with the AQMP. In addition, new residential development in the City would be required to comply with the Residential zones' development standards, which regulate maximum allowable residential density. Implementation of the Housing Element is consistent with the Land Use Element, which ensures that growth in the City is consistent with the AQMP. Individual residential development proposals would be evaluated in detail to determine their consistency with the AQMP. Therefore, Project implementation would result in less than significant impacts in this regard.

Mitigation Program: No mitigation is required.

4.3.b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant With Mitigation Incorporated. The City's housing needs would be accommodated within vacant and underutilized land permitted for residential use and redevelopment. Construction activities for residential projects would generate pollutant emissions, including but not limited to site grading, operation of construction equipment, and vehicle activities. The future housing units would generate pollutant stationary and mobile source emissions due to uses of stationary equipment, new vehicular trips, off-site power and natural gas generation, etc. As the Housing Element addresses housing units as a collective whole, no emission calculations are necessary in the preparation of this document. Notwithstanding, residential development anticipated by the Housing Element could violate air quality standards or contribute substantially to an existing or projected air quality violation. Individual project proposals would be subject to review under CEQA, which would specifically evaluate potential impacts to air



quality. Further, future residential development would be subject to compliance with the recommended mitigation measures. Therefore, Project implementation would result in less than significant impacts in this regard.

Climate Change

California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of CO₂ a year. Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane is also an important greenhouse gas that potentially contributes to global climate change. Greenhouse gases are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary greenhouse gases have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

The impact of anthropogenic activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO₂, methane, and nitrous oxide from before the start of the industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO₂ concentrations ranged from 180 parts per million (ppm) to 300 ppm. For the period from approximately 1750 to the present, global CO₂ concentrations increased from a pre-industrialization period concentration of 280 ppm to 379 ppm in 2005, with the 2005 value far exceeding the upper end of the pre-industrial period range.

The Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of greenhouse gases needed to stabilize global temperatures and climate change impacts. It concluded that a stabilization of greenhouse gases at 400 to 450 ppm carbon dioxide-equivalent concentration is required to keep mean global warming below 2°C, which in turn is assumed to be necessary to avoid dangerous climate change.

Regulations and Significance Criteria

California Governor Arnold Schwarzenegger issued Executive Order S-3-05 in June 2005, which established the following greenhouse gas emission reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels

AB-32 requires that the California Air Resources Board (CARB) determine what the statewide greenhouse gas emissions level was in 1990, and approve a statewide greenhouse gas emissions limit that is equivalent to that level, to be achieved by 2020. CARB has approved a 2020 emissions limit of 427 metric tons of CO₂ equivalents (MTCO₂eq).

Global Climate Change Gasses

The natural process through which heat is retained in the troposphere is called the "greenhouse effect."⁴ The greenhouse effect traps heat in the troposphere through a three fold process summarized as follows: Short wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave radiation; and greenhouse gases in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This "trapping" of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect.

⁴ The troposphere is the bottom layer of the atmosphere, which varies in height from the Earth's surface to 10 to 12 kilometers.



Without the greenhouse effect, the Earth's average temperature would be approximately -18 degrees Celsius ($^{\circ}\text{C}$) (0° Fahrenheit [$^{\circ}\text{F}$]) instead of its present 14°C (57°F). The most abundant greenhouse gases are water vapor and carbon dioxide. Many other trace gases have greater ability to absorb and re-radiate long wave radiation; however, these gases are not as plentiful. For this reason, and to gauge the potency of greenhouse gases, scientists have established a Global Warming Potential (GWP) for each greenhouse gas based on its ability to absorb and re-radiate long wave radiation. The GWP of a gas is determined using carbon dioxide as the reference gas with a GWP of one (1).

Greenhouse gases include, but are not limited to, the following:⁵

- Carbon Dioxide (CO_2). CO_2 is primarily generated by fossil fuel combustion in stationary and mobile sources. Due to the emergence of industrial facilities and mobile sources in the past 250 years, the concentration of CO_2 in the atmosphere has increased 35 percent.⁶ CO_2 is the most widely emitted greenhouse gas and is the reference gas (GWP of 1) for determining GWPs for other greenhouse gases. In 2004, 83.8 percent of California's greenhouse gases emissions were CO_2 .⁷
- Nitrous Oxide (N_2O). N_2O is produced by both natural and human related sources. Primary human related sources include agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production. The GWP of N_2O is 310.
- Methane (CH_4). CH_4 is emitted from biogenic sources, incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines. In the United States, the top three sources of CH_4 come from landfills, natural gas systems, and enteric fermentation. CH_4 is the primary component of natural gas, which is used for space and water heating, steam production, and power generation. The GWP of CH_4 is 21.

Other greenhouse gases include, but are not limited to, chlorofluorocarbons, sulfur hexafluoride, hydrofluorocarbons, and perfluorocarbons.

Methodology

Per the Attorney General's Office, their recommended General Plan (including the Housing Element) measures will reduce greenhouse gas emissions and the effects of global warming.⁸ Additionally, the Climate Action Team Report to Governor Schwarzenegger at the Legislature (CAT Report) provides "overarching recommendations considered essential by the (Climate Action Team) in meeting the statewide climate change emissions reduction targets" and "lays out a path forward to ensure that California's climate change emission reduction targets are met." The CAT Report identifies strategies designed to reduce California's greenhouse gas emissions and meet AB 32 and EO S-3-05 goals. Therefore, compliance with all applicable CAT Report strategies and Attorney General's General Plan

⁵ All GWPs are given as 100 year Global Warming Potential. Unless noted otherwise, all GWPs were obtained from the Intergovernmental Panel on Climate Change. Climate Change (Intergovernmental Panel on Climate Change, Climate Change, The Science of Climate Change – Contribution of Working Group I to the Second Assessment Report of the IPCC, 1996).

⁶ United States Environmental Protection Agency, *Inventory of U.S. Greenhouse Gas Emissions and Sinks 1990 to 2004*, April 2006.

⁷ California Energy Commission, *Inventory of California Greenhouse Gas Emissions and Sinks 1990 to 2004*, December 2006.

⁸ http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf



recommendations would ensure the proposed Housing Element Project would help achieve the AB 32 and EO S-3-05 goals to reduce greenhouse gas emissions for California and would result in a less than significant impact.

The California Air Pollution Control Officers Association (CAPCOA) identifies various approaches to global climate change. The CAPCOA approach utilized in this analysis is identified below:

The emissions associated with a [general plan] are assumed to have a significant impact unless one can arrive at a less-than-significant finding by ... the [methodology] below:

1. *Demonstrate that a General Plan (GP) or a Regional Plan (RP) is in Compliance with AB 32:*
 - *For most GPs or RPs this will require demonstration that projected ... emissions will be equal to or less than 1990 emissions.*
 - *GPs or RPs are expected to fully document 1990 and [future] GHG [greenhouse gas] emission inventories.*
 - *Projection of ... emissions is complicated by the fact that CARB is expected to promulgate emission reductions in the short term. Until explicit CARB regulations are in place, unmitigated GP ... emission inventories represent business-as-usual scenarios.*
 - *EIRs for GPs or RPs which demonstrate [future] mitigated emissions are less than or equal to 1990 emissions are considered less than significant.*

Global Climate Change Analysis

Population growth anticipated to occur under the Housing Element, which was anticipated by the General Plan, is expected to result in increased emissions of greenhouse gases, largely due to increased vehicle miles traveled (VMTs), as well as increased energy consumption and waste generation. As discussed previously, increased emissions of greenhouse gases could contribute to global climate change patterns and the adverse global environmental effects thereof. Increased concentrations of greenhouse gas emissions could also potentially conflict with the requirement of AB 32 to reduce Statewide greenhouse gas emissions to 1990 levels by 2020.

Construction Emissions

CEQA does not require an agency to evaluate an impact that is "too speculative," provided that the agency identifies the impact, engages in a "thorough investigation" but is "unable to resolve an issue," and then discloses its conclusion that the impact is too speculative for evaluation. (CEQA Guidelines Section 15145, Office of Planning and Research Commentary). Additionally, CEQA requires that impacts be evaluated at a level that is "specific enough to permit informed decision making and public participation" with the "production of information sufficient to understand the environmental impacts of the proposed Project and to permit a reasonable choice of alternatives so far as environmental aspects are concerned." (CEQA Guidelines Section 15146, Office of Planning and Research Commentary). Pursuant to CEQA Guidelines Section 15146(b):

An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.

Construction of future residential new and infill development projects would result in greenhouse gas emissions from the use of construction equipment. However, details of these future construction activities are unknown at this time,



and therefore, cannot be quantified. Compliance with General Plan policies and implementation measures would reduce construction-related emissions to a level below "business as usual."

Operational Emissions

Area sources include emissions from natural gas combustion, hearth (wood stove/fireplaces), landscaping equipment, consumer products, and architectural coatings. Indirect sources include emissions from energy consumption and water conveyance. Mobile sources include emissions from passenger vehicles and delivery trucks. Typically, mobile sources are the primary contributor of greenhouse gas emissions. However, consistent with the General Plan, the Housing Element would discourage sprawl, encourage mixed use development, and encourage public transportation.

Compliance with the Attorney General's Recommendations

The California Office of the Attorney General has established recommended measures for projects to mitigate greenhouse gas emissions.⁹ A list of the Attorney General's recommended measures and the project's compliance with each measure are listed in Table 4.3-1, Housing Element Update's Compliance with the Attorney General's Recommendations.

According to CEQA Guidelines Section 15002(a)(1), one of the basic purposes of CEQA is to, "Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities." Senate Bill 97 requires the California Office of Planning and Research (OPR) to develop CEQA Guidelines for analysis and, if necessary, the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions to the Resources Agency by July 1, 2009. Additionally, it is the position of the State Legislature (as expressed in its adoption of AB 32, The California Climate Solutions Act of 2006) that global climate change poses significant adverse effects to the environment of the State of California and the entire world. Additionally, the State Legislature adopted the public policy position that global climate change is, "a serious threat to the economic well-being, public health, natural resources, and the environment of California" (Health and Safety Code Section 38501).

**Table 4.3-1
Housing Element Update's Compliance with the Attorney General's Recommendations**

| Attorney General's Recommended Measures | Compliance with Attorney General's Recommendations |
|--|---|
| Housing Element | |
| Improve the jobs-housing balance and promote a range of affordable housing choices near jobs, services, and transit. | Compliant. The Housing Element includes policy actions that promote affordable housing choices near jobs, services, and transit. As specified in the Housing Element, it is the City's policy to provide programs that locate housing near employment centers (Policy Action 5.4). Additionally, it is the City's policy to provide programs that address the supply of housing for all segments of the population to ensure that adequate housing is available to meet the needs of all economic segments of the community (Housing Strategy Area 4: Adequate Housing Supply). The Housing Element contains policies that encourage the development of vacant and underutilized sites at greater intensities to provide higher density residential development (Policy Actions 4.2 and 4.3) |

⁹ California Office of the Attorney General, The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level, updated May 21, 2008.



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| | |
|---|---|
| | and encourages partnerships and coordination with developers and outside agencies to encourage the development of affordable housing (Policy Action 5.5). Additionally, the General Plan Conservation and Circulation Elements include policies that provide for alternative modes of transportation and encourage the reduction of trips (Policies 2-2.1, 2-2.2, and 5-4.1) and associated implementation that encourage new development, which provide convenience and security to transit users and facilitate non-motorized transportation (Implementation Program 5-4.4.2); refer to the Mitigation Program below for complete text. |
| Concentrate mixed use and medium to higher density residential development in areas near jobs, transit routes, schools, shopping areas, and recreation. | Compliant. Refer to response above. |
| Increase density in single-family residential areas located near transit routes or commercial areas. For example, promote duplexes in residential areas and increased height limits of multi-unit buildings on main arterial streets, under specified conditions. | Compliant. Refer to response above. |
| Encourage transit-oriented developments. | Compliant. Refer to response above. |
| Impose minimum residential densities in areas designated for transit-oriented, mixed-use development to ensure higher density in these areas. | Compliant. Refer to response above. |
| Designate mixed use areas where housing is one of the required uses. | Compliant. Refer to response above. |
| Promote infill, mixed use, and higher density development by, for example, reducing developer fees; providing fast-track permit processing; reducing processing fees; funding infrastructure loans; and giving preference for infrastructure improvements in these areas. | Compliant. The Housing Element includes Policy Actions, which encourage partnerships and coordination with developers and outside agencies, including formulation of an outreach strategy to inform residential developers of City-initiated incentives, including development standards and density bonuses, reduced parking requirements, and other programs related to residential projects (Policy Action 5.5) and incentives such as streamlined permit review, reduced development standards, parking reductions or other concessions to encourage the acquisition and rehabilitation of multi-family units (Policy Action 1.5). Similarly, the City encourages the development of affordable housing through regulatory procedures and incentives such as density bonus provisions, expedited processing, and fee waivers/deferrals (Policy Action 4.1); refer to Mitigation Program below for complete text. Refer also to response above. |
| Source: State of California Department of Justice, Attorney General's Office, <i>The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level</i> , updated May 21, 2008. | |

The State Legislature has determined that, "the potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the State from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment and an increase in the incidences of infectious disease, asthma and other human health-related problems" and that, "Global warming will have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry (and)...will also increase the strain on electricity supplies necessary to meet the demand for summer air-conditioning in the hottest parts of the State" (Health and Safety Code Section 38501). These public policy statements became law with the enactment of Assembly Bill 32, Statutes of 2006.



AB 32 requires that the CARB determine what the statewide greenhouse gas emissions level was in 1990, and approve a statewide greenhouse gas emissions limit that is equivalent to that level, to be achieved by 2020. The CARB has approved a 2020 emissions limit of 427 metric tons of CO₂ equivalent (CO₂eq).¹⁰ By January 2009, CARB must adopt mandatory reporting rules for significant sources of greenhouse gases and also a plan indicating how reductions in significant greenhouse gas sources would be achieved through regulations, market mechanisms and other actions. The relevant General Plan Policies that are designed to reduce VMT's, energy consumption, and water consumption, and promote an overall level of reduced emissions, are outlined below.

It is noted that there are no established quantitative thresholds of significance or methodologies in place to analyze and determine the significance of global climate change with respect to a Housing Element. This analysis has been formulated to comply with the purpose and intent of CEQA, as well as the guidance issued from CAPCOA and the California's Attorney General's Office. Consistent with the General Plan, the Housing Element anticipates infill residential and mixed-use development. Although, the automobile would continue to dominate as the main transportation mode, alternative transportation modes would be promoted through General Plan Policies and Implementation Programs. The Housing Element would promote a range of affordable housing choices near jobs, services, and transit, which would inherently reduce sprawl and thus total VMTs. The General Plan establishes Policies and Implementation Programs to reduce greenhouse gases by adopting and implementing the PMAQMP, encouraging transportation demand management, improving traffic flow, encouraging energy conservation, and reducing work trips. The General Plan also calls for the City to minimize energy use, maximize waste reduction and diversion, and implement water conservation measures. As indicated in Table 4.3-1, the proposed Project would be in compliance with the recommended measures and strategies identified by the Attorney General's Office.

Mitigation Program:

AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the South Coast Air Quality Management District. Project proponents shall prepare and implement a Construction Management Plan, which shall include Best Available Control Measures, among others. Appropriate control measures shall be determined on a project-by-project basis and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others:

- Minimizing simultaneous operation of multiple construction equipment units;
- Implementation of South Coast Air Quality Management District Rule 403, Fugitive Dust Control Measures;
- Watering the construction area to minimize fugitive dust;
- Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and
- Minimizing idling time by construction vehicles.

AQ-2 The City of Los Alamitos shall consider adopting a Climate Protection Action Plan, which would establish a Citywide inventory of greenhouse gasses for Existing, General Plan Buildout and Year 1990 conditions. The Climate Action Protection Plan shall outline a set of enforceable strategies to ensure

¹⁰ Carbon dioxide equivalency is a quantity that describes, for a given mixture and amount of greenhouse gas, the amount of CO₂ that would have the same global warming potential, when measured over a specified timescale (generally, 100 years). For example, the global warming potential for methane over 100 years is 25 and for nitrous oxide 298. This means that emissions of one million metric tons of methane and nitrous oxide respectively is equivalent to emissions of 25 and 298 million metric tons of carbon dioxide.



the City meets the requirements of Assembly Bill 32, as well as the directives outlines in Executive Order S-3-05.

AQ-3 All new residential development of more than six dwelling units shall participate in the California Energy Commission's New Solar Homes Partnership (this program provides rebate to developers of six dwelling units or more who offer solar power on 50 percent of the new units) and new or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs.

AQ-4 All new dwellings shall install Energy Star rated appliances and the most energy-efficient water heaters and air conditioning systems that are feasible. Additionally, all new buildings and major renovations shall use energy efficient lighting (indoor and outdoor) that reduces electricity use by substantially more than current State Building Code requirements.

4.3.c. ***Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?***

Less Than Significant With Mitigation Incorporated. Refer to Response 4.3.b.

Mitigation Program: Refer to Mitigation Measures AQ-1 to AQ-4 and the General Plan Policies and Implementation Program outlined above.

4.3.d. ***Expose sensitive receptors to substantial pollutant concentrations?***

Less Than Significant With Mitigation Incorporated. Refer to Response 4.3.b. In addition, the construction of individual residential projects could potentially lead to fugitive emissions and other pollutants affecting sensitive land uses. Increased traffic volumes on City streets could also lead to increases in traffic congestion and associated vehicle emissions, which could impact sensitive receptors. However, as future residential development would occur throughout the City, substantial pollutant concentrations are unlikely to be produced. Thus, less than significant impacts are anticipated in this regard. It is also important to note the conceptual nature of the anticipated residential development associated with the Housing Element. Future development proposals would be analyzed individually for potential impacts to air quality and to determine compliance with applicable State and Federal ambient air quality standards. If necessary, mitigation would be recommended to reduce potential air quality impacts to a less than significant level.

Mitigation Program: Refer to Mitigation Measures AQ-1 to AQ-4 and the General Plan Policies and Implementation Program outlined above.

4.3.e. ***Create objectionable odors affecting a substantial number of people?***

Less Than Significant Impact. Odors are one of the most obvious forms of air pollution to the general public. Odors can present significant problems for both the source and the surrounding community. Although offensive odors seldom cause physical harm, they can agitate and alarm the general public. Most people determine an odor to be offensive (objectionable) if it is sensed longer than the duration of a human breath, typically two to five seconds.

Construction activities associated with residential projects anticipated by the Housing Element may generate objectionable odors from heavy-duty equipment exhaust or from application of paint and asphalt. All new



development would be subject to compliance with standards established for the SCAQMD for odor control. Projects would require consistency with SCAQMD Rule 402, *Public Nuisance*, which prohibits the discharge of air contaminants or other materials (including odors), which can cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public at large.

Any impacts to adjacent land uses would likely be short-term and are considered less than significant. Notwithstanding, due to the conceptual nature of the future residential development, proposals would be analyzed individually to evaluate the potential creation of objectionable odors. If necessary, mitigation would be required to reduce potential air quality impacts to a less than significant level.

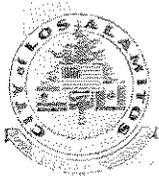
Mitigation Program: No mitigation is required.

4.4 BIOLOGICAL RESOURCES

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | X | |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | X | |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | X | |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |

4.4.a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less Than Significant Impact. There are no known candidate, sensitive, or special status species occurring in the City. However, the Coyote Creek flood control channel does provide natural habitat area along the City's northwesterly boundary. Future housing development would occur primarily as infill development of vacant parcels within urbanized areas and redevelopment/reuse of underutilized sites currently developed with residential uses. The



sites identified for future residential development by the Housing Element would not impact potential habitat associated with the Coyote Creek flood control channel. Notwithstanding, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to biological resources, including impacts to endangered, threatened, rare, or locally designated species and their habitats. If necessary, mitigation would be required to reduce potential biological impacts to a less than significant level. Development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's General Plan, Municipal Code, and development review process. Future residential development would require further review for compliance with USFWS, CDFG, and NCCP/HCP requirements, as necessary. Therefore, Project implementation would not have an adverse effect, either directly or through habitat modifications, to candidate, sensitive, or special status species.

Mitigation Program: No mitigation is required.

4.4.b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less Than Significant Impact. There are no known riparian habitats or other sensitive natural communities occurring in the City. However, as stated, the Coyote Creek flood control channel provides a natural habitat area along the northwestern boundary of the City. The sites identified for future residential development by the Housing Element would not impact potential riparian habitat associated with the Coyote Creek flood control channel. Notwithstanding, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to biological resources, including impacts to riparian habitats or other sensitive natural communities. Therefore, Project implementation would not have an adverse effect on any riparian habitat or other sensitive natural communities. Impacts would be less than significant in this regard.

Mitigation Program: No mitigation is required.

4.4.c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. There are no federally protected wetlands occurring in the City. Therefore, implementation of the Housing Element would not result in adverse effects in this regard.

Mitigation Program: No mitigation is required.

4.4.d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

No Impact. Los Alamitos is largely developed, and is surrounded by development. There are no wildlife corridors that traverse the City. Therefore, Project implementation would not interfere with a wildlife corridor.

Mitigation Program: No mitigation is required.

4.4.e. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*



Less Than Significant Impact. LAMC Chapter 12.24, *Street Trees and Shrubs*, contains standards for the placement and replacement of City-owned trees (i.e., trees located within the public right-of-way, at parks, and at other City-owned facilities). Future housing development would occur primarily as infill development of vacant parcels and redevelopment/reuse of underutilized sites. Although unlikely, it is possible that future housing development could impact existing City-owned trees. Future housing development would be required to comply with the LAMC, including compliance with LAMC Chapter 12.24, as applicable, reducing any impact to City-owned trees to a less than significant level. Further, it is *Los Alamitos General Plan* policy to encourage property owners to maintain and promote landscaping on developed sites and to incorporate mature and specimen trees into the design of development projects. Impacts would be less than significant in this regard.

Mitigation Program: No further mitigation is required.

4.4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The City of Los Alamitos does not have an adopted Habitat Conservation Plan, nor is it subject to a County Plan. Thus, implementation of the Housing Element would not conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Program: No mitigation is required.



4.5 CULTURAL RESOURCES

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5? | | | X | |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5? | | | | X |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |

4.5.a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?

Less Than Significant. According to the *Los Alamitos General Plan*, there are no designated historic resources within the City. However, it is noted that the City has a number of structures that are worthy of consideration, as several original structures constructed before the City's incorporation continue to exist and according to the *General Plan*, should be preserved. It is anticipated that the City's housing needs would be accommodated by development of vacant and underutilized land. The underutilized parcels identified in the Housing Element are currently developed with residential uses and are not anticipated to contain potentially historic resources. However, due to the conceptual nature of the proposed future residential development, proposals would require individual assessments of potential impacts to historic resources, including impacts to historical resources as defined by CEQA Guidelines Section 15064.5. If necessary, mitigation would be recommended to reduce potential cultural resources impacts to a less than significant level.

Mitigation Program: No mitigation is required.

4.5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

No Impact. According to the *Los Alamitos General Plan*, no archaeological resources are known to occur within the City. Therefore, no impacts would occur in this regard.

Mitigation Program: No mitigation is required.



4.5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. According to the *Los Alamitos General Plan*, no paleontological resources are known to occur within the City. Therefore, no impacts would occur in this regard.

Mitigation Program: No mitigation is required.

4.5.d. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. No conditions exist that suggest human remains are likely to be found on the residential development sites. Due to the level of past disturbance on the development sites, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities. Notwithstanding, ground-disturbing activities, such as grading or excavation, have the potential to disturb as yet unidentified human remains. If human remains were found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Sections 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overly adjacent remains until the County Coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard would be considered less than significant.

Mitigation Program: No mitigation is required.



4.6 GEOLOGY AND SOILS

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | X |
| 2) Strong seismic ground shaking? | | X | | |
| 3) Seismic-related ground failure, including liquefaction? | | X | | |
| 4) Landslides? | | | | X |
| b. Result in substantial soil erosion or the loss of topsoil? | | | X | |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | X |
| d. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property? | | X | | |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | | | | X |

4.6.a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

4.6.a.1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps. ["Earthquake Fault Zones" were called "Special Studies Zones" prior to January 1, 1994.] The City of Los Alamitos is not affected by a State-established Earthquake Fault Zone.¹¹

¹¹ State of California Department of Conservation, <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>, Accessed April 20, 2009.



Surface rupture is unlikely to occur in Los Alamitos, as there are no known active or potentially active faults that traverse the City.¹² Therefore, the residential development anticipated by the Housing Element is not anticipated to expose people or structures to adverse effects involving fault rupture. No impact would occur in this regard.

Mitigation Program: No mitigation is required.

4.6.a.2. Strong seismic ground shaking?

Less Than Significant Impact With Mitigation Incorporated. The City is located within a seismically active region of southern California. There are five faults, the Newport-Inglewood, Norwalk, El Modena, Whittier-Elsinore, and Elysian Park Faults, situated in close proximity to Los Alamitos. The City could experience strong seismic ground shaking from earthquakes generated along these faults. Additionally, faults located outside of Orange County, including the San Andreas and San Jacinto Faults, could cause strong seismic ground shaking within Los Alamitos. Due to the City's location with respect to Southern California's known active and potentially active faults (refer to Figure 3-1 of the *General Plan Safety Element Background Technical Report*), the potential for ground shaking in the City is considered likely. The extent and impact of the groundshaking would depend on several factors, including the particular fault, fault location, distance from the City and magnitude of the earthquake.¹³

The residential development anticipated by the Housing Element could expose people or structures to adverse effects involving strong seismic ground shaking. The possibility of moderate to high ground acceleration or shaking in the City may be considered as approximately similar to the Southern California region, as a whole. Numerous controls would be imposed on future residential development through the permitting process. In general, the City regulates development (and reduces potential seismic impacts) under the requirements of the California Building Code (CBC) (refer to LAMC Chapter 15.04, *Building Codes*), the Alquist-Priolo Earthquake Fault Zoning Act, local land use policies, and zoning, and project specific mitigation measures. The effects of ground shaking would be sufficiently mitigated for buildings designed and constructed in conformance with current building codes and engineering standards. Compliance with the recommended mitigation and *General Plan Policy and Implementation Programs*, which require all new development to comply with seismic safety standards, would be required. Therefore, the residential development anticipated by the Housing Element would result in less than significant impacts regarding the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking.

Mitigation Program: Compliance with the following mitigation and *General Plan Policy and Implementation Programs* is required.

GEO-1 Prior to issuance of a Grading Permit, Applicants of future residential developments shall prepare a Geologic and Soils Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Public Works Department. The Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Report shall be submitted to Public Works at the time of Grading Plan submittal.

GEO-2 The Project shall be designed and graded in accordance with recommendations set forth in the Geologic and Soils Report. The Grading Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Grading Plans and verified during Plan check. Compliance with the Geologic and Soils Report shall be accomplished by conditioning the Project, specifying measures on the Grading Plans, and conducting field inspections.

¹² City of Los Alamitos General Plan, Safety Element Background Technical Report, Page 3-3.

¹³ City of Los Alamitos General Plan, Safety Element Background Technical Report, Page 3-5.



- GEO-3 Prior to issuance of a Building Permit, Applicants of future residential developments shall prepare a Geologic Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Building Department. The Geologic Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Geologic Report shall be submitted to the Building Department at the time of Building Plan submittal.
- GEO-4 The Project shall be designed and constructed in accordance with recommendations set forth in the Geologic Report. The Building Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Building Plans and verified during Plan check. Compliance with the Geologic Report shall be accomplished by conditioning the Project, specifying measures on the Construction Plans, and conducting field inspections.

Safety Element

- Policy 3-2.1 Take all necessary steps to be prepared for a major earthquake.

Implementation Programs

- 3-2.2.1 Require all new development to comply with seismic safety standards incorporated into current Building Codes.
- 3-2.2.3 Require new or substantially remodeled development to be properly designed and constructed for earthquake safety.

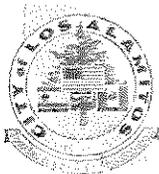
4.6.a.3. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact With Mitigation Incorporated. Liquefaction occurs when seismic-induced ground shaking causes water-laden, cohesionless soils to form a quicksand-like condition below the ground surface. Subsidence involves settlement of under-consolidated soils that may occur during earthquake shaking. Lurching is the actual displacement or movement of the ground due to the passage of seismic waves.

Due to the City's proximity to active and potentially active faults, the characteristically high water table, and the cohesionless subsoils that occur within the City, the City could experience liquefaction and subsidence during extreme ground shaking. According to the State of California Department of Conservation, Los Alamitos Quadrangle Official Map (March 25, 1999), the entire City of Los Alamitos is subject to liquefaction.

The City's future housing needs would be accommodated within vacant and underutilized land. Future residential development anticipated by the Housing Element could expose people or structures to adverse effects involving liquefaction, subsidence, and/or lurching. With appropriate City requirements for adequate soil engineering investigations, however, such potential problem areas would be recognized and addressed in the design stage. Compliance with the recommended mitigation and *General Plan* Policy and Implementation Programs would be required. Therefore, the residential development anticipated by the Housing Element would result in less than significant impacts regarding the exposure of people or structures to potential substantial adverse effects involving liquefaction, subsidence, and/or lurching hazards.

Mitigation Program: Compliance with Mitigation Measures GEO-1, GEO-2, GEO-3, and GEO-4, Safety Element Policy 3-2.1, and Implementation Programs 3-2.2.1 and 3-2.2.3, as identified above, is required.



4.6.a.4. Landslides?

No Impact. Seismically-induced landslides occur in areas where steep slopes, unstable geologic features, and/or seismic activity combine to upset the force of gravity and cause earth to move down a hillside. Due to its flat topography, the City of Los Alamitos is not subject to seismic induced landslides.¹⁴ No impacts would occur in this regard.

Mitigation Program: No mitigation is required.

4.6.b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Clearing and grading for construction associated with future residential developments anticipated by the Housing Element could expose soils to minimal short-term erosion by wind and water, and loss of topsoil. Grading plans for proposed residential developments would include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading. Additionally, project sites encompassing an area of one or more acres would require compliance with a National Pollutant Discharge Elimination System (NPDES) permit and consequently the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP); refer to Response 4.16.d. below. Given that future residential developments would be subject to compliance with LAMC Chapter 8.44, *Stormwater and Urban Runoff Pollution Controls*, as well as NPDES requirements for erosion control, grading, and soil remediation, less than significant impacts are anticipated in this regard.

Mitigation Program: No mitigation is required.

4.6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. Landslides, mudslides, rock falls, and soil creep are phenomena earth scientists refer to as "mass wasting." The movement may be rapid (landsliding, rock fall), or gradual (soil creep). These geologic hazards occur in areas where steep slopes, unstable geologic features, heavy rainfall, and/or seismic activity combine to upset the force of gravity and cause earth to move down a hillside. Los Alamitos is relatively flat with a less than 2.0 percent slope. Thus, impacts resulting from landslides, mudslides, rock falls, and soil creep or not anticipated to occur within the City. Refer to Response 4.6.a.3. regarding liquefaction, subsidence, and/or lurching.

Mitigation Program: No mitigation is required.

4.6.d. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?

Less Than Significant Impact With Mitigation Incorporated. Expansiveness refers to the potential to swell and shrink with repeated cycles of wetting and drying and is a common feature of fine-grained clayey soils. This wetting and drying causes damage due to differential settlement within buildings and other improvements.

According to the *General Plan*, the soils underlying Los Alamitos consist of alluvium deposits. Most of the City is comprised of soils which vary in thickness from zero to 30 feet and consists of poorly compacted clay and sandy silts. Specifically, the following soils are located within Los Alamitos: Bolsa Silt Loam, Drained; Bolsa Silty Clay Loam,

¹⁴ City of Los Alamitos, *City of Los Alamitos General Plan Safety Element Background Technical Report*, Page 3-1.



Drained; Hueneme Fine Sandy Loam, drained; Metz Loamy Sand; and San Emigdio Fine Sandy Loam, Moderately Fine Substratum.¹⁵ The silty sands that comprise much of the underlying soil are generally classified as non-expansive. However, expansiveness on clayey soils can occur. Given expansive soils are known to be present in the City, future residential development anticipated by the Housing Element could be located on expansive soils, creating risk to life or property, unless proper engineering techniques are implemented. Due to the conceptual nature of the future residential development, proposals would require individual assessments of potential geological impacts, including expansion potential. The effects of expansive soils would be sufficiently mitigated for buildings designed and constructed in conformance with current building codes and engineering standards. Compliance with the recommended mitigation, which establish requirements for site-specific geologic and soils studies, and use of the most current professional standards in building design, would be required. Therefore, the residential development anticipated by the Housing Element would result in less than significant impacts involving expansive soils.

Mitigation Program: Compliance with Mitigation Measures GEO-1, GEO-2, GEO-3, and GEO-4, Safety Element Policy 3-2.1, and Implementation Programs 3-2.2.1 and 3-2.2.3, as identified above, is required.

4.6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The City's wastewater system is owned and maintained by the Rossmoor/Los Alamitos Area Sewer District. Sewers are available throughout the City for the disposal of wastewater, thus, use of septic tanks or alternative wastewater disposal systems would not occur.

Mitigation Program: No mitigation is required.

¹⁵ United States Department of Agriculture Soil Conservation Service and Forest Service, *Soil Survey of Orange and Western Part of Riverside County, California, Sheet No. 3*, Issued September 1978.



4.7 HAZARDS AND HAZARDOUS MATERIALS

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | X | |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | X | |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| d. Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment? | | | X | |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | X | |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | X | |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | X | |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X |

4.7.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The secondary activities that would occur at the future residential developments (e.g., building and landscape maintenance) would involve the use of limited quantities of hazardous materials. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of buildings and landscaping would be utilized by future residential uses. Thus, the residential development anticipated by the Housing Element would increase in the use of household cleaning products and other materials routinely used in building maintenance. However, no significant amounts of hazardous materials would be utilized, disposed of, or transported in conjunction with future residential developments. With proper use and disposal, household maintenance chemicals are not expected to create hazardous or unhealthful conditions for future residents. Following compliance with the local, State and Federal regulatory framework, implementation of the Housing Element is not anticipated to create a significant hazard to the public or the environment involving the routine transport, use, or disposal of hazardous materials.

Mitigation Program: No mitigation is required.



4.7.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The City's future housing needs would be accommodated within vacant and underutilized land. Therefore, construction activities from residential development anticipated by the proposed Housing Element could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions.

Demolition. Since residential development would involve urban infill and development/redevelopment of underutilized land, existing structures may need to be demolished prior to construction of new buildings. Although, specific development projects have not been identified, it is assumed that older buildings would be demolished as residential uses are developed. Demolition of structures could expose construction personnel and the public to hazardous substances such as asbestos containing materials (ACM) or lead-based paints (LBP), depending on the age of the structure. Further, the potential exists that construction activities may release potential contaminants that may be present in building materials (e.g., mold, lead, etc.). In addition, the disturbance of soils and demolition of structures could expose construction workers or employees to health or safety risks in the event contaminated structures and/or soils are encountered during construction. Exposure could occur from ACM or LBP in older buildings, or unknown contaminants that have not previously been identified. Federal and State regulations govern the renovation and demolition of structures where ACMs and LBPs are present. All demolition that could release ACMs or LBPs must be conducted according to Federal and State standards. Adherence to existing regulations, which require appropriate testing and abatement actions for hazardous materials, would ensure that impacts are less than significant.

Soil and Groundwater Contamination Unknown Contaminated Sites. Grading and excavation for future development under the proposed Housing Element could expose construction workers and the public to unidentified hazardous substances present in the soil or groundwater. Exposure to contaminants could occur if the contaminants migrated to surrounding areas or if contaminated zones were disturbed at the contaminated location. Exposure to hazardous substances would be considered significant unless mitigated. Potential impacts to groundwater would be dependant on the type of contaminant, the amount released, and depth to groundwater at the time of the release. If groundwater contamination is identified, remediation activities would be required by the Regional Water Quality Control Board prior to the commencement of construction activities. Compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the City.

Mitigation Program: No mitigation is required.

4.7.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. Future housing developments anticipated by the Housing Element would not emit or handle hazardous or acutely hazardous materials. Therefore, no impacts to school facilities would occur in this regard.

Mitigation Program: No mitigation is required.



- 4.7.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Less Than Significant Impact. As discussed in Response 4.7.b. above, the potential exists that adverse environmental conditions were created by previous uses on the development sites. Also, the potential exists that some housing developments may be located on or near hazardous materials sites. Through the City's environmental review process, it would be determined if a Phase 1 Environmental Site Assessment would be needed to assess whether hazardous materials, on or within the vicinity of the future residential sites, would pose any significant hazards to the public or the environment. If necessary, mitigation would be required to reduce potential hazardous materials impacts to a less than significant level.

Mitigation Program: No mitigation is required.

- 4.7.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

Less Than Significant Impact. The Los Alamitos Joint Forces Training Base (JFTB) is located within the southeastern portion of the City. The airfield, operated by the National Guard Bureau, contains two runways with approximately 1,100 flights that arrive or depart every month. Development of future housing anticipated by the Housing Element could occur within two miles of the JFTB. The Airport Environs Land Use Plan (amended November 16, 1995) provides a comprehensive plan for the area surrounding each public airport in Orange County, as well as federal military airports. Crash hazard areas and building height restrictions are identified for each airport, including the Armed Forces Reserves Center (AFRC) at the JFTB. The Clear Zones for the AFRC are located entirely within the boundaries of the AFRC. The study does not identify any off-base accident potential zones.¹⁶ Therefore, Project implementation would not result in a safety hazard associated with an airport for people residing in the area.

Mitigation Program: No mitigation is required.

- 4.7.f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

Less Than Significant Impact. Refer to response 4.7.e.

Mitigation Program: No mitigation is required.

- 4.7.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less Than Significant Impact. The City of Los Alamitos Emergency Operations Plan (EOP) addresses the jurisdiction's planned response to natural disasters and public safety emergency situations. The Emergency Operations Center (EOC) is activated immediately upon the existence or declaration of a state of emergency and can also be activated for local disasters by City officials. The EOP identifies responsible agencies, emergency action checklists for hazard-specific responses, and operational data, including listings of resources, key personnel, and essential facilities. The EOC Operations Chief would coordinate all law enforcement and traffic control operations

¹⁶ Airport Land Use Commission for Orange County, *Airport Environs Land Use Plan*, Amended November 16, 1995.



during a disaster, including activation of any public warning systems. The unpredictability of the impact of any disaster on existing streets and highways makes evacuation route designation difficult. Although the routes to be used for an evacuation would depend upon the location of the incident, assuming major streets and freeways are functional, generally the routes would include major arterials and regional routes.

The State of California Office of Emergency Services (OES) has a facility at the Los Alamitos Armed Forces Reserve Center (AFRC). The facility has access to a runway which is capable of accommodating emergency aircraft. The OES is staffed by full-time personnel and activates its emergency services during times of civil disturbance, floods, wild fires, and other emergencies.

The Housing Element anticipates the construction of housing units on various parcels of vacant and underutilized land in the City. Due to the conceptual nature of the future housing development, proposals would be analyzed individually in order to address changes in traffic patterns and circulation. As conditions for approval, each project would be required to meet all City and County Fire Authority standards and regulations pertaining to emergency response access and evacuation procedures. With the City's continued implementation of the EOP, and upon compliance with Fire Department guidelines, it is anticipated that the residential development anticipated by the Housing Element would not physically interfere with an adopted emergency response plan or emergency evacuation plan.

Mitigation Program: No mitigation is required.

4.7.h. *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

No Impact. The City of Los Alamitos is predominantly built out and fully urbanized. The City is not located adjacent or in proximity to wildlands. Therefore, the residential development anticipated by the Housing Element would not expose people or structures to a significant risk involving wildland fires.

Mitigation Program: No mitigation is required.



4.8 HYDROLOGY AND WATER QUALITY

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a. Violate any water quality standards or waste discharge requirements? | | | X | |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | | | X | |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | | | X | |
| e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | | | X | |
| f. Otherwise substantially degrade water quality? | | | X | |
| g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | X | |
| h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | | | X | |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X | |
| j. Inundation by seiche, tsunami, or mudflow? | | | X | |

4.8.a. *Violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact. As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City of Los Alamitos is within the jurisdiction of the Santa Ana RWQCB.

Short-Term Construction. The SWRCB adopted NPDES General Permit No. CAS000002, Waste Discharge Requirements (WDRs) for Discharges of Stormwater Runoff Associated With Construction Activity (General Construction Permit). Construction sites with 1.0 acre or greater of soil disturbance or less than 1.0 acre, but part of a greater common plan of development, are required to apply for coverage for discharges under the General Construction Permit by submitting a Notice of Intent (NOI) for coverage, developing a Stormwater Pollution



Prevention Plan (SWPPP), and implementing Best Management Practices (BMPs) to address construction site pollutants. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation, but does not include regular maintenance activities.

Construction activities from future residential development anticipated by the Housing Element would be subject to compliance with LAMC Chapter 8.44, *Stormwater and Urban Runoff Pollution Controls*, and NPDES requirements. More specifically, prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a NOI would be prepared and submitted to the Santa Ana RWQCB providing notification and intent to comply with the General Construction Permit. Also, a SWPPP would be submitted and approved by the Director of Public Works and the City Engineer for water quality construction activities onsite. A copy of the SWPPP would be made available and implemented at the construction site at all times. The SWPPP is required to outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." Additionally, through the City's development review process, future residential projects would be evaluated for potential site-specific water quality impacts from construction activities. Compliance with LAMC Chapter 8.44 and NPDES requirements would reduce short-term construction-related impacts to water quality to a less than significant level.

Long-Term Operations. The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4s). The RWQCBs have adopted NPDES storm water permits for medium and large municipalities. Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. The Santa Ana RWQCB issued the permit governing the public storm drain system discharges in northern Orange County from the storm drain systems owned and operated by the Orange County cities and Orange County (collectively "the Co-permittees"). This permit regulates storm water and urban runoff discharges from development to constructed and natural storm drain systems in the City of Los Alamitos. Among other requirements, the NPDES permit specifies requirements for managing runoff water quality from new development and significant redevelopment projects, including specific sizing criteria for treatment BMPs. The most recent permit was issued on May 22, 2009.

To implement the requirements of the NPDES permit, the Co-permittees have developed the Orange County Stormwater Program 2003 Drainage Area Management Plan (DAMP), and are working to update the document to meet the new Permit requirements. The DAMP includes a New Development/ Significant Redevelopment Program that provides a framework and a process for following the NPDES permit requirements and incorporates watershed protection/storm water quality management principles into the Co-permittees' General Plan process, environmental review process, and development permit approval process. Local jurisdictions, including the City of Los Alamitos, have adopted a Local Implementation Plan (LIP) based upon the County's DAMP, which includes a Model Water Quality Management Plan (WQMP). Using the local LIP as a guide, the City would review and approve project-specific WQMPs, as part of the development plan and entitlement approval process for discretionary projects, prior to issuing permits for ministerial projects. More specifically, prior to issuance of any Grading Permit, future development would be required to prepare a WQMP, which includes both Structural and Non-Structural BMPs in order to comply with the requirements of the current DAMP and NPDES. Compliance with PMC Chapter 8.44 and NPDES requirements would reduce long-term impacts to water quality to a less than significant level.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

Goal One: Protect Los Alamitos' ground water resources from depletion and pollution.

Policy 2-1.4 Regulate commercial and industrial land uses to guard against the pollution of Los Alamitos' ground water resources.



Policy 2-1.5 Continue to work with representatives of the Los Alamitos Armed Forces Reserve Center (LAAFRC) to mitigate surface and groundwater contamination at this federal military facility.

Policy 2-1.6 Participate in and establish programs to increase public awareness of the dangers of water polluting activities such as dumping of oil, fuel and solvents, and excessive use of fertilizer and insecticides.

4.8.b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. Golden State Water Company (formerly Southern California Water Company) owns and operates the network of water distribution facilities that serve Los Alamitos. The Urban Water Management Planning Act (Act) requires urban water suppliers with more than 3,000 service connections or water use of more than 3,000 acre-feet per year (ac-ft/yr) to submit an UWMP every five years to the California Department of Water Resources (DWR). The Golden State Water Company (GSWC) has prepared and adopted its UWMP in 2005 for the West Orange County service area, which includes Los Alamitos.

GSWC obtains its water supply for the West Orange County System from two primary sources: imported water and GSWC operated groundwater wells. Imported water is provided by the Municipal Water District of Orange County (MWDOC). MWDOC obtains its water supply from the Metropolitan Water District of Southern California (Metropolitan). GSWC operates several groundwater wells within the Orange County Groundwater Basin (Basin). The Basin is managed by the Orange County Water District (OCWD). The OCWD regulates the amount of groundwater pumped from the Basin and sets the Basin Production Percentage (BPP) for all pumps.

Historically, groundwater has comprised between 42 and 83 percent of the total water supply for the West Orange County System and the remainder has been provided by imported water from MWDOC. Groundwater is expected to be approximately 71 percent of the West Orange County System's total supply in the future.¹⁷ Imported water from MWDOC is delivered through three connections with a combined active design capacity of 24,700 gallons per minute (gpm). In addition, GSWC has three emergency connections with a combined design capacity of 4,500 gpm. The UWMP describes the water demands and future trends for the West Orange County System. Population projections for the West Orange County System were derived using SCAG data from 2000 to 2030. The West Orange County System has an estimated population of 119,448 people in 2005. The population is expected to reach 129,853 by 2030.

The water demand associated with future housing could impact groundwater supplies. The UWMP concluded that there are sufficient water supplies to meet the projected water demand under normal, single-dry year, and multiple-dry years through 2030. Since the UWMP uses population projections from SCAG to determine the demand for water and the potential growth associated with the proposed Housing Element is consistent with SCAG, potential water demand associated with future housing was anticipated in the UWMP. Implementation of the proposed Project would be consistent with the analysis presented in the UWMP. All future residential development would be subject to compliance with the UWMP's Conservation Programs, as well as the City of Los Alamitos Water Conservation Ordinance (LAMC Chapter 13.04), which allows the City to establish mandatory water conservation requirements in the event of a drought or other condition that reasonably causes conservation measures to be enforced. Further, compliance with *General Plan* goals, policies, and associated implementation would ensure that future development

¹⁷ Golden State Water Company, 2005 Urban Water Management Plan – West Orange County, December 2005, Page 3-2.



would incorporate water conservation measures. Therefore, Project implementation would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

Goal One: Protect Los Alamitos' groundwater resources from depletion and pollution.

Policy 2-1.1 Encourage the use of drought tolerant landscapes in new developments and encourage the replacement of existing water consumptive landscapes.

Policy 2-1.2 Encourage the conservation of water used for irrigation in parks, golf courses, recreation areas, commercial and industrial uses, and schools through the use of low-flow drip systems and water-efficient irrigation systems.

Policy 2-1.3 Comply with the policies and programs contained in the City's Water Conservation Ordinance.

4.8.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. The City is a predominantly suburban/urban community characterized by a variety of land uses. The vast majority of the City is developed and has an existing stormwater infrastructure. Due to the limited number and geographical locations of the remaining vacant parcels (refer to Exhibit B-1 of the Housing Element), and since future housing development would occur primarily as infill development, Project implementation would not substantially alter the existing drainage pattern of the development sites or areas, or result in substantial erosion or siltation.

Mitigation Program: No mitigation is required.

4.8.d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

Less Than Significant Impact. The City of Los Alamitos is predominately built out and has an existing stormwater infrastructure. The City's housing needs would be accommodated through development of vacant parcels and redevelopment/reuse of underutilized sites, which could increase the amount of impervious surfaces, and potentially alter existing drainage patterns, thereby increasing runoff volumes and velocities. However, future residential development would be required to ensure project-specific and citywide drainage systems have adequate capacity to accommodate their increased flows, if any. Further, there are a limited number of remaining vacant parcels and future housing development would occur primarily as infill and redevelopment. Therefore, it is not anticipated that an increase in the amount of surface runoff would result in significant flooding impacts on- or off-site. Additionally, compliance with policies identified in the *General Plan*, which include protecting new and existing development from flooding would further reduce impacts to a less than significant level.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Policy and Implementation Programs.

Policy 3-3.1 Take appropriate steps to protect new and existing development from flooding.



Implementation Programs

- 3-3.3.1 Maintain consistency between City ordinances and FEMA requirements.
- 3-3.3.2 Where fiscally feasible, fund drainage system improvements which increase local flood protection capacity.
- 3-3.3.3 Cooperate with the Orange County Flood Control District (OCFD), Federal Emergency Management Agency (FEMA), and other local, state, and federal agencies involved in preparing and implementing flood standards and regulations.

4.8.e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. Refer to Response 4.8.a. and Response 4.8.d.

Mitigation Program: No further mitigation is required beyond compliance with the *General Plan* Goals, Policies, and Implementation Programs identified in Responses 4.8.a and 4.8.d.

4.8.f. Otherwise substantially degrade water quality?

Less Than Significant Impact. Refer to Response 4.8.a.

Mitigation Program: No further mitigation is required beyond compliance with the *General Plan* Goal and Policies identified in Response 4.8.a.

4.8.g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

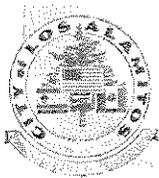
Less Than Significant Impact. The Federal Emergency Management Agency (FEMA) prepares and maintains Flood Insurance Rate Maps (FIRMs), which show the extent of Special Flood Hazard Areas (SFHAs) and other thematic features related to flood risk, in participating jurisdictions. To receive insurance benefits in the event of flood, participating agencies must recognize these official flood boundaries and establish appropriate land use policy for the flood zones.

General Plan Figure 3-2, *Flood Zone Map*, identifies the 100-year flood characteristics for Los Alamitos. As indicated in *General Plan* Figure 3-2, the portion of the Carbon Creek Channel within Los Alamitos and a portion of the San Gabriel River are within the 100-year flood zone. Both of the identified areas are contained within the channels.

Implementation of the proposed Housing Element would not place structures or housing within a 100-year flood hazard area. The vacant and underutilized sites identified for potential housing are not located within or in the vicinity of the 100-year flood hazard area. Further, the *General Plan* identifies policies and implementation to reduce potential impacts resulting from the 100-year flood, which would further reduce impacts to a less than significant level.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Policies and Implementation Programs.

Policy 3-3.1 Take appropriate steps to protect new and existing development from flooding.



Policy 3-3.2 Maintain and expand the City's flooding disaster preparedness and emergency response capabilities.

Policy 3-3.3 Support public outreach programs on flood protection, and emergency preparedness and procedures.

Implementation Programs

3-3.3.1 Maintain consistency between City ordinances and FEMA requirements.

3-3.3.2 Where fiscally feasible, fund drainage system improvements which increase local flood protection capacity.

3-3.3.3 Cooperate with the Orange County Flood Control District (OCFD), Federal Emergency Management Agency (FEMA), and other local, state, and federal agencies involved in preparing and implementing flood standards and regulations.

4.8.h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

Less Than Significant Impact. Refer to Response 4.8.g. above.

Mitigation Program: No further mitigation is required beyond compliance with the *General Plan* Policies and Implementation Programs identified in Response 4.8g.

4.8.i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. According to the *Los Alamitos General Plan*, the Santa Ana River could expose Los Alamitos to flooding. Under the most severe conditions floodwaters could cover over 100,000 acres, including Los Alamitos, to an average depth of three feet. Therefore, residential development anticipated by the Housing Element could expose people or structures to risk involving flooding. The *General Plan* Safety Element has identified policies and implementation to reduce the risk of flooding within the City. Thus, less than significant impacts are anticipated in this regard.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Policies and Implementation Programs.

Policy 3-3.1: Take appropriate steps to protect new and existing development from flooding.

Policy 3-3.2: Maintain and expand the City's flooding disaster preparedness and emergency response capabilities.

Policy 3-3.3: Support public outreach programs on flood protection, and emergency preparedness and procedures.

Implementation Programs

3-3.3.4 Maintain consistency between City ordinances and FEMA requirements.



- 3-3.3.5 Where fiscally feasible, fund drainage system improvements which increase local flood protection capacity.
- 3-3.3.6 Cooperate with the Orange County Flood Control District (OCFD), Federal Emergency Management Agency (FEMA), and other local, state, and federal agencies involved in preparing and implementing flood standards and regulations.

4.8.j. Inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of a sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

According to the *Los Alamitos General Plan*, recent dam upgrades to Prado Dam have reduced potential impacts to the City resulting from a failure of Prado Dam on the Santa Ana River. Therefore, residential development anticipated by the Housing Element would not expose people or structures to inundation by a seiche. Additionally, the *General Plan Safety Element* has identified policies and implementation to reduce the risk of flooding within the City to a less than significant level. The City is located over five miles from the Pacific Ocean and 23 feet above sea level, thus it is not anticipated to be subject to tsunami impacts. The City is located on relatively flat topography and the vacant and underutilized sites identified for potential housing development by the Housing Element are not positioned downslope from an area of potential mudflow. Therefore, impacts would be less than significant in this regard.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Policies and Implementation Programs.

- Policy 3-3.1: Take appropriate steps to protect new and existing development from flooding.
- Policy 3-3.2: Maintain and expand the City's flooding disaster preparedness and emergency response capabilities.
- Policy 3-3.3: Support public outreach programs on flood protection, and emergency preparedness and procedures.

Implementation Programs

- 3-3.3.7 Maintain consistency between City ordinances and FEMA requirements.
- 3-3.3.8 Where fiscally feasible, fund drainage system improvements which increase local flood protection capacity.
- 3-3.3.9 Cooperate with the Orange County Flood Control District (OCFD), Federal Emergency Management Agency (FEMA), and other local, state, and federal agencies involved in preparing and implementing flood standards and regulations.



4.9 LAND USE AND PLANNING

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a. Physically divide an established community? | | | | X |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | X | |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |

4.9.a. *Physically divide an established community?*

No Impact. Future residential development anticipated by the Housing Element would replace some vacant lands with residential uses and would involve the redevelopment/reuse of existing residential sites. The vacant and underutilized sites identified for residential development within the Housing Element are within existing residential areas of the City and development of these sites would not physically divide an established community or lessen access to community amenities.

Mitigation Program: No mitigation is required.

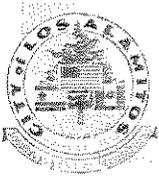
4.9.b. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Less Than Significant Impact. The City of Los Alamitos is predominantly built out and fully urbanized. The City's housing needs would be accommodated within vacant and underutilized land permitted for residential use. Residential development in accordance with the Housing Element would replace vacant lands with residential uses and intensify existing residential areas through redevelopment/reuse of underutilized sites.

All future residential projects would be subject to review under the City's environmental and development plan review process. Additionally, due to the conceptual nature of the future residential development, proposals would require individual assessments to ensure consistency with the City's *General Plan*, Zoning Code, and other relevant planning documents. If necessary, appropriate mitigation would be required to avoid or reduce impacts.

California Government Code Section 65300.5 requires internal consistency among various elements of the *General Plan*. City staff has reviewed the other elements of the *General Plan* and has determined that the proposed Housing Element provides this necessary consistency. The City would maintain this consistency, as future *General Plan* amendments are processed, by evaluating proposed amendments for consistency with all *General Plan* Elements.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

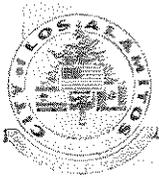


- Goal Two: Preserve and enhance the quality of the City's residential neighborhoods.
- Policy 1-1.1 Employ accepted planning and engineering standards and practices as the basis for determining the compatibility of new land uses with existing uses.
- Policy 1-1.2 Adopt feasible mitigation measures throughout the land use decision-making process to reduce impacts of new or expanded uses on existing residential neighborhoods.
- Policy 1-1.3 Maintain consistency among *General Plan* Policies and Programs, the Zoning Ordinance, and related development regulations.

4.9.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. Refer to Response 4.4.f.

Mitigation Program: No mitigation is required.



4.10 MINERAL RESOURCES

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |

4.10.a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. There are no known mineral resources present in the City. Therefore, Project implementation would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Mitigation Program: No mitigation is required.

4.10.b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. There are no known mineral resources present in the City. Therefore, Project implementation would not result in the loss of availability of a locally-important mineral resource recovery site.

Mitigation Program: No mitigation is required.



4.11 NOISE

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | X | |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | X | |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | X | |

State of California Guidelines

The State of California Office of Planning and Research (OPR) Noise Element Guidelines include recommended interior and exterior level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The OPR Guidelines describe the compatibility of various land uses with a range of environmental noise levels in terms of dBA CNEL. The State of California Office of Noise Control has established guidelines for acceptable community noise levels. The State Office of Noise Control defines an outdoor level of 60 dBA CNEL or less as being “normally acceptable” for residential uses.

Table 4.11-1, *Noise and Land Use Compatibility Matrix*, illustrates the State guidelines established by the State Department of Health Services for acceptable noise levels for each county and city. These standards and criteria are incorporated into the land use planning process to reduce future noise and land use incompatibilities. This table is the primary tool that allows the City to ensure integrated planning for compatibility between land uses and outdoor noise.

As shown in Table 4.11-1, the acceptable noise levels for residences are up to 65 A-weighted decibels (dBA) on the community noise equivalent level (CNEL) scale; up to 70 dBA CNEL for schools, churches, libraries, hospitals, and nursing homes; and up to 75 dBA CNEL for office and commercial uses. The exterior noise standard is 65 dBA; the interior noise standard is 45 dBA.



Table 4.11-1
Noise and Land Use Compatibility Matrix

| Land Use | CNEL Value | | | | | | |
|--|------------|----|----|----|----|----|----|
| | 55 | 60 | 65 | 70 | 75 | 80 | 85 |
| Residential – Low Density Single-Family, Duplex, Mobile Home | | | | | | | |
| Residential – Multi-family | | | | | | | |
| Commercial – Motels, Hotels, Transient Lodging | | | | | | | |
| Schools, Churches, Libraries, Hospitals, Nursing Homes | | | | | | | |
| Amphitheaters, Auditoriums, Concert Halls, Meeting Halls | | | | | | | |
| Sports Arenas, Outdoor Spectator Sports | | | | | | | |
| Playgrounds, Neighborhood Parks | | | | | | | |
| Golf Courses, Riding Stables, Water Recreation, Cemeteries | | | | | | | |
| Office Buildings, Business, Commercial, Professional, and Mixed-Use Developments | | | | | | | |
| Industrial, Manufacturing, Utilities, Agriculture | | | | | | | |

CNEL = community noise equivalent level.

- Normally Acceptable** – Specific land use is satisfactory, based on the assumption that any building is of normal conventional construction, without any special noise insulation requirements.
- Conditionally Acceptable** – New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.
- Normally Unacceptable** – New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features must be included in the design.
- Clearly Unacceptable** – New construction or development should generally not be undertaken.

City of Los Alamitos Noise Standards

The City of Los Alamitos maintains a comprehensive Noise Ordinance that establishes citywide interior and exterior noise level standards. The City has adopted a number of policies that are directed at controlling or mitigating environmental noise effects. The City's Noise Ordinance (LAZC Chapter 17.24) establishes daytime and nighttime noise standards; refer to Table 4.11-2, Los Alamitos Noise Ordinance Standards, for a summary of the City's standards. The purpose of the Noise Ordinance is to control unnecessary, excessive, and annoying sounds emanating from incorporated areas of the City. According to LAZC Section 17.24.060, *Prohibited Exterior Noise Levels*, "it is unlawful for a person to create noise, or to allow the creation of noise on property owned, leased, occupied, or otherwise controlled by a person, that causes the noise level when measured on a residential, public institutional, professional, commercial, or industrial property, either within or without the city, to exceed the applicable noise standard." Exterior and interior noise standards for residential uses are presented in Table 4.11-2. LAZC Section 17.24.020, *Exemptions*, identifies several exemptions to the noise ordinance including "noise sources associated with construction, repair, remodeling or grading of any real property; provided a permit has been obtained from the city; and provided the activities do not take place between the hours of eight p.m. and seven a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday."



Table 4.11-2
Los Alamitos Noise Ordinance Standards

| Noise Zone | Exterior Noise Standards | | Interior Noise Standards | |
|------------------------------------|--------------------------|------------------|--------------------------|------------------|
| | Noise Level | Time Period | Noise Level | Time Period |
| Zone 1: All residential properties | 55 dB(A) | 7 a.m. – 10 p.m. | 55 dB(A) | 7 a.m. – 10 p.m. |
| | 50 dB(A) | 10 p.m. – 7 a.m. | 45 dB(A) | 10 p.m. – 7 a.m. |

Source: LAZC Chapter 17.24, Noise.

Significance of Changes in Ambient Noise Levels

Changes of 5.0 dBA or greater may be noticed by some individuals and, therefore, may be considered an environmental impact, since under these conditions sporadic complaints may occur. Changes in community noise levels of less than 3.0 dBA are normally not noticeable and are therefore considered less than significant.¹⁸ Areas where ambient noise levels exceed the established standards or where sensitive land uses are exposed to levels in excess of 60 dBA generally occur along freeways, toll roads, arterial and secondary roadways where noise barriers have not been constructed.

4.11.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. The Housing Element anticipates the development of additional housing units, the construction and operation of which would generate both short-term and long-term noise impacts. Short-term noise impacts could occur during grading and construction. Construction activities have the potential to expose adjacent land uses to noise levels between 70 and 90 decibels at 50 feet from the noise source. Construction activities associated with future residential projects are anticipated to temporarily exceed the City's noise standards. The degree of noise impact would be dependant upon the distance between the construction activity and the noise sensitive receptor.

Long-term noise impacts would be associated with vehicular traffic to/from the site (including residents and visitors), outdoor activities, and stationary mechanical equipment on site. To determine noise levels and project-related impacts, specific information is needed for a particular project. Future residential development would be required to comply with City, State, and Federal guidelines regarding vehicle noise, roadway construction, and noise abatement and insulation standards. This would ensure that noise levels in Los Alamitos are maintained within acceptable standards that prevent extensive disturbance, annoyance, or disruption. In addition, future residential development would require individual assessments of potential impacts from project-related noise sources. If necessary, mitigation would be required to reduce potential impacts to a less than significant level.

Development of residential uses, as identified in the Housing Element, was anticipated by the City's *General Plan*. Future residential development would be required to comply with City, State, and Federal noise standards and guidelines. This would ensure that noise levels in Los Alamitos are maintained within acceptable standards. In addition, residential developments would be analyzed on an individual basis in order to evaluate potential increases in noise levels. Compliance with the provisions of LAZC Chapter 17.24 and the goal, policies, and associated implementation of the *General Plan* would reduce noise impacts to less than significant levels.

¹⁸ Bolt, Beranek and Newman, *Fundamentals and Abatement of Highway Traffic Noise*, 1973.



Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

Goal One: Protect noise sensitive land uses, including residences, schools, hospitals, libraries, churches and convalescent homes from high noise levels from both existing and future noise sources.

Policy 6-1.1: Noise mitigation measures for future development should comply with the standards included in the City of Los Alamitos Noise Element.

Policy 6-1.2: Potential noise impacts due to stationary sources should be mitigated in the planning stage.

4.11.b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Residential uses are not anticipated to generate excessive groundborne vibration or groundborne noise. Therefore, less than significant groundborne vibration or noise would be created from the residential development anticipated by the Housing Element.

Mitigation Program: No mitigation is required.

4.11.c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Refer to Response 4.11.a.

Mitigation Program: Refer to Response 4.11.a.

4.11.d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. As discussed in Response 4.11.a., construction activities associated with the future residential projects are anticipated to temporarily exceed the City of Los Alamitos noise standards. Noise levels associated with project-related construction activities would be higher than the City's present ambient noise levels, but would subside once construction activities conclude. Compliance with the provisions of the City's Noise Ordinance is anticipated to reduce potential construction-related noise impacts to less than significant levels.

Mitigation Program: Refer to Response 4.11.a.

4.11.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. The Los Alamitos Joint Forces Training Base (JFTB) is located within the southeastern portion of the City. The airfield, operated by the National Guard Bureau, contains two runways with approximately 1,100 flights that arrive or depart every month. Development of future housing anticipated by the Housing Element could occur within two miles of the JFTB. The Airport Environs Land Use Plan (amended November 16, 1995) provides a comprehensive plan for the area surrounding each public airport in Orange County, as well as federal military airports. The Airport Environs Land Use Plan (AELUP) identifies the CNEL noise contours (60, 65, and 75 dBA) for the JFTB. Zone 1 (less than 65 dBA) is considered acceptable for areas containing noise



sensitive uses, including housing. Zone 2 (65 to 75 dBA) is considered normally unacceptable and Zone 3 (greater than 75 dBA) is considered unacceptable. The 75 dBA noise contour is confined to within the JFTB. The 65 dBA noise contour extends beyond the JFTB boundaries and includes some residential uses immediately adjacent to the JFTB. The Housing Element identifies vacant and underutilized sites for potential development of housing units. These sites are located outside of the 75 and 65 dBA noise contours. Therefore, development and/or redevelopment/reuse of these sites with residential uses are not anticipated to expose people to excessive noise levels from the JFTB. However, housing development proposals would be analyzed individually for consistency with the AELUP, as necessary. Further, compliance with the specified *General Plan* Goal and Policy would reduce potential noise impacts to less than significant.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policy.

Goal One: Protect noise sensitive land uses, including residences, schools, hospitals, libraries, churches and convalescent homes from high noise levels from both existing and future noise sources.

Policy 6-1.1: Noise mitigation measures for future development should comply with the standards included in the City of Los Alamitos Noise Element.

4.11.f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. Refer to Response 4.11.e.

Mitigation Measures. Refer to Response 4.11.e.



4.12 POPULATION AND HOUSING

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Impact Adequately Analyzed in GPEIR | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|------------------------------|-----------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | X | |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X | |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X | |

4.12.a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less Than Significant Impact. The City's adjusted regional housing need for the 2014-2021 planning period is 61 housing units. The Housing Element anticipates that future residential development would be accommodated within vacant and underutilized land permitted for residential use.

A project could induce population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Implementation of the Housing Element would not induce direct population growth in the City, because the Housing Element does not infer direct development rights. However, the residential development anticipated by the Housing Element would induce population growth in the City directly through the construction of housing. Assuming 100 percent occupancy and 2.7 persons per household,¹⁹ the population growth associated with Housing Element (i.e., development of 61 housing units) would be approximately 165 persons for the 2014-2021 planning period. This potential population growth would represent an increase of less than one percent (i.e., 1.4 percent) over the City's 2013 population estimate of 11,626 persons.

Potential growth inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. The Southern California Association of Governments (SCAG) is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local Orange County governments, among other counties. SCAG's six-county region is organized into 14 subregions. The City of Los Alamitos is located within the Orange County Council of Governments (OCCOG) subregion.

The 1999 *General Plan* identifies three residential areas within the City with vacant and/or underutilized parcels that would allow for the development of additional housing units. These residential areas include Old Town East, Old Town West, and Apartment Row. According to the *General Plan*, buildout of these three residential areas could

¹⁹ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2009, With 2000 Benchmark*. Sacramento, California, May 2009.



result in 645 additional dwelling units and a population increase of 1,870 persons.²⁰ Specifically, the *General Plan* would allow for 24 additional dwelling units within Old Town East, 171 additional dwelling units in Old Town West, and 450 additional dwelling units in Apartment Row.

In consideration of the Housing Element's consistency with SCAG's growth projections and the RHNA's underlying objective to provide the City's fair share of additional housing, and since the Housing Element's growth forecast would not exceed the City's *General Plan* forecasts, the proposed Housing Element would remain generally consistent with the *General Plan*. A less than significant impact would occur in this regard.

Mitigation Program: No mitigation is required.

4.12.b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The Housing Element anticipates that future housing development would be accommodated within vacant and/or underutilized land permitted for residential use. Many of the underutilized parcels are currently developed with single-family dwellings. Therefore, future housing development on underutilized sites could displace existing housing and people, although, it is not anticipated to occur in substantial amounts. Construction of replacement housing would occur through redevelopment, as anticipated by the Housing Element.

California Government Code Section 7260(b) (the "California Relocation Law") establishes "a uniform policy for the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity." A primary purpose of the California Relocation Law is to ensure that these persons not suffer disproportionate injuries as a result of programs and projects designed for the benefit of the public as a whole and to minimize the hardship of displacement on these persons.

Such activities would be conducted pursuant to all requirements of the California Redevelopment Law and Relocation Law, within the jurisdiction of the redevelopment Agency. Following compliance with the California Redevelopment and Relocation laws, impacts associated with the displacement of housing and persons would be reduced to a less than significant level. Additionally, the Housing Element has been developed to meet the future population needs of the City, and future development would be consistent with the goals and policies set forth in the Element, as well as other measures in the *General Plan*. Impacts relative to the displacement of existing housing are considered to be less than significant.

Mitigation Program: No mitigation is required.

4.12.c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. Refer to Response 4.12.b.

Mitigation Program: No mitigation is required.

²⁰ City of Los Alamitos, *City of Los Alamitos General Plan Land Use Element Background Technical Report, Table 1-8, Build out and Population Potential for Old Town East, Old Town West, and Apartment Row*, Page 1-10.



4.13 PUBLIC SERVICES

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| 1) Fire protection? | | | X | |
| 2) Police protection? | | | X | |
| 3) Schools? | | | X | |
| 4) Parks? | | | X | |
| 5) Other public facilities? | | | X | |

4.13.a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

4.13.a.1. *Fire protection?*

Less Than Significant Impact. The City of Los Alamitos contracts with the Orange County Fire Authority (OCFA) for fire protection and emergency medical services. The local fire station in Los Alamitos is located at 3642 Green Avenue. Additional resources are available from other fire stations located throughout the County and from the City of Long Beach and County of Los Angeles through a mutual aid agreement.

The City's future housing needs would increase the demand for fire protection services and may require improvements to existing facilities or increases in staffing and equipment. The environmental impacts associated with the provision of new or physically altered fire protection facilities would be dependant upon the location and nature of the proposed facilities, and would undergo separate environmental review pursuant to *CEQA Guidelines*. However, it is not anticipated that an additional 23 housing units, as identified by the Housing Element, would result in significant impacts to existing OCFA resources serving the City. The OCFA would review and comment on each individual site plan submitted, prior to approval. As part of the review, the OCFA would impose standard conditions of approval, including recommending mitigation, which would ensure that individual project impacts on fire protection services are reduced to a less than significant level. Implementation of the specified *General Plan Goal, Policy, and Implementation Programs*, and approval of subsequent project-specific Secured Fire Protection Agreements would reduce impacts to fire protection services to less than significant.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan Goal, Policy, and Implementation Programs*.

Goal One: Protect residents and property from natural disasters, fire and crime.



Policy 3-4.1 Maintain and expand programs that protect life and property from fire.

Implementation Programs

3-4.4.1 Where necessary, upgrade fire flows for adequate fire protection

3-4.4.4 Promote the use of fire retardant building materials for remodels and new construction.

4.13.a.2. Police protection?

Less Than Significant Impact. The Los Alamitos Police Department provides police patrol and crime prevention services to the City. The Los Alamitos Police Department is located at 3201 Katella Avenue and services the entire City. The police department is responsible for crime prevention, law enforcement, protection of life and property, preservation of peace, and the apprehension of criminals.

The City's future housing needs would increase the demand for police protection in the City, and may require improvements to existing facilities or increases in staffing and equipment. The environmental impacts associated with the provision of new or physically altered police protection facilities would be dependant upon the location and nature of the proposed facilities, and would undergo separate environmental review pursuant to *CEQA Guidelines*. However, it is not anticipated that additional housing units, as identified by the Housing Element, would result in significant impacts to existing Los Alamitos Police Department resources. Future residential development would be reviewed by the Los Alamitos Police Department in order to assess potential impacts to police protection services on a project-by-project basis. Implementation of the *General Plan* Goal and Implementation Programs would ensure that sufficient police facilities and personnel are maintained. Therefore, impacts to police services and facilities would be reduced to less than significant.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Implementation Programs.

Goal One: Protect residents and property from natural disasters, fire and crime.

Implementation Programs

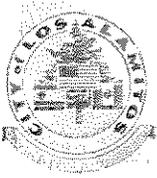
3-5.5.1 Submit new development site plans to the Police Department for public safety suggestions.

3-5.5.4 Utilize site planning mechanisms such as security lighting and well designed parking lots to minimize crime opportunities.

4.13.a.3. Schools?

Less Than Significant. The Los Alamitos Unified School District (USD) serves students living in Los Alamitos. The Los Alamitos USD is comprised of six elementary schools, two middle schools, one comprehensive high school, and one continuation high school.

The City's future housing needs would increase the City's student population, and may require new school facilities and/or improvements to existing facilities. The degree of impacts to schools would be dependant upon the size and location of the residential development and the existing condition of the school facilities serving the area. The environmental impacts associated with the provision of new or physically altered school facilities would be dependant upon the location and nature of the proposed facilities, and would undergo separate environmental review pursuant



to *CEQA Guidelines*. However, it is not anticipated that an additional 23 housing units, as identified by the Housing Element, would result in significant impacts to school facilities. In accordance with SB 50, individual project applicants would be required to pay the statutory fees in place at the time to the Los Alamitos USD to reduce potential school impacts. Pursuant to SB 50, payment of developer fees to the applicable school district is considered full mitigation for project impacts. Therefore, compliance with recommended mitigation would reduce impacts to a less than significant level.

Mitigation Program: No mitigation is required.

4.13.a.4. Parks?

Less Than Significant Impact. The City of Los Alamitos Recreation and Community Services Department operates public park and community facilities within the City. Los Alamitos has nine parks totaling approximately 28.2 acres.²¹ Additional open space and recreational opportunities are also available within the City. The City currently has an established goal of 2.5 acres of parkland per 1,000 residents. Based on an existing population of 12,217 persons, the City's existing parkland need is 30.5 acres. Thus, the City has a current parkland shortage of 2.3 acres.

The City's future housing needs would increase the demands for parkland and recreational facilities, and usage of existing facilities. Additionally, future housing development may require new parks or recreational facilities, and/or improvements to existing facilities. The environmental impacts associated with the provision of new or physically altered parks and recreational facilities would be dependant upon the location and nature of the proposed facilities, and would undergo separate environmental review pursuant to *CEQA Guidelines*. Based on a potential population increase of 63 persons identified by the Housing Element, the City would need an additional 0.14 acres of parkland.

Development of future housing, as anticipated by the Housing Element, would be subject to compliance with LAZC Section 17.16.080, *Park Dedications and In-Lieu Fees*, which requires as a condition of approval for one or more residential dwelling units, where no subdivision of land is involved, dedication of land or payment of in lieu fees for upgrades to existing parks and/or to purchase new park land within the City. Dedication of land or payment of in-lieu fees would reduce potential impacts to a less than significant level. Additionally, compliance with *General Plan* goals and policies, and associated implementation, would assist in providing parkland and recreational facilities, further reducing potential impacts.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

- Goal One: Develop and maintain an accessible and quality system of public parks and recreational facilities.
- Policy 4-1.3 Employ all feasible means to attain a minimum 2.5 acres of parkland per 1,000 residents.
- Policy 4-1.4 Continue to collect parkland fees from residential land developers to fund upgrades to existing parks and to purchase new parks in the City.
- Policy 4-1.5 Utilize vacant, undeveloped, or surplus lands, easements, or rights-of-way of public utilities or governmental units or agencies that become available for open space and recreational facilities.

²¹ City of Los Alamitos, Official Website, *Park Facility Information*, http://www.ci.los-alamitos.ca.us/recreation/park_facility/index.html, accessed May 4, 2009.



- Policy 4-2.1 Work with the Los Alamitos Unified School District to provide joint use of school facilities for park and recreational programs.
- Policy 4-2.2 Work with the Los Alamitos Unified School District to develop parks and/or other public recreational facilities on school property.
- Policy 4-3.5 Work with adjacent communities to develop joint use recreational opportunities, facilities, and parks.

4.13.a.5. Other public facilities?

Less Than Significant Impact. Development anticipated by the Housing Element would be evaluated on an individual basis regarding impacts to other public facilities. No significant impacts are anticipated to result from implementation the Housing Element.

Mitigation Program: No mitigation is required.

4.14 RECREATION

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | X | |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | | | X | |

4.14.a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. Refer to Response 4.13.a.4.

Mitigation Program: No further mitigation is required beyond compliance with the General Plan Goals and Policies identified in Response 4.13.a.4.

4.14.b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less Than Significant Impact. Refer to Response 4.13.a.4.

Mitigation Program: No further mitigation is required beyond compliance with the General Plan Goals and Policies identified in Response 4.13.a.4.



4.15 TRANSPORTATION/TRAFFIC

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | | | X | |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | X | |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | X | |
| e. Result in inadequate emergency access? | | | X | |
| f. Result in inadequate parking capacity? | | | X | |
| g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | X | |

Level of service (LOS) is commonly used as a qualitative description of intersection operation and is based on the capacity of the intersection and the volume of traffic using the intersection. The Intersection Capacity Utilization (ICU) analysis method is utilized in traffic impact analyses to determine the operating LOS of the signalized study intersections; and the Highway Capacity Manual (HCM) analysis methodology is utilized to determine the operating LOS of the unsignalized study intersections.

The ICU analysis methodology describes the operation of a signalized intersection using a range from LOS A (free-flow conditions) to LOS F (severely congested conditions), based on corresponding volume-to-capacity (V/C) ratios; refer to Table 4.15-1, LOS and V/C Ratio Ranges – Signalized Intersections.

**Table 4.15-1
LOS and V/C Ratio Ranges – Signalized Intersections**

| LOS | V/C Ratio |
|-----|-------------|
| A | <0.60 |
| B | 0.61 – 0.70 |
| C | 0.71 – 0.80 |
| D | 0.81 – 0.90 |
| E | 0.91 – 1.00 |
| F | >1.00 |

Source: 1990 Transportation Research.



The Highway Capacity Manual (HCM) operational analysis methodology describes the operation of an unsignalized intersection using a range from LOS A (free-flow conditions) to LOS F (severely congested conditions), based on delay experienced per vehicle; refer to Table 4.15-2, LOS and V/C Ratio Ranges – Unsignalized Intersections.

**Table 4.15-2
LOS and V/C Ratio Ranges – Unsignalized Intersections**

| LOS | V/C Ratio |
|-----|--------------|
| A | ≤ 10.0 |
| B | 10.01 – 15.0 |
| C | 15.01 – 25.0 |
| D | 25.01 – 35.0 |
| E | 35.01 – 50.0 |
| F | > 50.0 |

Source: 1990 Transportation Research.

LOS is based on the average stopped delay per vehicle for all movements of all-way stop-controlled intersections; for one-way or two-way stop-controlled intersections, LOS is based on the worst stop-controlled movement.

Performance Criteria

The Los Alamitos *General Plan* Circulation Element defines an “acceptable level of service” as Level of Service “D” or better. The LOS “D” goal adopted by Los Alamitos reflects the City’s desire to maintain stable traffic flow, realizing that peak hour congestion may occur at critical locations where the cost of improvements exceeds available funding sources or the design of the needed improvements is not compatible with surrounding land uses. LOS “D” conditions conform to County-wide goals for traffic control along regional and sub-regional transportation routes.

4.15.a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less Than Significant Impact. The existing circulation system that serves the City is described in the Circulation Element Background Technical Report of the *General Plan*. Table 5-3 of the Circulation Element Background Technical Report summarizes the City’s existing and future (2010) LOS at study intersections. As indicated in Table 5-3, all of the study intersections were operating at an acceptable LOS (LOS D or better) (at the time of document preparation), with the exception of the Los Alamitos Boulevard/Cerritos Avenue intersection during the PM peak hour. As indicated in Table 5-3, all of the study intersections are forecast to operate at an acceptable LOS under future 2010 conditions, with the exception of the Katella Avenue/I-605 and Katella Avenue/Los Alamitos Boulevard intersections.

Table 5-4 of the Circulation Element Technical Background Report summarizes the City’s existing and future (2010) LOS at study roadway segments. As indicated in Table 5-4, all of the study roadway segments were operating at an acceptable LOS (at the time of document preparation), with the exception of Katella Avenue, from Bloomfield to Los Alamitos and Los Alamitos to the I-605. As indicated in Table 5-4, all of the study roadway segments are forecast to operate at an acceptable LOS under future 2010 conditions.



The City's future housing needs would increase vehicular movement in the vicinity of each future development site during AM and PM peak hour periods. Future increases in traffic volumes could aggravate existing deficiencies and/or cause an intersection or roadway segment to operate at an unacceptable LOS. The potential growth associated with the Housing Element was considered in the *General Plan*, since additional residential development was assumed in the Apartment Row and Old Town West residential areas. Project implementation would be consistent with the analysis presented in the *General Plan* and would result in no greater impacts than previously identified. Compliance with recommended goals, policies, and implementation would reduce potential impacts to traffic and transportation to less than significant. Further, due to the conceptual nature of the future residential development, proposals could require individual assessments of potential impacts to traffic and circulation. If necessary, additional mitigation would be recommended to further minimize potential impacts.

Mitigation Program: No further mitigation is required beyond compliance with identified *General Plan* Goal, Policies, and Implementation Programs.

Goal One: Provide an efficient network of streets, bikeways, and pedestrian areas which promote the safe and efficient movement of people and goods.

Policy 5-1.1 Maintain a Level of Service "D" or better on all City arterials and at intersections.

Policy 5-1.3 Take steps whenever feasible so that development proposals in adjacent cities will not diminish levels of service on arterials or at intersections within the City of Los Alamitos.

Policy 5-1.4 Cooperate with neighboring cities, the California Department of Transportation and the Orange County Transportation Authority in making mutually-beneficial transportation improvements.

Implementation Programs

5-1.1.2 Require that projects, contributing one percent or more to the critical movement of an intersection that currently operates, or is projected to operate below the target Level of Service, be conditioned to include traffic mitigation measures necessary to maintain a Level of Service D or better on affected City arterials and intersections.

5-1.1.9 Monitor congested areas with an annual traffic count programs.

5-1.1.10 Periodically measure Levels of Service for roadway segments and intersections.

4.15.b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. In June 1990, the Congestion Management Program (CMP) was created statewide as a result of Proposition 111. The passage of Proposition 111 required that urbanized areas in California with a population over 50,000 to adopt a CMP. For the County of Orange, the authorized CMP agency is the Orange County Transportation Authority (OCTA). Orange County adopted its most recent CMP in 2007. The City of Los Alamitos is required to demonstrate compliance with the Orange County CMP.

Katella Avenue is identified as a CMP highway and the Katella Ave/I-605 intersection is identified as a CMP intersection within the City of Los Alamitos. The target operation for CMP facilities is LOS E or better. As indicated in Table 5-3 of the City's *General Plan* Circulation Element Background Technical Report, the Katella/I-605 intersection was (at time of document preparation) operating at an acceptable LOS. As indicated in Table 5-4 of the



Circulation Background Technical Report, the Katella roadway segment was (at time of document preparation) operating at an acceptable LOS.

The City's future housing needs would increase vehicular movement in the vicinity of each future development site and potentially impact CMP facilities. The potential growth associated with the Housing Element was considered in the *General Plan*, since additional residential development was assumed in the Apartment Row and Old Town West residential areas. As indicated in Tables 5-3 and 5-4, CMP facilities are forecast to operate at an acceptable LOS for future (2010) conditions. Implementation of the proposed Project would be consistent with the analysis presented in the *General Plan* and would result in no greater impacts than previously identified. Impacts to CMP facilities would be less than significant. Compliance with *General Plan* Goal, Policies, and Implementation Programs would further ensure potential impacts are reduced to a less than significant level. Further, due to the conceptual nature of the future residential development, proposals could require individual assessments of potential impacts to traffic and circulation, including CMP facilities. If necessary, additional mitigation would be recommended to further minimize potential impacts.

Mitigation Program: No further mitigation is required beyond compliance with identified *General Plan* Goal, Policies, and Implementation Programs.

- Goal One: Provide an efficient network of streets, bikeways, and pedestrian areas which promote the safe and efficient movement of people and goods.
- Policy 5-1.1 Maintain a Level of Service "D" or better on all City arterials and at intersections.
- Policy 5-1.3 Take steps whenever feasible so that development proposals in adjacent cities will not diminish levels of service on arterials or at intersections within the City of Los Alamitos.
- Policy 5-1.4 Cooperate with neighboring cities, the California Department of Transportation and the Orange County Transportation Authority in making mutually-beneficial transportation improvements.

Implementation Programs

- 5-1.1.3 Require that projects, contributing one percent or more to the critical movement of an intersection that currently operates, or is projected to operate below the target Level of Service, be conditioned to include traffic mitigation measures necessary to maintain a Level of Service D or better on affected City arterials and intersections.
- 5-1.1.10 Monitor congested areas with an annual traffic count programs.
- 5-1.1.10 Periodically measure Levels of Service for roadway segments and intersections.
- 4.15.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. Due to the nature and scope of the anticipated housing development, an increase in air traffic levels or change in location that would result in substantial safety risks are not anticipated to occur.

Mitigation Program: No mitigation is required.



4.15.d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The City's future housing needs would increase traffic volumes, potentially requiring circulation infrastructure improvements. All traffic improvements would be constructed according to the City's roadway safety standards. Therefore, transportation/traffic hazards due to a design feature or incompatible uses would not substantially increase. Furthermore, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts relative to traffic and circulation, including an evaluation of potential traffic hazards. If necessary, mitigation would be required to reduce potential traffic hazards to a less than significant level.

Mitigation Program: No mitigation is required.

4.15.e. Result in inadequate emergency access?

Less Than Significant Impact. All residential development site plans would be required to satisfy the City's traffic and safety regulations that address emergency access. Notwithstanding, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to traffic patterns, including an evaluation of emergency access routes. If necessary, mitigation would be required to reduce potential impacts to a less than significant level.

Mitigation Program: No mitigation is required.

4.15.f. Result in inadequate parking capacity?

Less Than Significant Impact. The Housing Element anticipates the development of 23 residential units, each with resultant demands for off-street parking. The specific details of each project would determine actual parking demands. LAZC Section 17.26.040, *Parking Space Requirements*, specifies the parking requirements for Residential Zones in order to ensure that adequate off-street parking facilities, loading areas, and vehicle movement areas are provided. Through the City's development review process, all future residential development would be evaluated in order to ensure compliance with LAZC Section 17.26.040. Therefore, Project implementation would not result in inadequate parking capacity and a less than significant impact would occur in this regard.

Mitigation Program: No mitigation is required.

4.15.g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact. The Orange County Transportation Authority (OCTA) provides public transit service within the City of Los Alamitos. The OCTA operates several bus routes serving the City of Los Alamitos and the surrounding area (i.e., Route Nos. 21, 42, 46, 50, 56, 211, and 701). The City also maintains Class II and Class III bicycle routes within the City. Class II facilities exist on Ball Road between the westerly City boundary and Los Alamitos Boulevard, and on Bloomfield Street between Katella Avenue and Ball Road. Class III facilities exist on Ball Road between the westerly City boundary and Bloomfield Street and on Cerritos Avenue from I-605 to east of Lexington. A pedestrian trail is also located along the east site of the Coyote Creek flood control channel.



The City's future housing needs could increase the demand for bus service. Due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to City policies, plans or programs supporting alternative transportation. If necessary, mitigation would be required to reduce potential impacts to a less than significant level. Further, compliance with *General Plan* Policies and Implementation Programs, which encourage alternative transportation are anticipated to reduce potential impacts to a less than significant level.

Mitigation Program: No further mitigation is required beyond compliance with identified *General Plan* Policies and Implementation Programs.

Policy 5-4.1: Encourage walking and bicycling as attractive alternatives to vehicular transportation.

Policy 5-4.3: Support alternatives to single-occupancy vehicle use.

Implementation Programs

5-4.4.1 Work with the Orange County Transportation Authority (OCTA) to improve bus ridership among people living, shopping, and working in Los Alamitos.

5-4.4.2 Encourage physical designs for new development which provide convenience and security to transit users and facilitate non-motorized transportation.

5-4.4.3 Invite the Orange County Bicycle Coalition to recommend economically-feasible infrastructure improvements or modifications that will facilitate bicycle ridership.

5-4.4.4 Provide safe, attractive, and clearly identifiable transit stops.

5-4.4.5 Encourage physical improvements in all new developments which facilitate pedestrian circulation.

5-4.4.6 Consider alternative designs for rights-of-way improvements which would accommodate pedestrians and non-motorized vehicles, paying special attention to the configuration of bicycle path/roadway intersections, the possible inclusion of bicycle lanes and routes, the need for wheelchair accessibility, and the importance of maintaining lines-of-sight at alley/sidewalk intersections.



4.16 UTILITIES AND SERVICE SYSTEMS

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | X | |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | X | |
| e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | X | |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | X | |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | | | X | |

4.16.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. The City requires NPDES permits, as administered by the Santa Ana RWQCB, according to federal regulations for both point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. For point source discharges, such as sewer outfalls, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge.

New residential development associated with the Housing Element would continue to comply with all provisions of the NPDES program, as enforced by the RWQCB. Additionally, the NPDES Phase I and Phase II requirements would regulate discharge from construction sites. All future residential projects would be required to comply with the wastewater discharge requirements issued by the SWRCB and Santa Ana RWQCB. Therefore, the residential development would not result in an exceedance of wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City.

Mitigation Program: No mitigation is required.

4.16.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?



Less Than Significant Impact.

Water. Golden State Water Company (formerly Southern California Water Company) owns and operates the network of water distribution facilities that serve Los Alamitos. The Golden State Water Company (GSWC) has prepared and adopted its UWMP in 2005 for the West Orange County service area, which includes Los Alamitos. GSWC obtains its water supply for the West Orange County System from two primary sources: imported water and GSWC operated groundwater wells. Imported water is provided by the Municipal Water District of Orange County (MWDOC). MWDOC obtains its water supply from the Metropolitan Water District of Southern California (Metropolitan). GSWC operates several groundwater wells within the Orange County Groundwater Basin (Basin). The Basin is managed by the Orange County Water District (OCWD). The OCWD regulates the amount of groundwater pumped from the Basin and sets the Basin Production Percentage (BPP) for all pumps.

The UWMP describes the water demands and future trends for the West Orange County System. Population projections for the West Orange County System were derived using SCAG data from 2000 to 2030. The City's future housing needs would increase water consumption, placing greater demands on water facilities. Since future housing development would occur on vacant infill parcels and development/redevelopment of underutilized sites currently developed with residential uses, Project implementation is not anticipated to require significant facility extensions/upgrades to the existing system in order to meet the increased demand.

Wastewater. The City's wastewater system is owned and maintained by the Rossmoor/Los Alamitos Area Sewer District. Wastewater is transported through Rossmoor/Los Alamitos Area Sewer District owned and maintained pipes to larger Orange County Sanitation District (OCSD) owned and maintained sewer trunk lines. Sewage flow generated within Los Alamitos is ultimately transported to OCSD No. 3 facilities for treatment and disposal. The Housing Element anticipates the development of 61 residential units to meet the regional housing needs. The City's future housing needs would generate increased wastewater flows, placing greater demands on wastewater treatment and collection. Since future housing development would occur on vacant infill parcels and development/redevelopment of underutilized sites currently developed with residential uses, Project implementation is not anticipated to require significant facility extensions/upgrades to the existing system in order to meet the increased demand.

Mitigation Program: No further mitigation is required beyond compliance with identified *General Plan* Goal and Policies.

Goal Three: Maintain safe and adequate infrastructure services.

Policy 5-7.1 Work with the Rossmoor-Los Alamitos Sewer District so that residents and businesses have adequate and efficient sewage waste disposal services.

Policy 5-7.2 Work with Southern California Water Company (now Golden State Water Company) so that residents and businesses have quality drinking water and an adequate water supply for fire protection and landscaping needs.

4.16.c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. Refer to Responses 4.8.d. and 4.8.e.

Mitigation Program: No further mitigation is required beyond compliance with General Plan Policies and Implementation Programs identified in Responses 4.8.d. and 4.8.e.



4.16.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. Refer to Response 4.16.b.

Senate Bills 221 and 610 were signed into law in 2001 and took effect January 1, 2002. The two bills amended State law to better link information on water supply availability to certain land use decisions by cities and counties. The two companion bills provide a regulatory forum that requires more collaborative planning between local water suppliers and cities and counties. All SB 610 and 221 reports are generated and adopted by the public water supplier.

Senate Bill (SB) 610 requires a detailed report regarding water availability and planning for additional water supplies that is included with the environmental document for specified projects. All "projects" meeting any of the following criteria require the assessment:

- A proposed residential development of more than 500 dwelling units (DU);
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet (SF) of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 SF of floor space;
- A proposed hotel or motel, or both, having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 SF of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- A project that would demand an amount of water equivalent to, or greater than the amount of water required by a 500-DU project.

While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of SB 221 is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has "sufficient water supply" available to serve it.

Due to the conceptual nature of the future development, proposals would require individual assessments of potential impacts to water supplies. All future residential development would be subject to compliance with the City's Municipal Code which involves water conservation measures. Additionally, any future residential development meeting SB 610 criteria would require a water supply assessment. Similarly, any residential project involving a subdivision pursuant to SB 221 would require verification of sufficient water supply from the water supplier. Compliance with the existing regulatory framework would further ensure that sufficient water supplies would be available from existing entitlements and resources to serve future development.

Mitigation Program: No further mitigation is required beyond compliance with General Plan Goal and Policies identified in Responses 4.16.b.



4.16.e. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact. Refer to Response 4.16.b.

Mitigation Program: No further mitigation is required beyond compliance with General Plan Goal and Policies identified in Responses 4.16.b.

4.16.f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Less Than Significant Impact. Consolidated Disposal Service, LLC, provides residential and commercial trash collection service within the City of Los Alamitos. For the City's households, the City's program includes curbside recyclable collection and curbside greenwaste collection. After collected, the waste stream is sorted for recyclables and then transferred for shipment. The remaining non-recyclable materials are then disposed of at the Olinda Alpha Sanitary Landfill. The City's overall waste stream in 2012 totaled 16,005 tons.²² The Olinda Alpha Sanitary Landfill is anticipated to reach capacity and close in December 2013.

The City has adopted a Source Reduction and Recycling Element (SRRE) in compliance with the requirements of AB 939. Pursuant to AB 939, the California Integrated Waste Management Board required all cities and counties within the State to prepare integrated waste management plans to attain solid waste reduction of 50 percent by the end of year 2000. All future residential development projects within the City would be required to comply with the SRRE program for diverting solid waste.

Mitigation Program: No mitigation is required.

4.16.g. *Comply with federal, state, and local statutes and regulations related to solid waste?*

Less Than Significant Impact. Refer to Response 4.16.f. Future residential development anticipated by the Housing Element would comply with all Federal, State, and local statutes and regulations related to solid waste.

Mitigation Program: No mitigation is required.

²² Cal Recycle

<http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=OriginJurisdictionIDs%3d269%26ReportYear%3d2012%26ReportName%3dReportEDRSJurisDisposalByFacility>, accessed November 25, 2013



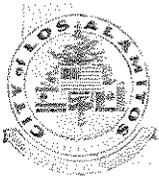
4.17 MANDATORY FINDINGS OF SIGNIFICANCE

| <i>Would the project:</i> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | X | |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | | X | |
| c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | | X | |

4.17.a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Less Than Significant Impact. The proposed project is the City of Los Alamitos Housing Element, which is a policy document addressing demographic issues and local housing needs in the City for the planning period from 2014 to 2021. The Housing Element anticipates the development of 61 residential units to meet the regional housing needs.

The City is predominantly (98 percent) built out and fully urbanized. There are no known candidate, sensitive, or special status species occurring in the City. The sites identified for future residential development by the Housing Element would not impact potential habitat associated with the Coyote Creek flood control channel. Additionally, there are no riparian habitats or other sensitive natural communities, or wetlands occurring in the City (although the Coyote Creek flood control channel provides natural habitat). Moreover, the Housing Element does not infer direct development rights and the development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's General Plan, Municipal Code, and development review process. Notwithstanding, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to biological resources, including impacts to endangered, threatened, rare, or locally designated species and their habitats. If necessary, mitigation would be required to reduce potential biological impacts to a less than significant level. Development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's General Plan, Municipal Code, and development review process. Future residential development would require further review for compliance with USFWS, CDFG, and NCCP/HCP requirements, as necessary.



As concluded in Response 4.5.a, there are no designated historic resources within the City. However, the City has a number of structures that are worthy of consideration. Due to the conceptual nature of the proposed future residential development, proposals would require individual assessments of potential impacts to historic resources, including impacts to historical resources as defined by CEQA Guidelines Section 15064.5. If necessary, mitigation would be recommended to reduce potential cultural resources impacts to a less than significant level.

Therefore, the proposed Housing Element would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Mitigation Program: No mitigation is required.

4.17.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. The proposed Project is the Housing Element for the City of Los Alamitos. The Housing Element is a policy document designed to aid the City in future planning, and provides the policy and regulatory mechanism to allow the market development of 23 residential units for the planning period 2006 to 2014. Further, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential cumulative impacts. If necessary, mitigation would be required to reduce potential impacts to a less than significant level.

Mitigation Program: No mitigation is required.

4.17.c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. The proposed Project is the City of Los Alamitos Housing Element, which is a policy document addressing demographic issues and local housing needs in the City for the Planning period from 2006 to 2014. The Housing Element provides the policy and regulatory mechanism to allow the market development of 23 residential units. Each individual residential Project would be evaluated for their potential direct and indirect impacts on human beings. Through the City’s environmental review process, future residential developments would be evaluated to determine their impacts for all of the issue areas cited in Sections 4.1 through 4.16. If needed, mitigation would be required to reduce potential impacts to a less than significant level.

Mitigation Program: No mitigation is required.



5.0 INVENTORY OF MITIGATION MEASURES

AIR QUALITY

AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the South Coast Air Quality Management District. Project proponents shall prepare and implement a Construction Management Plan, which shall include Best Available Control Measures, among others. Appropriate control measures shall be determined on a project-by-project basis and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others:

- Minimizing simultaneous operation of multiple construction equipment units;
- Implementation of South Coast Air Quality Management District Rule 403, Fugitive Dust Control Measures;
- Watering the construction area to minimize fugitive dust;
- Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and
- Minimizing idling time by construction vehicles.

AQ-2 The City of Los Alamitos shall consider adopting a Climate Protection Action Plan, which would establish a Citywide inventory of greenhouse gasses for Existing, General Plan Buildout and Year 1990 conditions. The Climate Action Protection Plan shall outline a set of enforceable strategies to ensure the City meets the requirements of Assembly Bill 32, as well as the directives outlines in Executive Order S-3-05.

AQ-3 All new residential development of more than six dwelling units shall participate in the California Energy Commission's New Solar Homes Partnership (this program provides rebate to developers of six dwelling units or more who offer solar power on 50 percent of the new units) and new or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs.

AQ-4 All new dwellings shall install Energy Star rated appliances and the most energy-efficient water heaters and air conditioning systems that are feasible. Additionally, all new buildings and major renovations shall use energy efficient lighting (indoor and outdoor) that reduces electricity use by substantially more than current State Building Code requirements.

CULTURAL RESOURCES

CUL-1 Prior to issuance of any permit, Applicant's of housing development in a historically sensitive area, as determined by the Planning Department, shall conduct a Historical Resources Study, in order to determine the presence and significance of historical structures/resources, and identify mitigation measures, as needed.

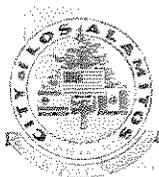


GEOLOGY AND SOILS

- GEO-1 Prior to issuance of a Grading Permit, Applicants of future residential developments shall prepare a Geologic and Soils Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Public Works Department. The Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Report shall be submitted to Public Works at the time of Grading Plan submittal.
- GEO-2 The Project shall be designed and graded in accordance with recommendations set forth in the Geologic and Soils Report. The Grading Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Grading Plans and verified during Plan check. Compliance with the Geologic and Soils Report shall be accomplished by conditioning the Project, specifying measures on the Grading Plans, and conducting field inspections.
- GEO-3 Prior to issuance of a Building Permit, Applicants of future residential developments shall prepare a Geologic Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Building Department. The Geologic Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Geologic Report shall be submitted to the Building Department at the time of Building Plan submittal.
- GEO-4 The Project shall be designed and constructed in accordance with recommendations set forth in the Geologic Report. The Building Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Building Plans and verified during Plan check. Compliance with the Geologic Report shall be accomplished by conditioning the Project, specifying measures on the Construction Plans, and conducting field inspections.

PUBLIC SERVICES

- SCH-1 Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Los Alamitos that legally required school impact mitigation fees have been paid per the mitigation established by the respective school district.



6.0 RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study and Environmental Checklist, we recommend that the City of Los Alamitos prepare a Mitigated Negative Declaration for the 2014-2021 Housing Element Project. We find that the proposed Project would not have a significant effect on the environmental issues detailed in Section 4.0, with implementation of the recommended mitigation. We recommend the second category be selected for the City's determination; refer to Section 7.0, Lead Agency Determination.

December 17, 2013

Date

Steven A. Mendoza
Director of Community Development
Community Development
City of Los Alamitos



7.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

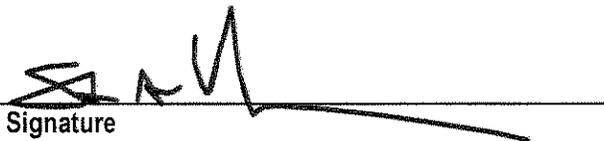
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 5.0 have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

City of Los Alamitos
Agency

Steven Mendoza, Director of Community Development
Printed Name and Title

December 17, 2013
Date



8.0 REFERENCES

8.1 ENVIRONMENTAL EVALUATION PERSONNEL

City of Los Alamitos (Lead Agency)
3191 Katella Avenue
Los Alamitos, California 90720
562.431.3538

Mr. Steven Mendoza, Director of Community Development



9.0 COMMENTS AND RESPONSES

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) (see Public Resources Code Sections 21000-21177), as well as the State CEQA Guidelines (see Title 14 of the California Code of Regulations, Section 15063).

The IS/MND was made available for public review and comment pursuant to State CEQA Guidelines Section 15070. The public review commenced on December 11, 2013 and expired on January 13, 2014. The IS/MND and supporting attachments were available for review by the general public at the City of Los Alamitos Community Development Department, 3191 Katella Avenue, Los Alamitos, California.

During the public review period, comments were received on the IS/MND from interested public agencies. The following is a list of the persons, firms, or agencies that submitted comments on the IS/MND during the public review period:

| <u>Letter No.</u> | <u>Author/Date</u> |
|-------------------|--------------------|
| 1. | TBD |
| 2. | TBD |

Even though CEQA and the State CEQA Guidelines do not require a Lead Agency to prepare written responses to comments received on an IS/MND, as contrasted with a Draft Environmental Impact Report (see State CEQA Guidelines Section 15088), the City of Los Alamitos has elected to prepare the following written responses in the spirit and with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project.

The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.



Insert Comment Letter No. 1
TBD
Page 1 of 2



RESPONSE TO COMMENT LETTER NO. 1

Name, Office

Agency

Date



10.0 MITIGATION MONITORING PROGRAM

| Mitigation Measure | Monitoring Phase/Timing | Monitoring Party/Agency | Implementing Party/Agency | Verification of Compliance | | |
|---|---|----------------------------------|--|----------------------------|------|---------|
| | | | | Initials | Date | Remarks |
| AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the South Coast Air Quality Management District. Project proponents shall prepare and implement a Construction Management Plan, which shall include Best Available Control Measures, among others. Appropriate control measures shall be determined on a project-by-project basis and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others: <ul style="list-style-type: none"> • Minimizing simultaneous operation of multiple construction equipment units; • Implementation of South Coast Air Quality Management District Rule 403, Fugitive Dust Control Measures; • Watering the construction area to minimize fugitive dust; • Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and • Minimizing idling time by construction vehicles. | Review and Approval of Construction Management Plan | Prior to Grading Permit Issuance | Community Development Department/ Public Works Department | | | |



| Mitigation Measure | Monitoring Phase/Timing | Monitoring Party/Agency | Implementing Party/Agency | Verification of Compliance | | | |
|--------------------|---|--|--|--|------|---------|--|
| | | | | Initials | Date | Remarks | |
| AQ-2 | The City of Los Alamitos shall consider adopting a Climate Protection Action Plan, which would establish a Citywide inventory of greenhouse gasses for Existing, General Plan Buildout and Year 1990 conditions. The Climate Action Protection Plan shall outline a set of enforceable strategies to ensure the City meets the requirements of Assembly Bill 32, as well as the directives outlines in Executive Order S-3-05. | Prepare a Climate Protection Action Plan | On-going | City of Los Alamitos | | | |
| AQ-3 | All new residential development of more than six dwelling units shall participate in the California Energy Commission's New Solar Homes Partnership (this program provides rebate to developers of six dwelling units or more who offer solar power on 50 percent of the new units) and new or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs. | Verify Participation in the California Energy Commission's New Solar Homes Partnership | Prior to Building Permit Issuance | Planning Division | | | |
| AQ-4 | All new dwellings shall install Energy Star rated appliances and the most energy-efficient water heaters and air conditioning systems that are feasible. Additionally, all new buildings and major renovations shall use energy efficient lighting (indoor and outdoor) that reduces electricity use by substantially more than current State Building Code requirements. | Field Verification Review and Approval of Building Plan | Prior to Certificate of Occupancy Prior to Building Permit Issuance | Planning Division Planning Division | | | |



| Mitigation Measure | | Monitoring Phase/Timing | Monitoring Party/Agency | Implementing Party/Agency | Verification of Compliance | | |
|--------------------|---|---|----------------------------------|------------------------------|----------------------------|------|---------|
| | | | | | Initials | Date | Remarks |
| CUL-1 | Prior to issuance of any permit, Applicant's of housing development in a historically sensitive area, as determined by the Planning Department, shall conduct a Historical Resources Study, in order to determine the presence and significance of historical structures/resources, and identify mitigation measures, as needed. | Review and Approval of a Historical Resources Study | Prior to Grading Permit Issuance | Planning Division | | | |
| GEO-1 | Prior to issuance of a Grading Permit, Applicants of future residential developments shall prepare a Geologic and Soils Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Public Works Department. The Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Report shall be submitted to Public Works at the time of Grading Plan submittal. | Review and Approval of a Geologic and Soils Report | Prior to Grading Permit Issuance | Building and Safety Division | | | |
| GEO-2 | The Project shall be designed and graded in accordance with recommendations set forth in the Geologic and Soils Report. The Grading Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Grading Plans and verified during Plan check. Compliance with the Geologic and Soils Report shall be accomplished by conditioning the Project, specifying measures on the Grading Plans, and conducting field inspections. | Review and Approval of Grading Plan | Prior to Grading Permit Issuance | Building and Safety Division | | | |



| Mitigation Measure | | Monitoring Phase/Timing | Monitoring Party/Agency | Implementing Party/Agency | Verification of Compliance | | |
|--------------------|--|--|-----------------------------------|------------------------------|----------------------------|------|---------|
| | | | | | Initials | Date | Remarks |
| GEO-3 | Prior to issuance of a Building Permit, Applicants of future residential developments shall prepare a Geologic Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Building Department. The Geologic Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Geologic Report shall be submitted to the Building Department at the time of Building Plan submittal. | Review and Approval of Geologic Report | Prior to Building Permit Issuance | Building and Safety Division | | | |
| GEO-4 | The Project shall be designed and constructed in accordance with recommendations set forth in the Geologic Report. The Building Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Building Plans and verified during Plan check. Compliance with the Geologic Report shall be accomplished by conditioning the Project, specifying measures on the Construction Plans, and conducting field inspections. | Review and Approval of Geologic Report | Prior to Building Permit Issuance | Building and Safety Division | | | |
| | | Field Verification | Prior to Building Permit Issuance | Building and Safety Division | | | |
| SCH-1 | Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Los Alamitos that legally required school impact mitigation fees have been paid per the mitigation established by the respective school district. | Verification of Payment of School Impact Mitigation Fees | Prior to Certificate of Occupancy | Planning Division | | | |

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



January 6, 2014

Steven A. Mendoza, Director
Community Development Department
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720-5600

Dear Mr. Mendoza:

RE: City of Los Alamitos' 5th Cycle (2013-2021) Draft Housing Element Update

Thank you for submitting the City of Los Alamitos' draft housing element update received for review on November 7, 2013, along with additional revisions received on January 2 and January 6, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of the review. A telephone conversation on December 18, 2013 with you and Mr. Tom Oliver, Planning Aide facilitated the review. In addition, the Department considered comments from The Kennedy Commission pursuant to Government Code Section 65585(c).

The draft element with revisions meets the statutory requirements of State housing element law. This finding is based on, among other reasons, demonstration of adequate sites and the City's commitment to remove Condition Use Permit requirement for housing affordable to lower income households within one year of housing element adoption (Program 5.6). The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to GC Section 65400. The element will comply with State housing element law (GC, Article 10.6) once adopted and submitted to the Department, pursuant to GC Section 65585(g).

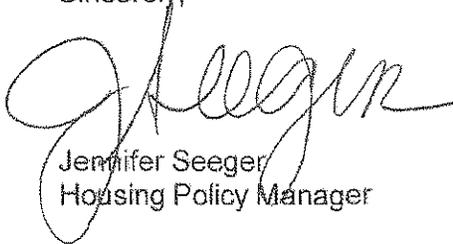
Please note, to remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the element every four years until adopting at least two consecutive revisions by the statutory deadline (GC Section 65588(e)(4)). For information on housing element adoption requirements, visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department is pleased to inform the City that prior 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the cooperation and assistance of Mr. Tom Oliver in preparation of the housing element and looks forward to receiving Los Alamitos' adopted housing element. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at (916) 263-7441.

Sincerely,



Jennifer Seeger
Housing Policy Manager



City of Los Alamitos

MEMORANDUM

TO: Housing Element File

FROM: Tom Oliver, Planning Aide

DATE: May 2, 2013

SUBJECT: Notes from Housing Element Community Meeting - May 1, 2013

The Community meeting on May 1st had ten attendees present.

The attendees who spoke were from organizations that support group homes for disabled children. Here are their comments:

- Group Homes should be easily permitted in the Single Family Residential R-1 zone – which they are not -- so that single family homes can be used for this type of housing.
- There appears to be a need in Los Alamitos for housing for those with developmental disabilities.
- There needs to be more affordable housing in Los Alamitos.
- The variety of housing in Los Alamitos needs to be available to more economic levels of our society.



www.kennedycommission.org
 17701 Cowan Ave., Suite 200
 Irvine, CA 92614
 949 250 0909
 Fax 949 263 0647

December 18, 2013

Mr. Steven Mendoza, Community Development Director
 City of Los Alamitos
 3191 Katella Avenue
 Los Alamitos, CA 90720

RE: Comments on Draft 2014-2021 Housing Element Update (November 2013)

Dear Mr. Mendoza,

Thank you for the opportunity to review and comment on the City of Los Alamitos' 2014-2021 draft Housing Element. We have reviewed the draft and are submitting this letter to provide public comments.

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

As the City moves forward with the draft Housing Element update, the Commission urges the City to support for the development of affordable homes. The Commission has provided the following recommendations for the City to incorporate:

1. Continue the City's partnership with the Commission to facilitate the development of affordable rental homes for lower income working families in the City.
2. Identify additional sites for the development of homes affordable to lower income families. The City identified several underutilized land in Old Town West (potential net capacity of 32 homes and a density of 30 units per acre) for the development of lower income homes; however, seven out of eight of these are less than 0.34 acres. While the City provides Housing Program 4.2 that encourages and facilitates lot consolidation, it is not realistic that these very small sites (zoned R-3 that allows multi-family and single family development) will effectively produce homes affordable to lower income families.
3. Create and implement effective programs (e.g., by-right process for 100 percent stand-alone developments that are affordable to lower income families) that will incentivize affordable home developments on the identified opportunity sites.
4. Provide by-right incentives and concessions of certain development standards that developers are not entitled to, in exchange for a dedication of 20% of homes affordable to

families at extremely low, very low and low-income levels in the City (e.g., please refer to Santa Ana's Housing Opportunities Ordinance).

5. Prioritize and commit potential funding sources for proposed extremely low-income affordable rental developments that leverage additional funding sources (e.g., Low-Income Housing Tax Credits).
6. Encourage the development of housing affordable to extremely low-income households through application processing fee waivers for proposed developments with a minimum of ten percent extremely low-income homes (e.g., please refer to Huntington Beach's 2014-2021 Housing Element Program 14).
7. Implement a program that will set-aside a percentage of new rental homes that are affordable to persons with developmental disabilities and pursue funding sources designated for persons with special needs and disabilities. Please refer to the California State Department of Housing and Community Development Department's Sample Programs:¹
 - a. Program Sample 2: Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities.
 - b. Program Sample 3: Explore models to encourage the creation of housing for persons with developmental disabilities and implement a program by 2015.
8. Evaluate on an annual basis how successful the identified P-M zone has been to facilitate the development of emergency homeless shelters. In addition, the City should evaluate the following:
 - a. Additional zones that may be appropriate for the development of emergency homeless shelters.
 - b. Feasibility of implementing a fee waiver or reduction program to encourage the development of emergency homeless shelters.

For the 2014-2021 Housing Element planning period, the City has a Regional Housing Needs Assessment (RHNA) of 14 very low- and 10 low-income households. To address the lower income RHNA housing goals, the City identified several underutilized land in Old Town West

¹ "Persons with Developmental Disabilities SB 812 (Ashburn), Chapter 507, Statutes of 2010," Memorandum by the Department of Housing and Community Development, p. 12, June 21, 2012.

Mr. Steven Mendoza
December 18, 2013
Page 3 of 3

(potential net capacity of 32 homes) for the development of lower income homes. **To address the City's lower income RHNA need of 251 homes, it is important that the City create effective policies and programs on the identified opportunity sites that will encourage and facilitate the development of homes affordable to lower income families.**

The need to increase quality affordable rental homes remains a high priority in the City. While the economic downturn is slowly recovering and for-sale homes have been on the rise in the County, the cost to rent apartment homes are also on the rise. In the City, the average rent for a two-bedroom apartment is \$1,621 per month, which is out-of-reach for many lower income families.² Affordable rent for very low-income households is \$941 per month and for low-income households it is \$1,318 a month.³ In addition, approximately 43% of renter households overpaid for housing costs.⁴ With lower wages that are not keeping up with rising rents, many renting families continue to struggle financially to live and work in this City.

Conclusion

Given the importance of the draft 2014-2021 Housing Element update, the Commission welcomes the opportunity to continue our dialogue on how we can partner with City staff to ensure that the draft Housing Element includes specific policies that will result in new affordable homes for extremely low, very low and low-income working families.

Please keep us informed of any revisions, updates and meetings regarding the draft 2014-2021 Housing Element and if you have any questions, please free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director

cc: Fidel Herrera, California Housing and Community Development Department

² City of Los Alamitos Administrative Draft 2014-2021, p. 2-19, November 2013.

³ City of Los Alamitos Administrative Draft 2014-2021, p. 2-18, November 2013.

⁴ City of Los Alamitos Administrative Draft 2014-2021, p. 2-22, November 2013.

DEPARTMENT OF TRANSPORTATION

DISTRICT 12
3347 MICHELSON DRIVE, SUITE 100
IRVINE, CA 92612-8894
PHONE (949) 724-2000
FAX (949) 724-2019
TTY 711
www.dot.ca.gov



*Flex your power!
Be energy efficient!*

December 12, 2013

Mr. Steven Mendoza
Director of Community Development
3191 Katella Avenue
Los Alamitos, CA. 90720

File: IGR/CEQA
SCH#: None
Log #: 3600
I-405

Dear Mr. Mendoza:

Thank you for the opportunity to review and comment on the **Consideration of the Draft Comprehensive Update of the City's Housing Element for the Reporting Period of 2014-2021**. State Government Code Section 65300 requires a city to adopt a General Plan to guide long-range development of the community. A General Plan contains seven mandatory elements including land use, circulation, conservation, open space, safety, noise and housing. Only the Housing Element is reviewed and certified by the State. State law requires that each Housing Element accommodate and facilitate development of housing to meet a city's fair share housing needs. The Element must also address housing needs of special needs groups, mitigate potential constraints or barriers to housing, and contain a plan of how the city intends to meet its housing needs.

The Department of Transportation (Department) is a commenting agency on this project and has the following comments for your consideration.

1. Caltrans has concerns with plans and projects that may impact traffic circulation and increase demand on State Transportation Facilities. For all new developing areas, major new developments, redevelopment areas that may require new or improved access, new signals or any improvements to State Transportation Facilities, particularly (I-405), will require close coordination with Caltrans.
2. Any major oversight project work proposed for State facilities, including I-405 would require coordination with the Department and may require an encroachment permit. For specific details on the Encroachment Permits procedure, please refer to the Department's Encroachment Permits Manual, Seventh Edition. This Manual is available on the web site: <http://www.dot.ca.gov/hq/traffops/developserv/permits>. If an encroachment permit is required, all environmental concerns must be adequately addressed. Please coordinate with the Department to meet requirements for any work within or near the State Right-of-Way. For projects on our Right-of-Way, the

Mr. Steven Mendoza
December 12, 2013
Page 2

Department has the authority to maintain or delegate Lead Agency status for CEQA.

3. The Department supports General Plans that foster a more efficient land use pattern that (a) supports improved mobility and reduced dependency on single-occupant vehicle trips, (b) accommodates an adequate supply of housing for all incomes, (c) reduces impacts on valuable habitat, productive farmland, and air quality, (d) increases resource use efficiency, and (e) results in safe and vibrant neighborhoods. The Department recognizes that non-motorized travel is a vital element of the transportation system and therefore, encourages communities make pedestrian and bicycle activity possible, thus expanding transportation options, and creating a streetscape that better serves a range of users – pedestrians, bicyclists, transit riders, and automobiles.
4. The Highway Capacity Manual (HCM) method should be used when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by the Department because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on the state's facilities, the Department recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, traffic operations may find the TIS based on ICU methodology inadequate, resulting in possible delay or denial of a permit by the Department. All input sheets, assumptions, and volumes on State Facilities including ramps and intersection analysis should be submitted to the Department for review and approval. The EIR should include appropriate mitigation measures to offset any potential impacts.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Aileen Kennedy at (949) 724-2239.

Sincerely,



MAUREEN EL HARAKE
Branch Chief, Regional-Community-Transit Planning
District 12



1919 S. State College Blvd.
Anaheim, CA 92806-6114

A  Sempra Energy utility™

December 23, 2013

City of Los Alamitos
3191 Katella Ave
Los Alamitos, CA 90720

Attn: Steven Mendoza

**Subject: Proposed Mitigated Negative Declaration - City of Los Alamitos 2014-2021
Comprehensive Housing Element Update**

This letter is not to be interpreted as a contractual commitment to serve the proposed project but only as an information service. Its intent is to notify you that the Southern California Gas Company has facilities in the area where the above named project is proposed. Gas facilities within the service area of the project could be altered or abandoned as necessary without any significant impact on the environment.

Information regarding construction particulars and any costs associated with initiating service may be obtained by contacting the Planning Associate for your area, Don J. Amador, at (714) 634-3039.

Sincerely,

A handwritten signature in black ink, appearing to read "Armando Torrez".

Armando Torrez
Technical Services Supervisor
Orange Coast Region- Anaheim

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

January 13, 2014
Item No: 9-C

To: Chair and Members of the Planning Commission

Via: Steven A. Mendoza, Director of Community Development

From: Tom Oliver, Planning Aide

Subject: Zoning Ordinance Amendment 13-05
Topics Include "Detached Guesthome," "Guest House," "Accessory Structures," and "Driveways".

Summary: Consideration of a possible Zoning Ordinance Amendment to clarify Los Alamitos Municipal Code definitions and codes pertaining to the terms "Detached Guesthome," "Guest House," "Accessory Structures," and "Driveways". (Citywide) (City initiated).

Recommendation: Consider possible changes to the Los Alamitos Municipal Code to clarify definitions and codes pertaining to the terms "Detached Guesthome," "Guest House," "Accessory Structures," and "Driveways".

Applicant: City Initiated

Location: Citywide

Approval Criteria: Section 17.70.020 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment be recommended by a resolution to the City Council.

Discussion

Tonight, Staff asks the Planning Commission to discuss certain zoning code sections that have caused confusion for Staff, Commissioners, and residents over the past year. The Planning Commission, through a "Notice of Intention," has directed Staff to study these sections of the Los Alamitos Municipal Code and bring back discussion points to assist in a dialogue of how to solve some ambiguities in the Code. This intended result would be a request of Staff to draft a resolution from the Planning Commission to the City Council which could clarify Los Alamitos Municipal Code definitions and codes

pertaining to the terms “Detached Guesthome,” “Guest House,” “Accessory Structures,” and “Driveways”.

Discussion of Guesthomes and Guest Houses

First, Staff reviewed the Los Alamitos Municipal Code (LAMC) sections that pertain to residential land uses described as “Detached Guesthome” -- as noted in the land use table 17.08.020, Table 2-02 *Allowed Uses and Permit Requirements for Commercial/Industrial Zoning Districts* -- and the definition of “Guest House” -- in LAMC 17.76.020 *Definitions of Specialized Terms and Phrases*.

In LAMC Section 17.76.020 *Definitions of Specialized Terms and Phrases*, the definition of the term “Guest House” is the only guidance in determining what in this structure differentiates it from either “Structure, Accessory” or “Secondary Residential Unit” when attempting to apply development standards for this use. Here is that definition:

“Guest house” means a detached structure, incidental to and located on the same premises as the main structure, that provides living quarters to temporary guests of the occupant(s) of the main structure, has no kitchen facilities, and is not rented or otherwise used as a separate dwelling unit.

What are we worried about?

This difficulty in the regulation Guest house arises from the wide latitude given by a lack of information in the Code. A Staff member, considering one of these residential-type units, does not have enforceable development regulations to follow regardless of the size of the unit. As the Code exists, a guest house could easily be converted into a large rental unit without adding additional parking -- and this unit could potentially be larger than a Secondary Residential Unit which is required to be less than 640 square feet and needs an additional parking space.

Possible changes:

- Remove Guesthouse from permitted uses?
- Restrict square footage or number of rooms?
- Make development standards for Guesthomes?
- If it is less than 120 square feet, should it require no Conditional Use Permit?
- Could it be less than 640 square feet, like Second Residential Unit?
- Should it only contain a bedroom and bathroom, as well as no kitchen?

Discussion of Accessory Structures

Staff also reviewed LAMC Section 17.38.030 *Accessory Structures*. This section of the Code needs examination into the definition, location, and size of these ambiguous structures. For instance, is a permanently-installed barbeque, an umbrella, a concrete bench, or a pop-up tent an accessory structure? Is a garage that is larger than a house

still an appropriate accessory structure? An accessory structure is defined two ways as shown below:

17.38.030 "...accessory uses and structures that are customarily related to a residence, (e.g., garages, greenhouses, storage sheds, studios, above ground swimming pools/spas, and workshops).

17.76.020 "Accessory structure" means a detached subordinate structure, the use of which is customarily incidental to that of the main structure or the main use of the land and which is located on the same parcel with the main structure or use.

What are we worried about?

It is not rare for an Accessory Structure turning into habitable space or even becoming a rental unit. In most locations, there is not enough parking area for a habitable space. Part of the attraction for these structures to become habitable is the lack of size restrictions. Also, Staff has had submissions of garage plans recently that were large structures. Without a Code that clearly defines what "subordinate" means, it is difficult to make an argument for a smaller, more appropriate structure in, for example, the Single-Family Residential (R-1) Zone.

Possible changes:

What is subordinate? Smaller than house?
Is an umbrella an accessory? Play structure?
Can a plastic Tuff-Shed not match architecture of the home?
Is a bench an accessory structure? A pop-up? Umbrella? Trellis?
How tall must a structure be before it is accessory?
Is a gazebo, with a cloth roof, accessory?
Can a garage have a bathroom? Or a washer and dryer?
Attached accessory structures? What are they?

Discussion of Driveways

Staff has had many questions about the parking section of Code, LAMC 17.26 *Off-Street Parking and Loading*, as it pertains to driveways. These questions also make it difficult on homeowners who cannot obtain answers from this Code when planning the landscape of their home. Many times projects are sent back to the architect for a redesign of an entire project based on the imprecise driveway requirements in the Code.

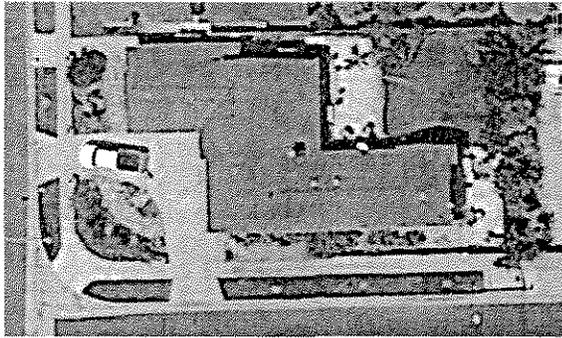
For instance, if the cement in the front setback fits standards for coverage and setbacks, how wide can a driveway be to accommodate more outdoor parking? The Code also says that a driveway must lead to a garage, but what about RV parking? Are driveways on the property lines of front setbacks appropriate? Should a second

driveway or curb cut be approved, or a circular driveway? How and when should a 28-foot back-up radius be measured? When is a driveway part of the walkway to the home's entrance or when is it part of a patio? Here is how driveway is defined:

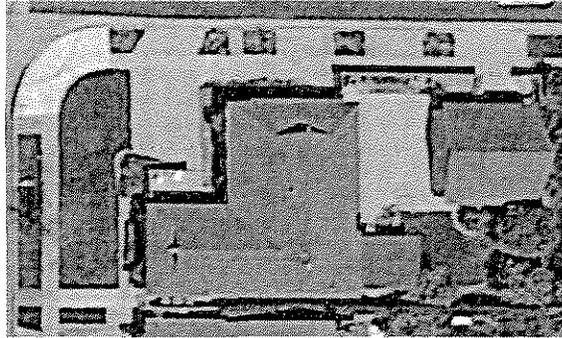
17.76.020 "Driveway" means a paved portion of a parcel located between the public right-of-way and the garage or carport designed and intended as an access-way between the public right-of-way and the garage or carport.

What are we worried about?

- Too many curb cuts slow down traffic and cause safety concerns.
- Blocking views with large RV's.
- When does a driveway end and a patio begin?
- Too much concrete, not enough vegetation, permeable.
- Too many cars parked outside of garages.
- What about pavers that grass can grow through? Does that count?



Circular Driveway



Multiple Driveways



Driveway on Property Line



RV parking & Extra Space on Property Line

Possible changes:

Should only one curb cut be allowed per residential parcel?

Should the driveway be expanded from “leading only to a garage” to “leading to a parking space?”

Must there be 5 feet of landscape on property line in front setback?

Must a driveway be hard-surfaced?

City of Los Alamitos

Planning Commission

Agenda Report Staff Reports

January 13, 2014
Item No: 10

To: Chair and Members of the Planning Commission
From: Steven A. Mendoza, Director of Community Development
Subject: Removal of Local Landmark Designation for 10872 Chestnut Street.

Summary: The City Attorney is recommending the removal of May 2012 Local Landmark designation by the Planning Commission.

Recommendation: Planning Commission adopt Resolution No. 2014-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AUTHORIZING THE REMOVAL OF PROPERTY AT 10872 CHESTNUT STREET, LOS ALAMITOS, CALIFORNIA 90720 (APN 242-203-02), FROM THE INVENTORY OF ARCHITECTURAL, CULTURAL, AND HISTORIC RESOURCES AND FURTHER REMOVE ANY LOCAL LANDMARK DESIGNATION".

Discussion

On May 14, 2012, the Planning Commission adopted a resolution designating certain properties as Local Landmarks. One of the property owners recently passed away. A surviving relative has filed a claim stating that the signature provided at the time was not the signature of the actual owner. To clear up any discrepancy and to remove/reduce potential liability, the City Attorney is requesting that the Commission remove the property at 10872 Chestnut from the adopted list of Local Landmarks.

Furthermore, during the next few months, Staff will develop a method to re-check the signatures of the other properties on the Local Landmarks list.

The attached Resolution has been provided to solidify the action of the Commission.

Fiscal Impact

None

Attachment 1) Planning Commission Resolution 14-03

RESOLUTION NO. 2014-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AUTHORIZING THE REMOVAL OF PROPERTY AT 10872 CHESTNUT STREET, LOS ALAMITOS, CALIFORNIA 90720 (APN 242-203-02) FROM THE INVENTORY OF ARCHITECTURAL, CULTURAL, AND HISTORIC RESOURCES AND FURTHER REMOVE ANY LOCAL LANDMARK DESIGNATION.

WHEREAS, the City's General Plan Conservation Element 2-4.4.1 directs Staff to work with the Los Alamitos Museum Association to compile and maintain such an inventory; and,

WHEREAS, the Planning Commission received a list of addresses from the Los Alamitos Museum Association, Inc. with which to begin an inventory; and,

WHEREAS, the Los Alamitos Municipal Code describes the procedure for designating Local Landmarks for this inventory in Section 17.22.040; and,

WHEREAS, the inventory had been endorsed by the inclusion of signatures from the property owners for each subject property; and,

WHEREAS, the Planning Commission adopted Resolution No. 2012-03 adding the following addresses to an inventory of the City's architectural, cultural, and historical resources and placed the Resolution in each building address file to ensure that the City's architectural heritage was not lost through building demolitions and inappropriate remodeling efforts:

- Single family residence at 10901 Chestnut Street.
- Single family residence at 10802 Chestnut Street.
- Single family residence at 10872 Chestnut Street.
- Single family residence at 3372 Florista Street.
- Los Alamitos Museum at 11062 Los Alamitos Boulevard (pending Council approval); and

WHEREAS, the City Attorney has recommended the removal of the property at 10872 Chestnut Street.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY 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 directs Staff to remove the following address from an inventory of the City's architectural, cultural, and historical resources and place this Resolution in the building address file to ensure that this property is free from any local restrictions related to the previous designation as a Local Landmark:

- Single family residence at 10872 Chestnut Street (APN. 242-203-02).

SECTION 3. Herein remove the designation of the above-mentioned property as Local Landmarks in accordance with Section 17.22 Local Landmarks of the Los Alamitos Municipal Code.

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

PASSED, APPROVED, AND ADOPTED this 13th day of January, 2014.

Chair

ATTEST:

Steven 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 the Planning Commission held on the 13th day of January, 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Mendoza, Secretary

City of Los Alamitos
Planning Commission

**Agenda Report
Items from the
Community Development
Director**

**January 13, 2014
Item No. 11**

To: Chair and Members of the Planning Commission
From: Steven A. Mendoza, Community Development Director
Subject: Commissioner Binder Update

Summary: This report includes new insert for Commissioner Binder.

Recommendation: Receive and file.

Background

Staff has discovered that the document, "*Rosenberg's Rules of Order*" that are included in the Commissioner's binders are outdated; therefore, the most recently published document is hereby attached and should replace the version in your binder.