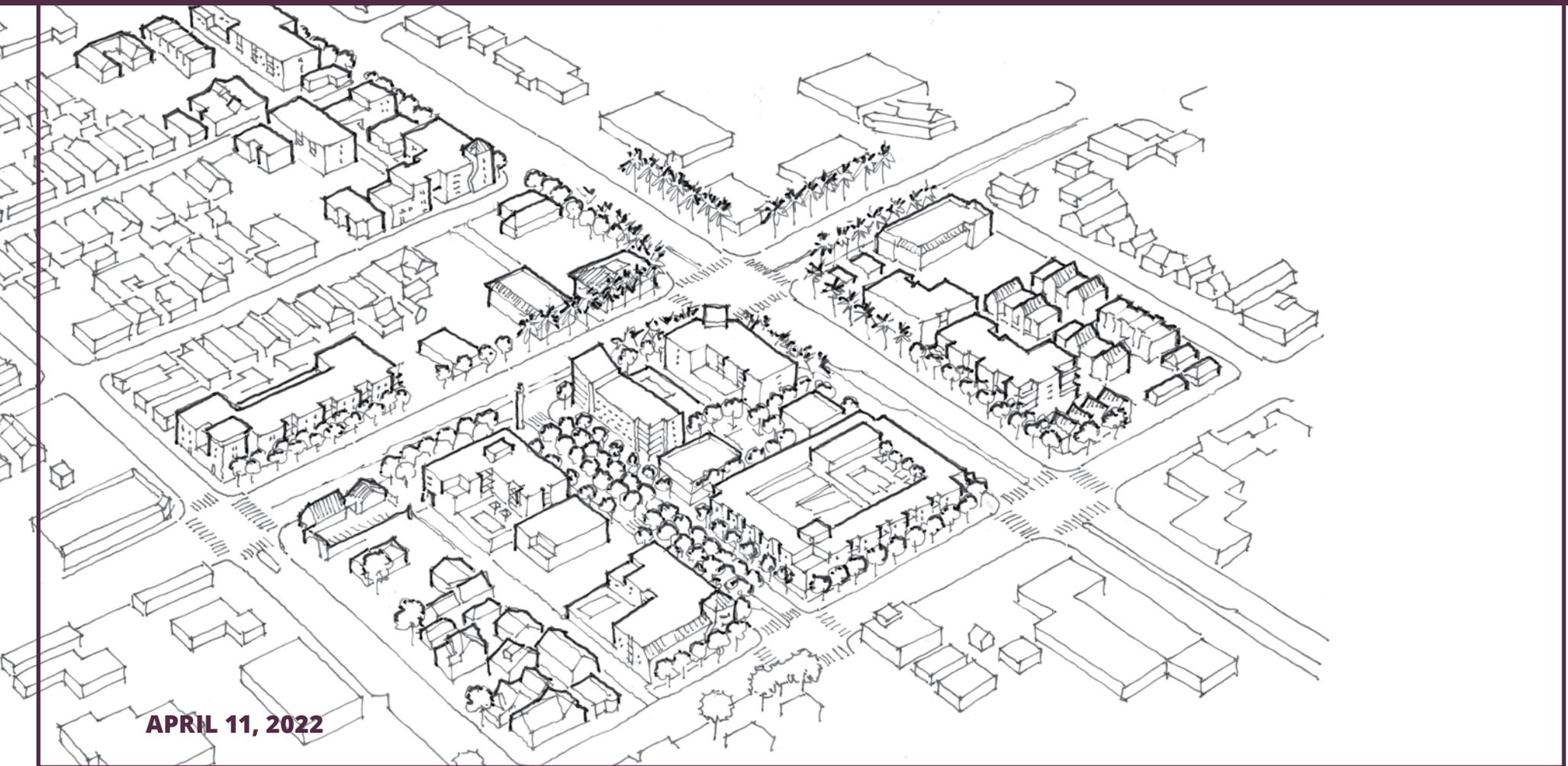




LOS ALAMITOS TOWN CENTER STRATEGIC PLAN



APRIL 11, 2022



City of Los Alamitos

3191 Katella Ave
Los Alamitos, CA
90720

City Council

Shelley Hasselbrink, Mayor

Tanya Doby, Mayor Pro Tem

Ron Bates, Council Member

Mark A. Chirco, Council Member

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Tom Oliver, Associate Planner

Prepared by  **PLACEWORKS**

Funded by SB2

Resolution No. 2022-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING THE TOWN CENTER MIXED USE (TCMU) ZONE STRATEGIC PLAN, DATED FEBRUARY 23, 2022, TO INCLUDE ITS GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (EIR) ADDENDUM, AND MITIGATION MONITORING AND REPORTING PROGRAM, BOTH DATED DECEMBER 2021 (CITYWIDE) (CITY INITIATED)

WHEREAS, the City of Los Alamitos has resolved to create a Los Alamitos Town Center Mixed Use Zone (TCMU) Strategic Plan will assist the Council in its deliberations regarding strategically investing in programs and projects aimed at providing a framework to revitalize, reimagine, and strengthen the heart of Los Alamitos; and,

WHEREAS, the City of Los Alamitos was awarded a Senate Bill 2 (SB2) planning grant in 2020, referred to as the “Building Homes and Jobs Act,” which funding is dedicated to promoting and facilitating affordable housing development;” and,

WHEREAS, the City of Los Alamitos desires to attract the scale and type of development to this zone that is desired by the City and its residents; and,

WHEREAS, with the monetary assistance awarded by the SB2 grant program, the City developed its a Los Alamitos Town Center Mixed Use Zone (TCMU) Strategic Plan, to include its Environmental Impact Report (EIR) Addendum, with the goal of attracting project proposals that can expect a clear pathway towards project entitlement that will be welcomed by the City; and,

WHEREAS, the adoption of such a plan will also allow the City to pursue funding related to the implementation of TCMU Strategic Plan projects; and,

WHEREAS, on February 23, 2022, the Planning Commission adopted Resolution 2022-09 recommending City Council approval of the TCMU Strategic Plan; and,

WHEREAS, the City Council considered said document on April 11, 2022.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS RESOLVES AS FOLLOWS:

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

SECTION 2. The City Council adopts Town Center Mixed Use (TCMU) Zone Strategic Plan, Dated February 23, 2022, attached hereto as Exhibit A.

SECTION 3. The City Manager is hereby authorized and directed to apply for and submit applications for grant programs to support the implementation of this Strategic Plan.

SECTION 4. The City Manager is encouraged to add the projects identified in the document to the City’s list of Capital Improvement Projects (CIP).

SECTION 5. The City Manager is authorized to execute those City of Los Alamitos grant applications, submit grant support documents, and any amendments thereto, on behalf of the City of Los Alamitos as required by a requesting department for receipt of those grant in support of this Strategic Plan.

SECTION 6. The City Council of the City of Los Alamitos approves the General Plan Environmental Impact Report (EIR) Addendum and Mitigation Monitoring and Reporting Program, for the Town Center Mixed Use Zone Strategic Plan, both dated December 2021.

SECTION 7. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 11th day of April, 2022.

Shelley Hasselbrink, *Mayor*

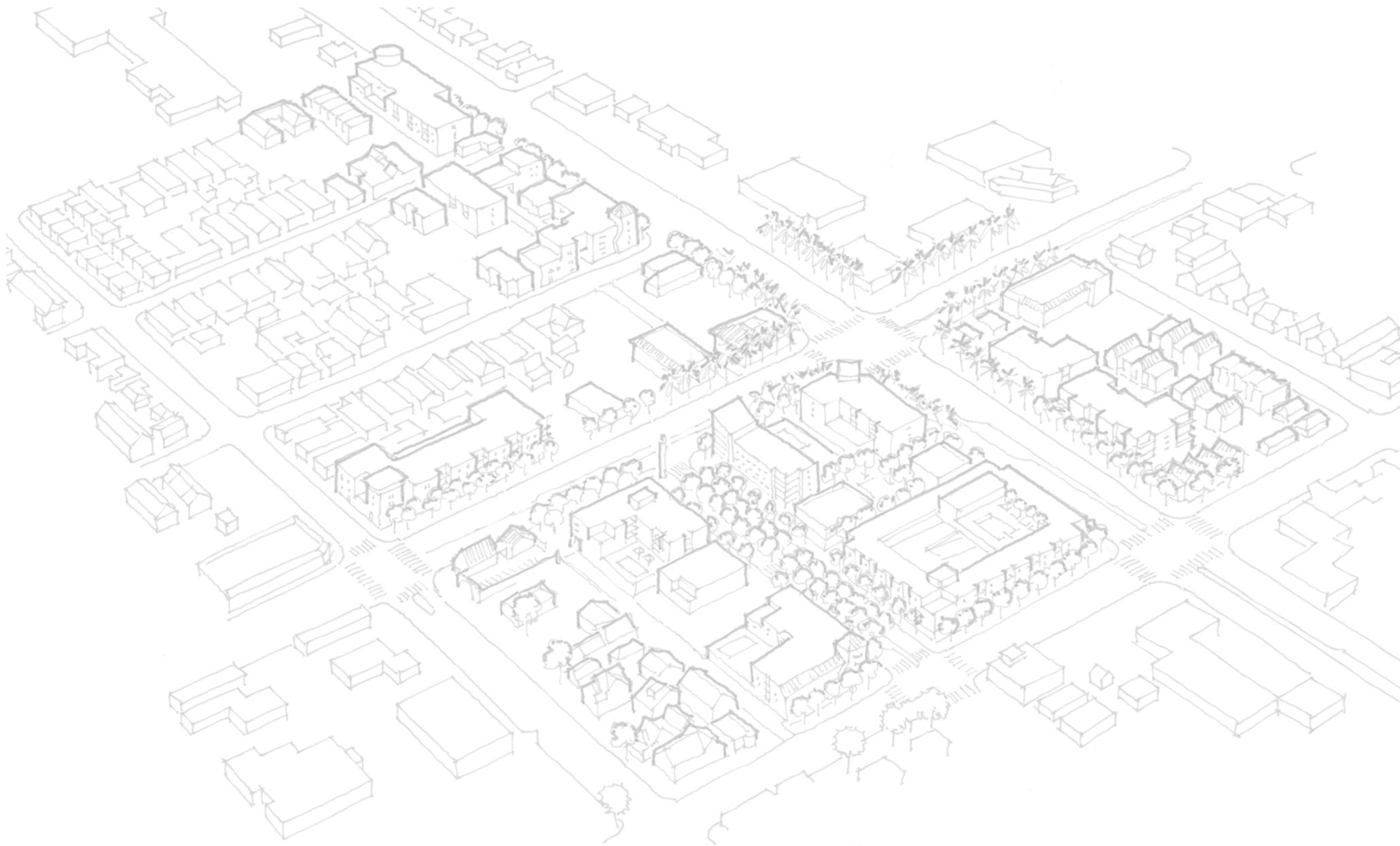


Table of Contents

Intro		Introduction and Executive Summary	06	Chapter 4		Recommended Strategies	26
Chapter 1		Context and Existing Condition	08			Mark the Town Center	28
		Regional Context	09			Reimagine Pine Street	32
		City Context	10			Build a Mixed-Use Core	36
		Key Assets	11			Create Places to Gather	40
		Plan Area: TCMU Zoning	12			Consider Parking Choices	42
		Existing Land Use	13			Promote Housing	44
		Urban Form and Character	14			Connect to Neighborhoods	48
Chapter 2		Process and Public Engagement	16	Chapter 5		Implementation	50
		Stakeholder Input Summary	17			Recommended Implementation	
		Key Challenges	18			Actions and Timeline	51
		Scenario-Based Design Approach	19			Regulatory Amendments	52
		Shared Vision and Goals	20			First Projects	53
		Understanding City Priorities	21	Chapter 6		Appendix	54
Chapter 3		Strategic Framework	22			Existing Conditions - Site Inventory	56
		Adaptive Market-Based Approach	23			Development Scenario A	70
		Development Framework	24			Development Scenario B	72
		Clear Vision for a Vibrant Town Center	25			Pine Street Design Scenarios	74
						Recommended Municipal Code Amendments	78

Introduction and Executive Summary

The Los Alamitos Town Center Strategic Plan provides a framework to **revitalize, reimagine, and strengthen the heart of Los Alamitos**. The Strategic Plan aims to establish a pedestrian-oriented Town Center at the intersection of Katella and Los Alamitos Boulevards, in the physical center of the City. A market-based, urban design plan and strategy, it clearly illustrates to private real estate interests the potential of properties in this area with the goal to **attract the scale and type of development desired by the City**.

The Plan leverages the City's existing practice of hosting community events on Pine Street to imagine this one-block corridor as the spine for a dynamic center for various commercial, community and residential uses. **It proposes a streetscape project on Pine Street to create an attractive environment for outdoor dining, shopping, on-street parking as well as city-wide festivals and events** requiring the closure of the street to vehicles. Adjacent to Pine Street, **the Plan anticipates a variety of mixed-use development with an emphasis on food uses and outdoor dining options located in multiple courtyards and pedestrian paseos, with connection to the historic St. Isidore building**. Within these core blocks are optimum sites for a new hotel, stand-alone commercial uses, and a parking structure that can be shared by multiple sites and uses in the Town Center.

To encourage pedestrian connections from this Pine Street district to other sites in the Town Center area as well as the Medical Center and adjoining neighborhoods, **the Plan proposes wide, tree-lined sidewalks on Los Alamitos Boulevard and Katella Avenue**, as well as other adjacent streets. The Plan anticipates additional mixed-use development along these streets, and throughout the Town Center promotes new residential and housing options.

For more than a decade, the City of Los Alamitos has encouraged the development of a walkable and vibrant Town Center. The underlying vision for the Los Alamitos Town Center Strategic Plan began as the City evaluated a new



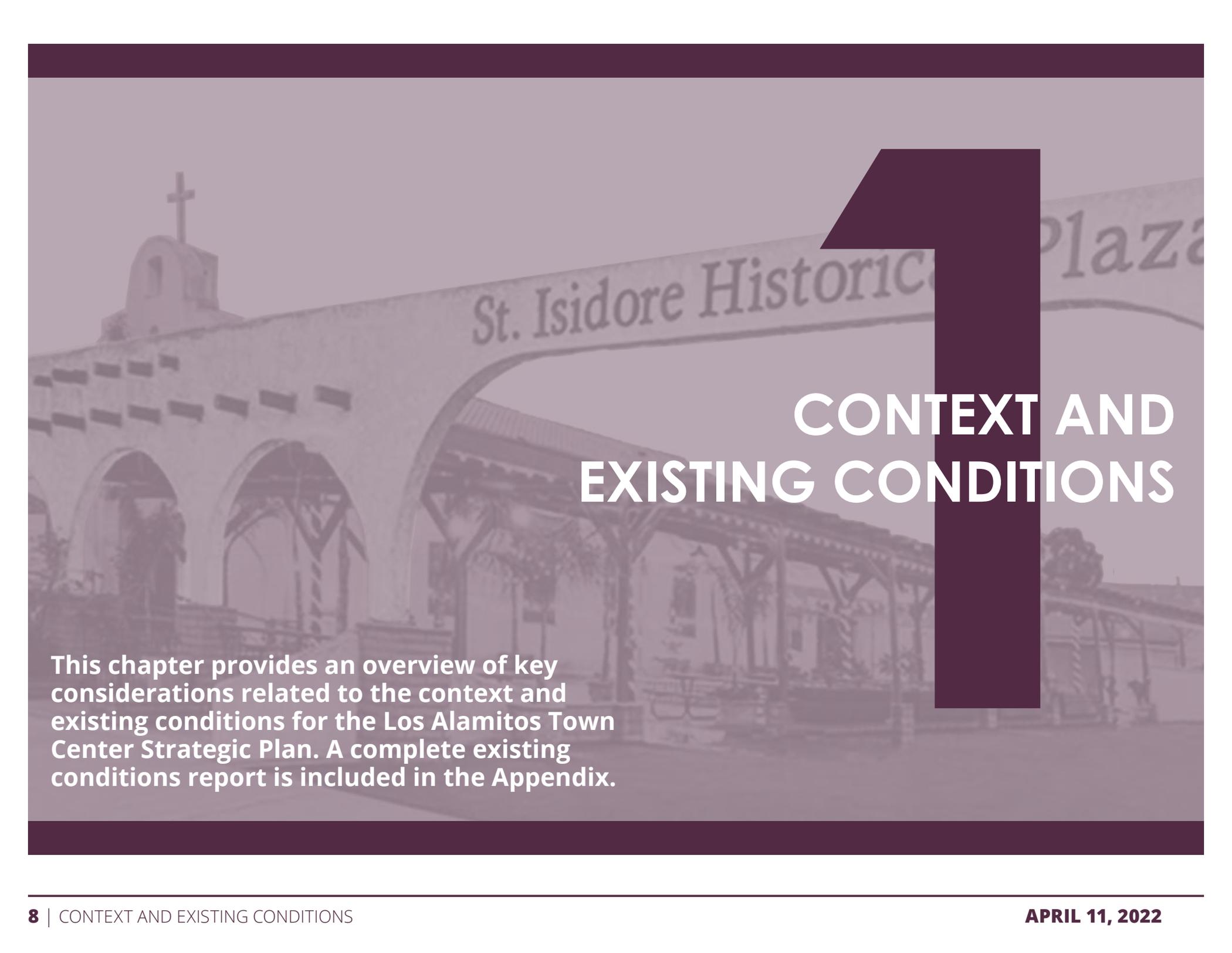


future for its Town Center over 10 years ago through the **Katella + Los Alamitos Commercial Corridors Plan** (2010), followed by a more comprehensive assessment in the **General Plan Update** (2015). In 2015 the City also updated the zoning code to allow mixed-use, with physical streetscape improvements shortly following. Although the General Plan and mixed-use zoning code set the policies and standards for a mixed-use Town Center, a concept of its physical form had not been articulated. **This Strategic Plan builds upon these previous planning efforts** to illustrate the possibility of the Los Alamitos Town Center, implemented through a series of placemaking urban design strategies.

This Plan is informed by engagement with stakeholders, property owners, councilmembers, commissioners, and nonprofit leaders. Representing their consensus vision for the Town Center, the Plan provides clear expectations to property owners and developers who wish to invest in Los Alamitos. **Proposals consistent with this Strategic Plan can expect a clear pathway towards project entitlement and will be welcomed partners with the City.**

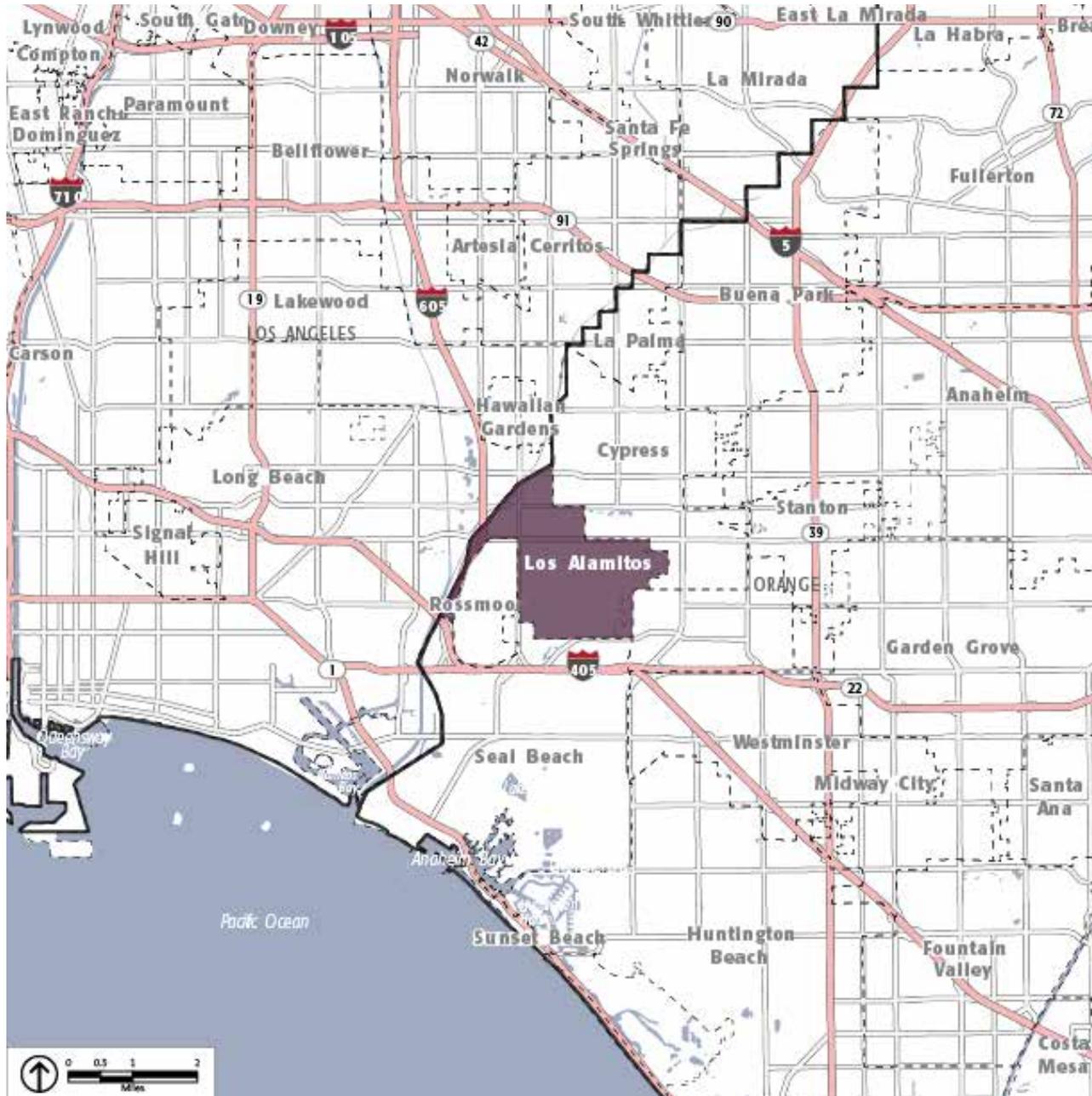
Nonetheless, **the Strategic Plan is not a rigid document**, but recognizes it will be implemented by multiple and incremental projects as individual investors participate in within the overall Town Center vision. As such, the Strategic Plan is presented as a dynamic “kit of parts.” For private development, this flexible development strategy includes 3- to 4-story mixed-use development up to 60 units/acre, commercial uses such as hotels, shopping and dining, residential townhomes and live/work units as components of mixed-use development, and shared parking structures. For the public sector, this strategy comprises of various streetscape improvements and a number of adjustments to the zoning standards within the Town Center. The Plan also identifies a number of potential public-private partnerships that can advance the Town Center vision.

The Los Alamitos Town Center Strategic Plan is funded through the State of California’s SB2 grant program to help cities identify opportunities for housing to meet their Regional Housing Needs Assessment (RHNA) allocation, and to develop planning strategies to streamline residential development in those areas.



1 CONTEXT AND EXISTING CONDITIONS

This chapter provides an overview of key considerations related to the context and existing conditions for the Los Alamitos Town Center Strategic Plan. A complete existing conditions report is included in the Appendix.



Regional Context

Los Alamitos is located in northwest Orange County and is well connected to the region by the 605 and 405 highways. Katella Avenue and Los Alamitos Avenue are major arterials that intersect at the future Town Center.

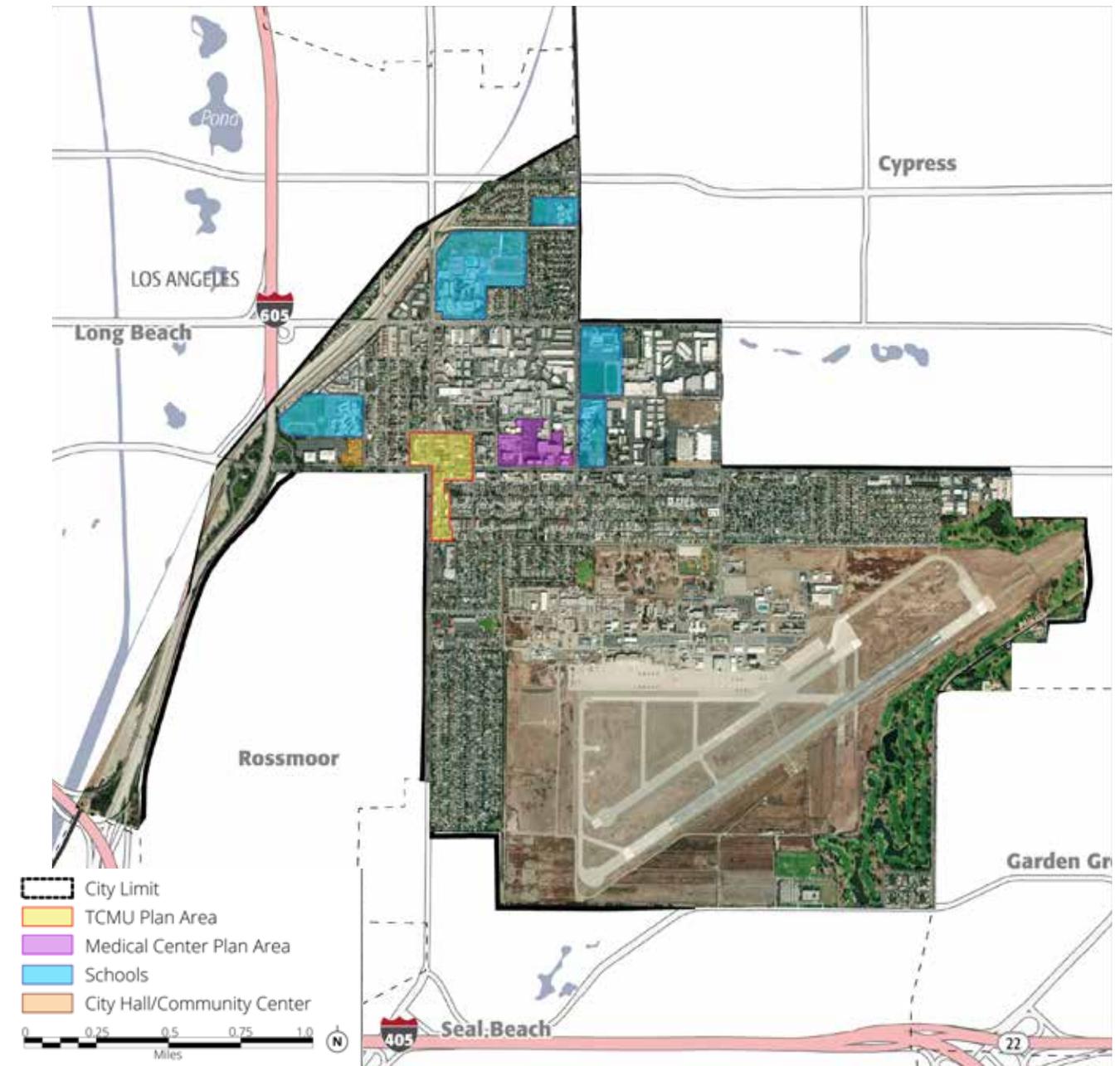
The City is well positioned in proximity to regional destinations and commercial centers.

Rather than competing for commercial tenants that may already have a footprint in the area, the Town Center Strategic Plan has the opportunity to define strategies to attract dynamic mixed-use development with housing, experiential retail, medical office, and other commercial and office uses that are more resilient than traditional retail to current and future market shifts.

City Context

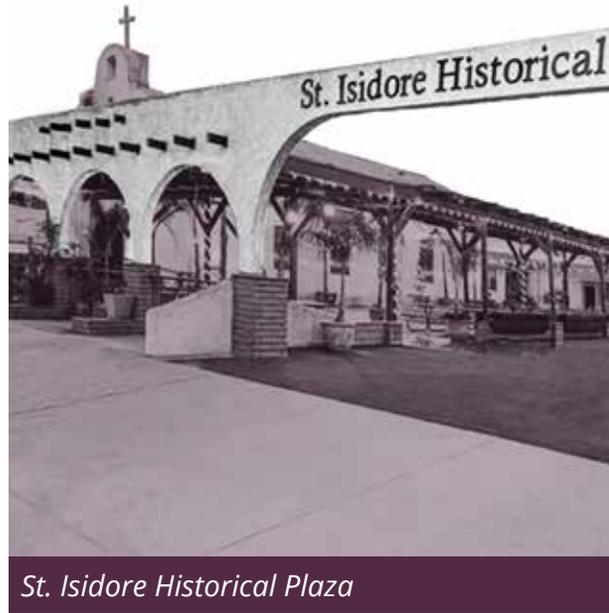
The City of Los Alamitos has a diverse mix of uses, top-tier schools, and large employment centers. These assets, as well as the City's locational advantage and high accessibility to key destinations in Long Beach and Anaheim, provide fertile ground for development interest and investment.

While the City has attracted recent residential and hotel development, the commercial core of the City has not received such attention. To ensure that Los Alamitos can continue to compete within the region and to enhance the quality of life for residents, development interest should be guided to produce additional assets for the City such as high quality public space, community destinations, and economic activity centered around a walkable Town Center with high accessibility to other assets within Los Alamitos.





Los Alamitos High School



St. Isidore Historical Plaza



Fairfield Inn & Suites, built 2020



Los Alamitos Medical Center

Key Assets

High Performing Schools. Los Alamitos is particularly attractive to families because of its high performing schools.

St. Isidore Historical Plaza. This historical asset is located with the Town Center Mixed-Use Plan Area.

Recent Development Activity. Recent residential and hotel development within the City demonstrate market demand for these product types.

Robust Employment Centers. Major employment centers like the Los Alamitos Medical Center and Ganahl Lumber, in addition to other local businesses, provide a diverse and stable job base.

Plan Area : Town Center Mixed-Use Zoning

The Plan Area is defined by the Town Center Mixed-Use (TCMU) zoning designation established in the 2015 General Plan update.

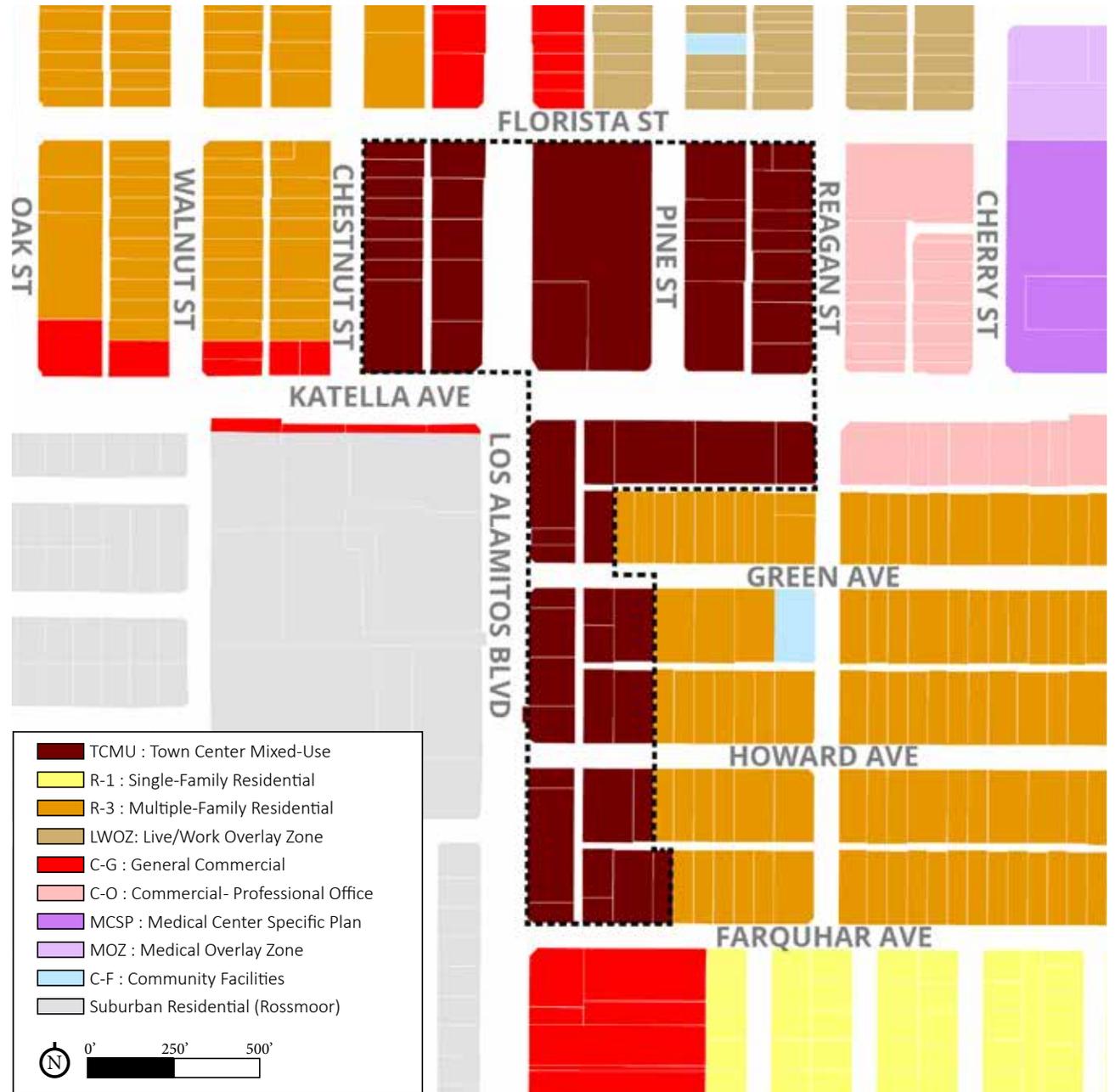
The Town Center Mixed-Use (TCMU) zone is established to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to commerce while encouraging pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. The Town Center Mixed-Use zone requires the inclusion of a ground-floor, street-frontage commercial component for all projects. Exclusive residential structures are not allowed. This zone implements the General Plan Mixed-Use land use designation. (Ord. 19-03 § 3, 2019)

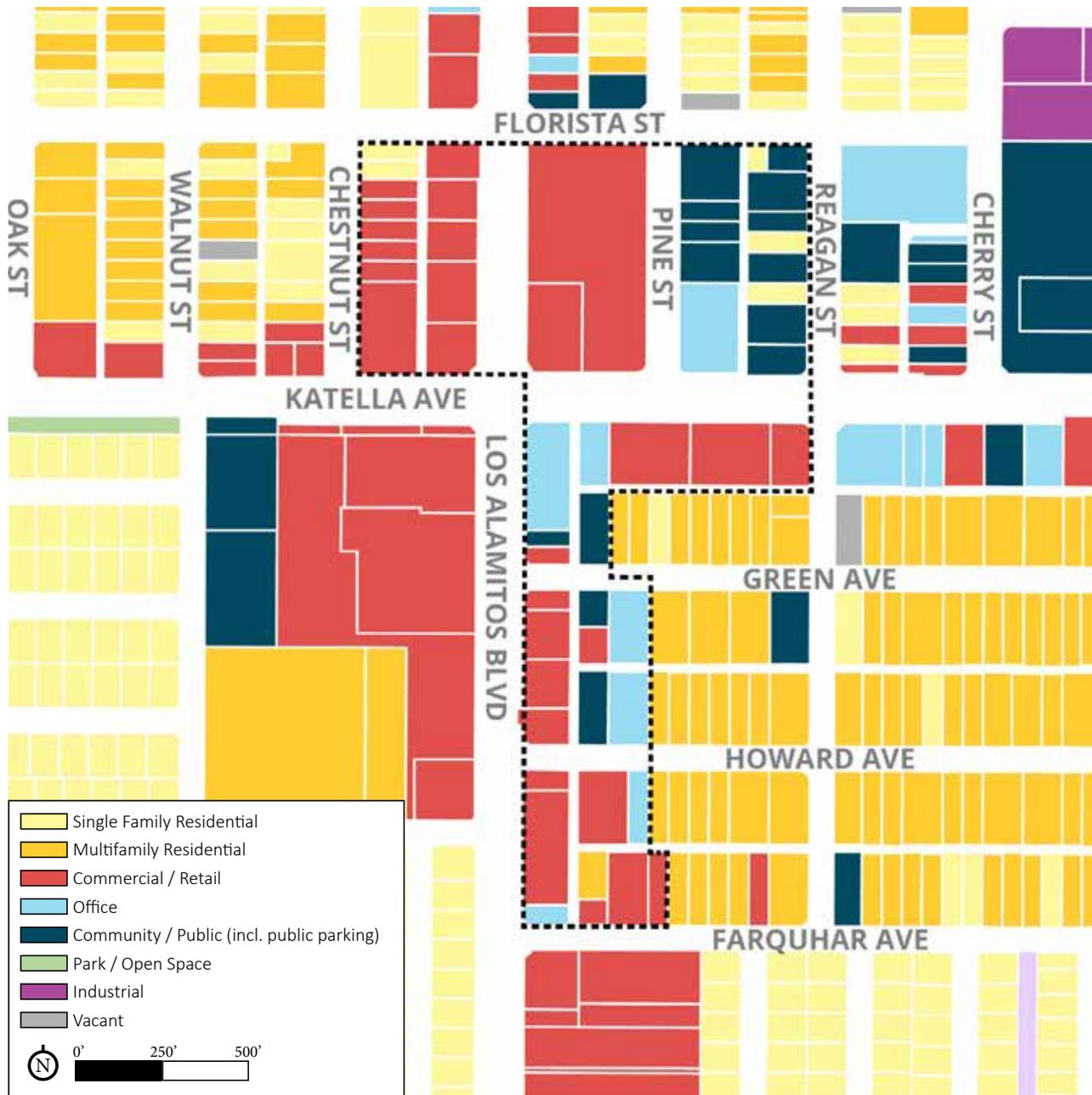
Current development standards for the TCMU zone are summarized below:

Max Density: 30 Units/acre

Max FAR: 2.0

Max Height: 60 feet





Existing Land Use

Commercial, retail, and office facilities are the dominant land uses within the plan area. Community and public facilities are also present with a notable concentration in the northeastern most block, bound by Pine Street and Reagan Street. Adjacent land use is predominantly residential with the key exception of the Los Alamitos Medical Center and associated medical offices to the east of the Plan Area and north of Katella Avenue.

Notably, there are very few parcels with residential land use within the plan area, a key objective for the Town Center Mixed-Use zone.

Urban Form and Character

The Los Alamitos Town Center Strategic Plan focuses on the 54 parcels with a total land area of 19.6 acres near the intersection of Katella Avenue and Los Alamitos Boulevard.

The Plan Area consists of three full blocks to the north of the intersection and also includes parcels along Katella Avenue and Los Alamitos Boulevard to the south of the intersection.

The parcels to the southwest of the intersection are outside of Los Alamitos City limits in the unincorporated community of Rossmoor and are not included in the Plan Area.

Blocks to the north of the intersection are oriented north-south and are similarly sized at approximately 575 feet by 330 feet. Two of the three blocks are bisected by north-south access alleys.

Blocks to the south of the intersection are oriented east-west and are also similarly sized at approximately 380 feet by 720 feet. These blocks include a north-south access alley that runs parallel to Los Alamitos Boulevard and additional east-west alleys that bisect the remainder of the blocks.





Most structures within the plan area are built prior to the year 2000.



Commercial buildings in the plan area are auto oriented and building frontages often do not directly engage the street.



There are existing through block alleys that provide flexibility in the orientation of parking access for current and new development.



There are some, though very few, residences within the plan area.



The main intersection at Los Alamitos Boulevard and Katella Avenue experiences high volume traffic.



Two and three story medical offices are a prominent and stable land use within the Plan Area.

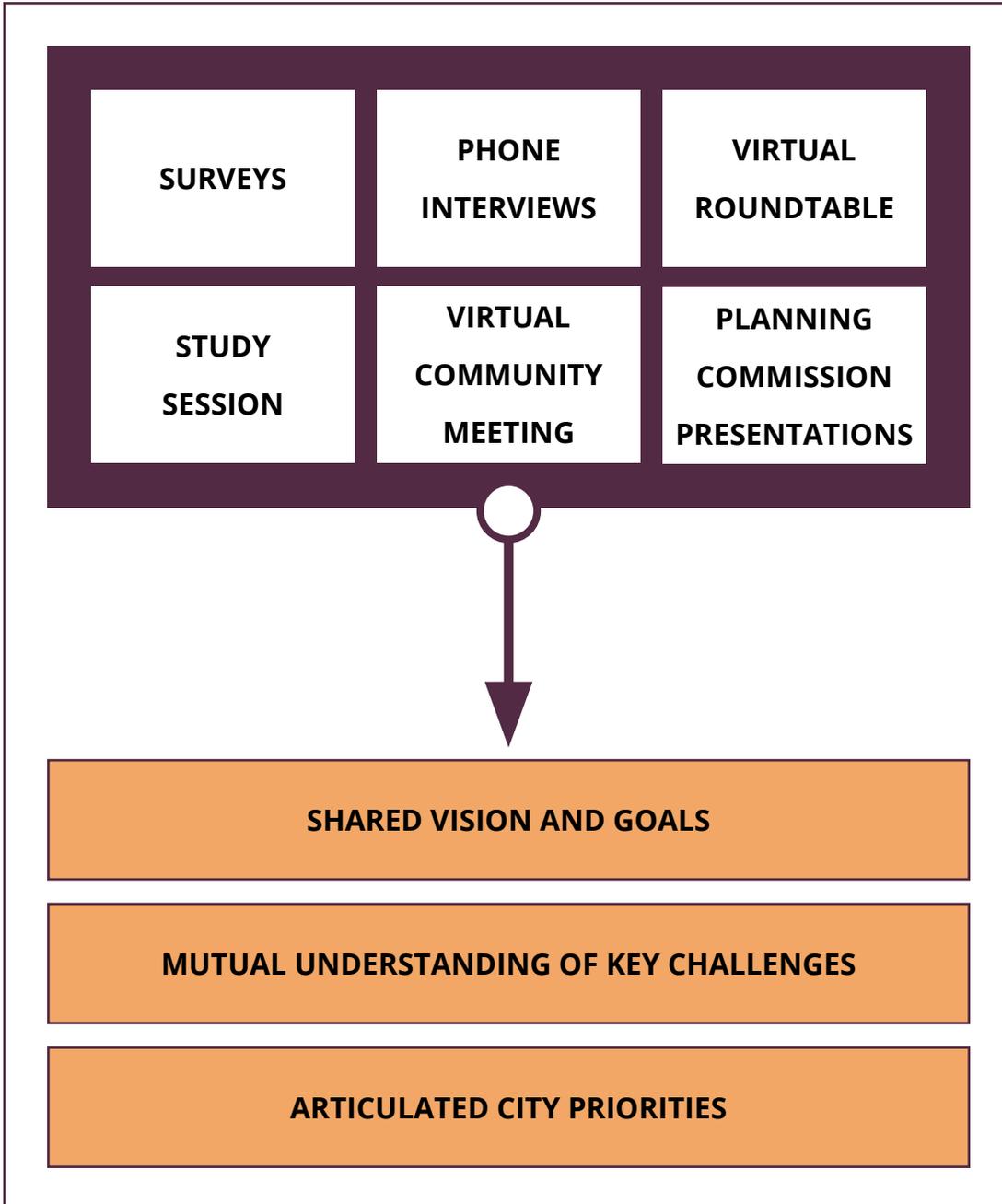


Race Los Angeles

START FINISH START FINISH START FINISH START

PROCESS AND PUBLIC ENGAGEMENT

Engaging stakeholders and local experts throughout this planning process was essential in developing a shared understanding of the vision, goals, challenges, and opportunities for the Town Center.



Stakeholder Input Summary

Given the public health restraints in place during the planning process, the planning team conducted a range of virtual surveys, interviews, meetings, and presentations to solicit feedback. Stakeholder engagement activities included:

Online Survey for Property Owners

Online Survey for Planning Commissioners

One-on-Ones with City Council (February 8-9, 2021)

Virtual Stakeholder Meeting (March 11, 2021)

Planning Commission Study Session (April 28, 2021)

Virtual Stakeholder Meeting (June 24, 2021)

Planning Commission Study Session (August 25, 2021)

Planning Commission Meeting (December 8, 2021)

Planning Commission Meeting (February 23, 2022)

City Council Presentation (April 11, 2022)

While each engagement activity provided novel insights that helped refine the vision and implementation strategies for the Town Center Strategic Plan, there was a clear unanimity in a shared vision and understanding of the key challenges in achieving that vision, which was echoed throughout most conversations with stakeholders.

Key Challenges

Understanding key challenges for the Los Alamitos Town Center is a critical aspect of developing strategies to encourage development in line with City priorities. The following challenges were identified through an existing conditions analysis and with input from stakeholders, City staff, councilmembers, and commissioners.

Vacancies and Retail Viability Failing retail and high vacancy rates; retail may not be viable (especially post COVID).

Development Intensity Maintaining urban character while promoting economically feasible development.

High Volume Traffic Difficulty creating a destination and walkable district at the intersection of two major roadways. Increased traffic and parking are also of concern.

Parcelization and Build Out Most parcels in the area are built out. A catalytic development will require coordination among several property owners.

Regional Competition Los Alamitos may lack competitive advantage over other cities with desirable destinations.

Limited City Resources Challenges to create conditions where the private sector can execute development in alignment with City priorities.



Uncertain future of retail and high vacancies.



Parcels are built out with auto-oriented retail.



Large intersection with high volume traffic is an obstacle to walkability.



Los Alamitos faces tough competition from attractive and walkable destinations in Long Beach, Anaheim, Stanton, Seal Beach and other nearby locales.

Scenario-Based Design Approach

Overcoming these challenges and capitalizing on existing assets required an investigation of several design strategies. Throughout the engagement process, the planning team produced a series of design scenarios for discussion.

The scenarios were refined from meeting to meeting and incorporated: feedback from previous engagement activities, examples from precedent projects throughout Southern California, and parcel-based analysis of opportunity sites within the plan area.

The key takeaways from the discussions around these scenarios are presented in the remainder of this chapter and the recommended strategies which emerged as a refinement of this process are presented in the following chapters.



A series of alternative design scenarios helped guide discussions with stakeholders.

Shared Vision and Goals

The following items represent the Vision and Goals that have emerged as the guiding principles for the Los Alamitos Town Center Strategic Plan.



Integrate

Los Alamitos Town Center with schools, community destinations, and employment centers.



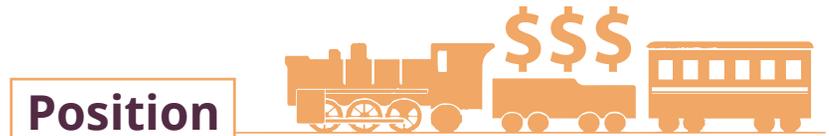
Create

a destination with amenities for young people, families, and seniors.



Invest

in bike and pedestrian safety and infrastructure.



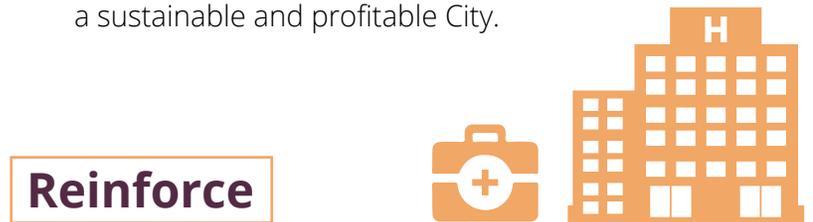
Position

the Town Center as an engine for a sustainable and profitable City.



Promote

a sense of community with high quality gathering spaces.



Reinforce

and maximize connections with Los Alamitos Medical Center.



Incorporate

mixed-use development with some office and residential to support local businesses.



Provide

appropriate parking facilities and management.

Understanding City Priorities

The following considerations articulate three key City priorities in the development and implementation of the Strategic Plan.

Align Planning Efforts with Housing Needs.

The City has a legal requirement to provide reasonable opportunities for the development of housing, including housing at a range of levels of affordability within the City. Promoting housing development within the plan area can support the transformation of the Town Center into a vibrant mixed-use district and help maintain other areas of the City at lower density levels.



Bolster a Diverse and Resilient Tax Base.

Tax revenues from development in the Town Center can help support other City priorities, including supportive projects and programs that will further improve quality of life and economic development within the city.



Reduce Development Uncertainty with a Clear Vision.

The City's intention is to provide a clear vision and set of expectations whereby developers can have a stronger sense of certainty about project approvals, encouraging investment and the potential for a catalytic project in the Town Center.





STRATEGIC FRAMEWORK

An adaptive “kit of parts” approach with a clear vision

Connections to Medical Center

Connection to High School



Adaptive and Flexible Market-Based Approach

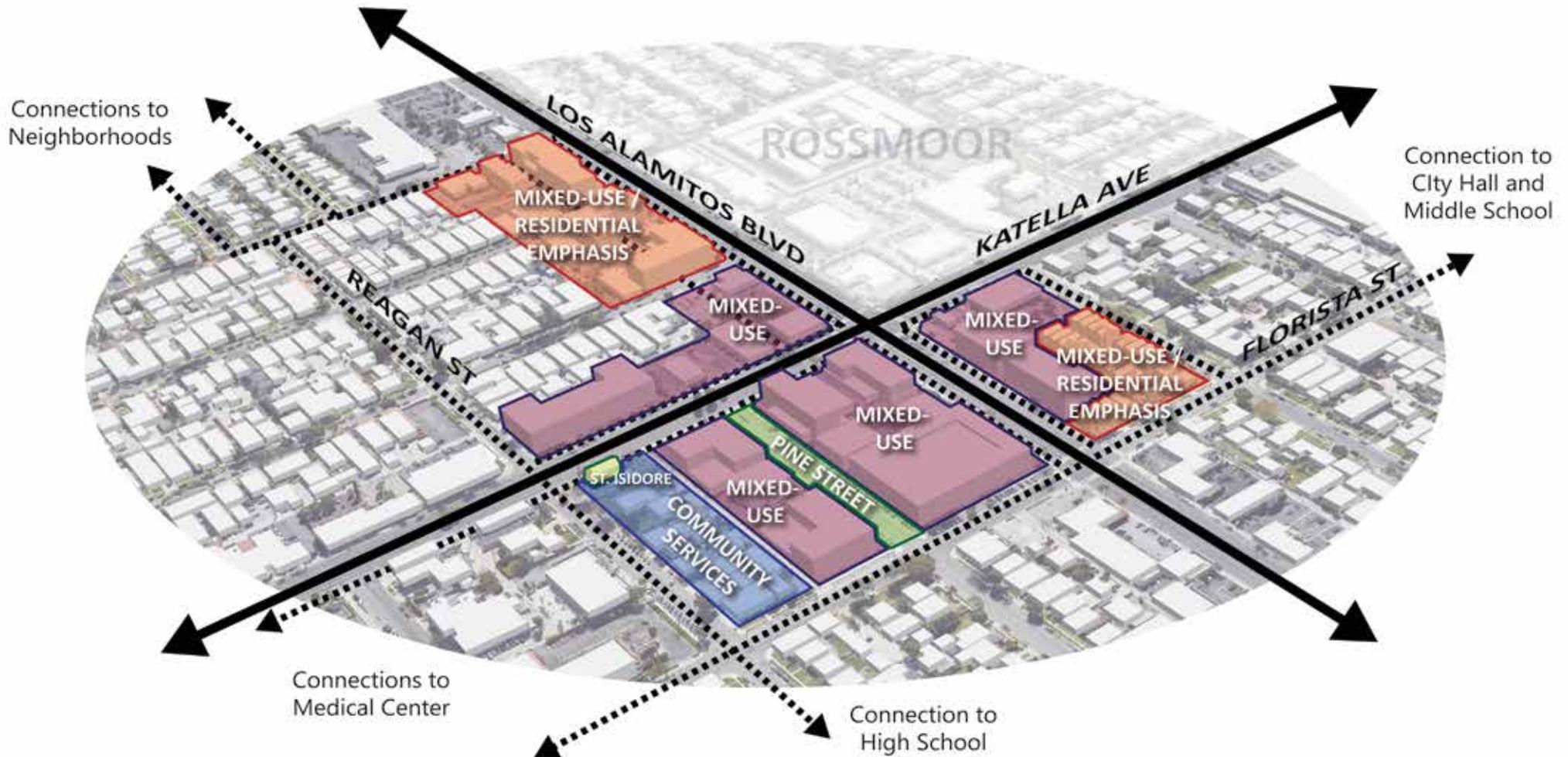
Given the composition of the plan area as a collection of largely built out parcels with fragmented land ownership and few City resources to spur a catalytic development, this Strategic Plan is presented as a “Kit of Parts”. This approach is imagined as a menu of urban design strategies that individually and in combination promote the vision of the Strategic Plan. Together they are intended to overcome challenges and capitalize on the opportunities in creating a vibrant Town Center in Los Alamitos.

The drawings on the following pages represent a best-guess of probable development over the next 5 to 15 years based upon current property ownership and land-uses. However, this is but one possible way of arranging all future development throughout the Town Center area. These drawings do not dictate the specific projects on specific properties, but merely anticipate the probable behavior of the real estate market. To illustrate other possibilities, alternative build out scenarios are presented in the Appendix.

This Strategic Framework can serve as a guide for understanding the overall vision of the Town Center Strategic Plan: to create a walkable, mixed-use district that features a central gathering place, a healthy mix of housing and commercial uses, and a place that both enlivens surrounding neighborhoods and secures the City's future.

Development Framework

The diagram below illustrates a probable distribution of uses and development types within the Town Center area. Represented in this diagram is the continued emphasis of community services and non-profits fronting Reagan Street, with a core of mixed-use development focused around Pine Street and the intersection of Los Alamitos Boulevard and Katella Avenue. Radiating from this core are buildings with a residential emphasis although mixed-use and commercial development is allowed anywhere in the Town Center (in accordance with Municipal Code Section 17.12.040, General Development Standards for the Town Center Mixed Use Zone).



Clear Vision for a Vibrant Town Center

The illustration below depicts the evolution of the strategic framework diagram into a walkable urban core with generous tree canopy, a variety of connected public spaces, and a mix of uses, and a diversity of building types.





RECOMMENDED STRATEGIES

The recommended strategies and accompanying figures and diagrams presented here are the result of an iterative design process incorporating stakeholder feedback and consultation with City staff, commissioners, and councilmembers.

Recommended Strategies

Throughout the planning and design process, a set of common elements emerged and are articulated here as key planning and design aspirations that support the overarching vision for this planning process. The following chapter presents a consideration related to the implementation of these recommended strategies.

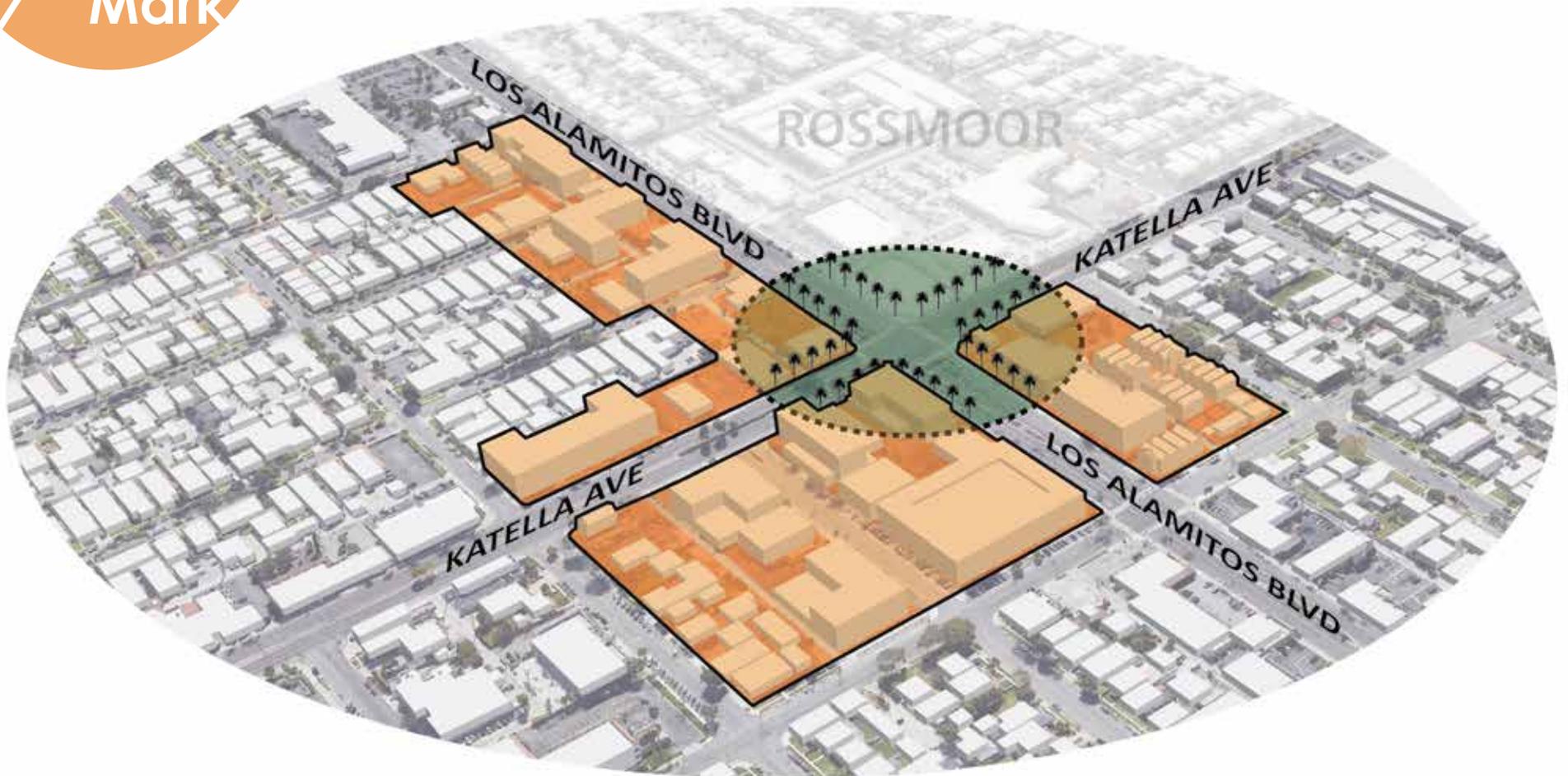
- 4.1** Mark the Town Center
- 4.2** Reimagine Pine Street
- 4.3** Build a Mixed-Use Core
- 4.4** Create a Place to Gather
- 4.5** Consider Parking
- 4.6** Promote Housing
- 4.7** Connect to Neighborhoods





Mark the Town Center

Create a sense of arrival and define a sense of place





Date palms are frequently used in Southern California and Orange County to mark key destinations.



Date palms create a sense of arrival.



Alternative trees may also be considered, like the canary island pines pictured here.

Signature Trees

The Town Center's location at the intersection of two major arterials presents a great opportunity for the City to announce that there is in fact a center at the crossing of Los Alamitos Boulevard and Katella Avenue. The trees could serve to create a sense of arrival and quickly establish a strong placemaking feature.

The recommended strategy is to plant a regimented row of signature columnar trees, such as king date palms or canary island pines, to mark all four corners of the intersection. To be effective, the trees should be planted the same distance - roughly half a block or 150 feet) from the street corner along all four legs of the intersection.

Enhanced Sense of Arrival



This rendering illustrates how marking the intersection with landmark trees and architectural articulation on corner lots signals to drivers along Katella Avenue and Los Alamitos Boulevard that they have arrived at a destination.

Additional Benefits of Street Trees

This street section diagram illustrates how generous setbacks along Katella Avenue and Los Alamitos Boulevard provide an opportunity for a double row of trees to buffer street-facing residences and ground floor retail activities from traffic, creating a comfortable and safe pedestrian environment.

The outer row of trees are the signature street trees located in the public right-of-way. The inner row of trees will - in most cases - be located on private property within the setback and should be generous shade trees to enhance both pedestrian comfort and create attractive locations for outdoor dining and retailing.

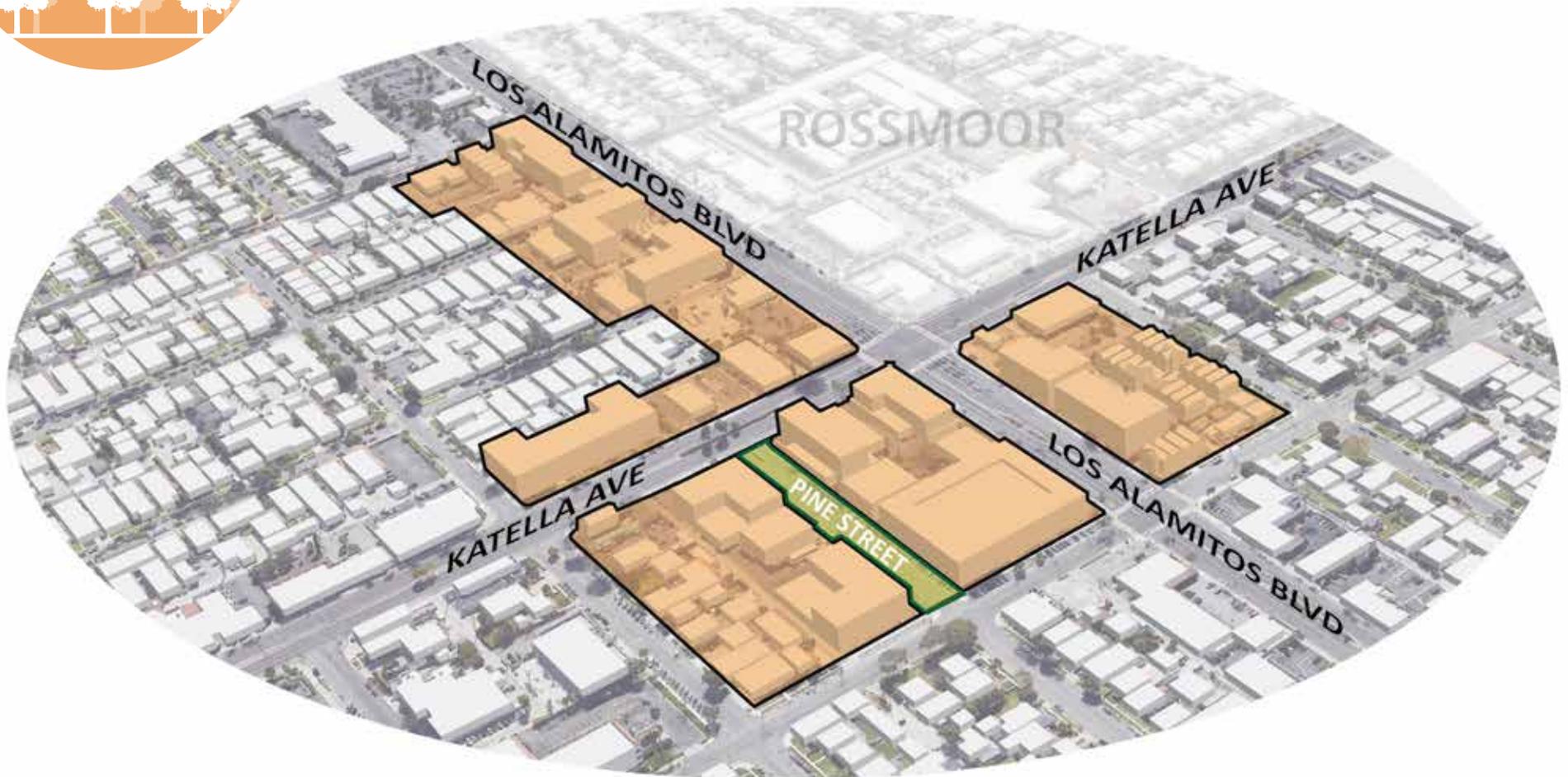


Reimagine



Reimagine Pine Street

Reconfigure Pine Street to create a “Main Street”
with additional parking and to serve a placemaking function.





Pine Street may be rebuilt like Lancaster Blvd (in Lancaster CA) to provide additional street parking.



Pine Street could host a Farmer's Market like Lancaster Blvd when closed to vehicular traffic.

Flexible Public Space

Creating a walkable and vibrant mixed-use district at the intersection of two large arterials is a challenge; neither Katella Avenue nor Los Alamitos Boulevard are conducive to the kind of pedestrian-oriented restaurant and outdoor cafe environment that constitute a neighborhood center or destination.

The recommended strategy is to identify the single block of Pine Street between Katella Avenue and Florista Street as the “Main Street” for the Town Center district. Pine Street is well suited for this purpose because of its visibility from Katella Avenue, its proximity to St. Isidore, and the fact it is not an essential throughfare for automotive transit.

Pine Street can be reconfigured to serve a dual function to provide additional on-street public parking to serve Town Center businesses and provide a community destination, with an opportunity to close the street to vehicle traffic for special events. The figures and diagrams that follow illustrate the recommended placemaking strategies for Pine Street.

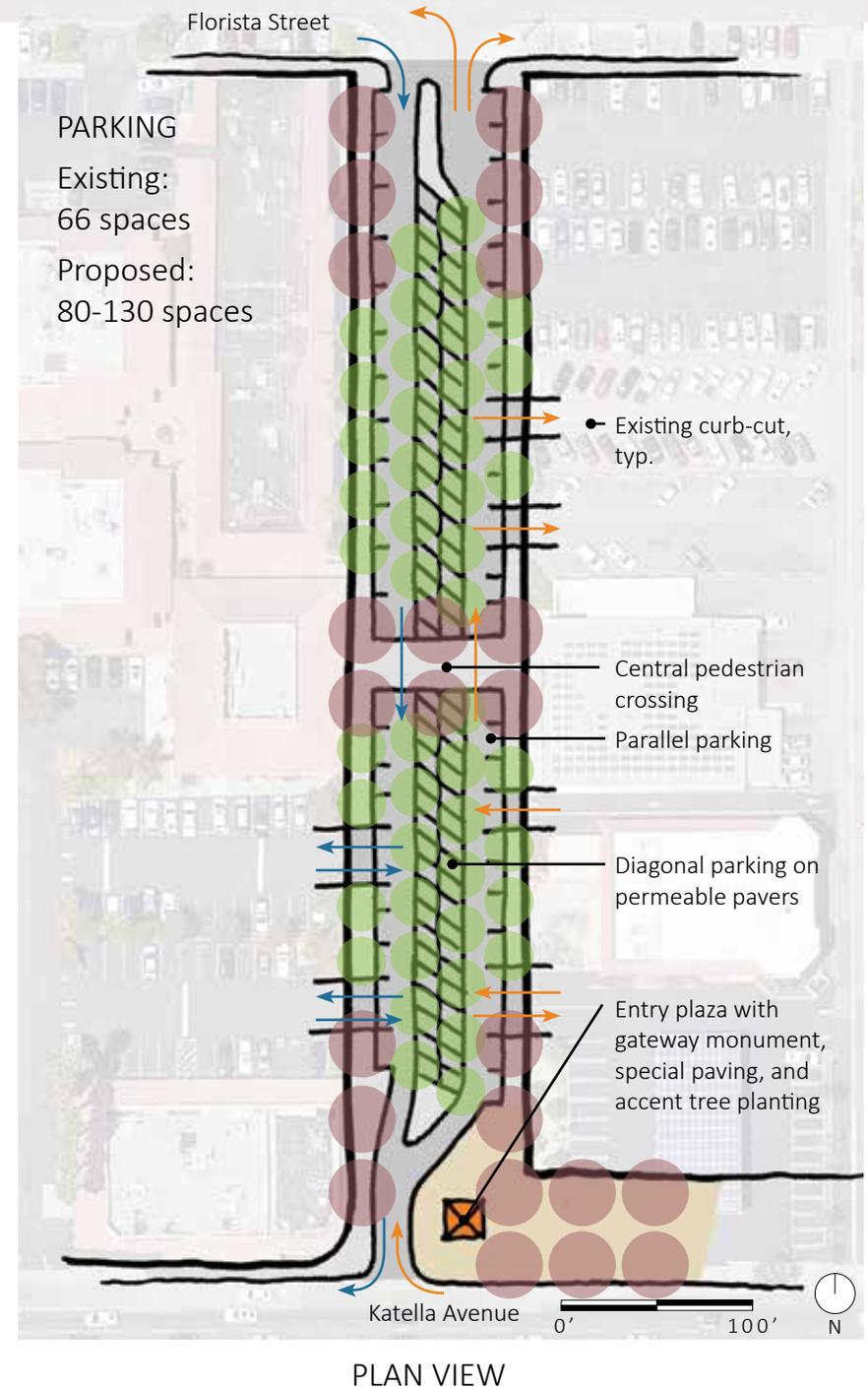
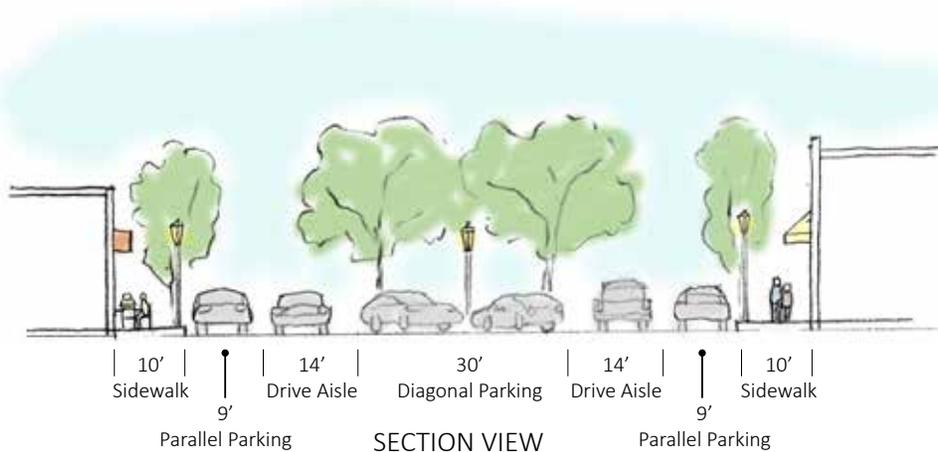
Parking on Pine Street

This plan diagram illustrates how Pine Street can be reconfigured to provide both on-street parking and serve as a key community destination with ample landscaping to support a comfortable pedestrian environment.

In the proposed configuration, modeled after Lancaster Boulevard in Lancaster, CA a single lane of travel is provided in each direction, with parallel parking at the curb. Diagonal parking is provided down the center of the street, landscaped with unique paving materials (such as cobblestone), regular shade trees and street lighting.

Although this street configuration will be comfortable and attractive to pedestrians, locations can and should be identified for mid-block crossings.

Additionally, because vehicle movements on/off Katella Avenue are limited by a median to right-in and right-out only, a portion of the Pine Street right-of-way can be dedicated to a small plaza, marked with a clock-tower, fountain, or public artwork, serving as a visual marker and identity to the Town Center.



Pine Street Serves as Connection to Community Destinations



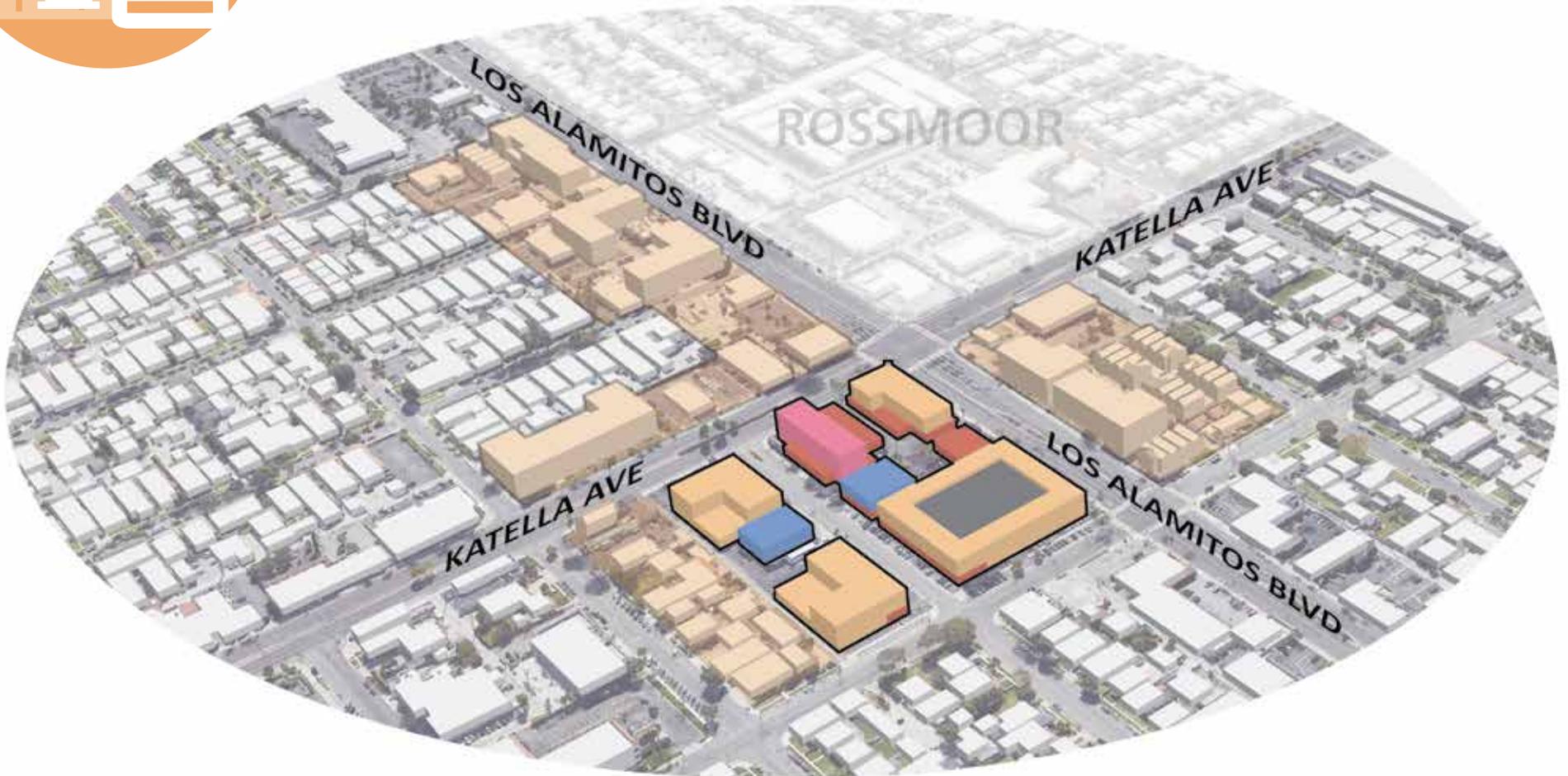
This conceptual rendering demonstrates how the intersection of Pine Street and Katella Avenue can also serve as a key gateway to the heart of the Town Center District, as well as establish a connection to the courtyard at St. Isidore. The plaza shown here with a clock tower provides landmark destination and fulcrum connecting the reimagined Pine Street with St. Isidore.



Build

Build a Mixed-Use Core

Encourage a mix of housing, retail, restaurants, office, and hotel focused on Pine Street to support a vibrant district at all times of day.





High quality public space supports mixed-use development.



Ground floor retail and restaurants with residential units above.

The Heart of Los Alamitos

Mixed-use development is most likely to be successful where ground floor uses such as retail and restaurant are viable, and in a walkable environment where residents and visitors can patronize multiple businesses and engage in a range of activities without having to get in their car and drive to a new location.

The recommended strategy is to focus the mixed-use core within the plan area on the blocks to the northeast of the Los Alamitos-Katella intersection, including the Pine Street Corridor and connections to St. Isidore. Land ownership here is relatively consolidated and a large amount of existing surface parking provides some flexibility in creating phasing and development strategies. If executed in a coordinated effort with the development of Pine Street as an attractive community destination, this mixed-use core holds great promise as a catalytic project for the Town Center district.

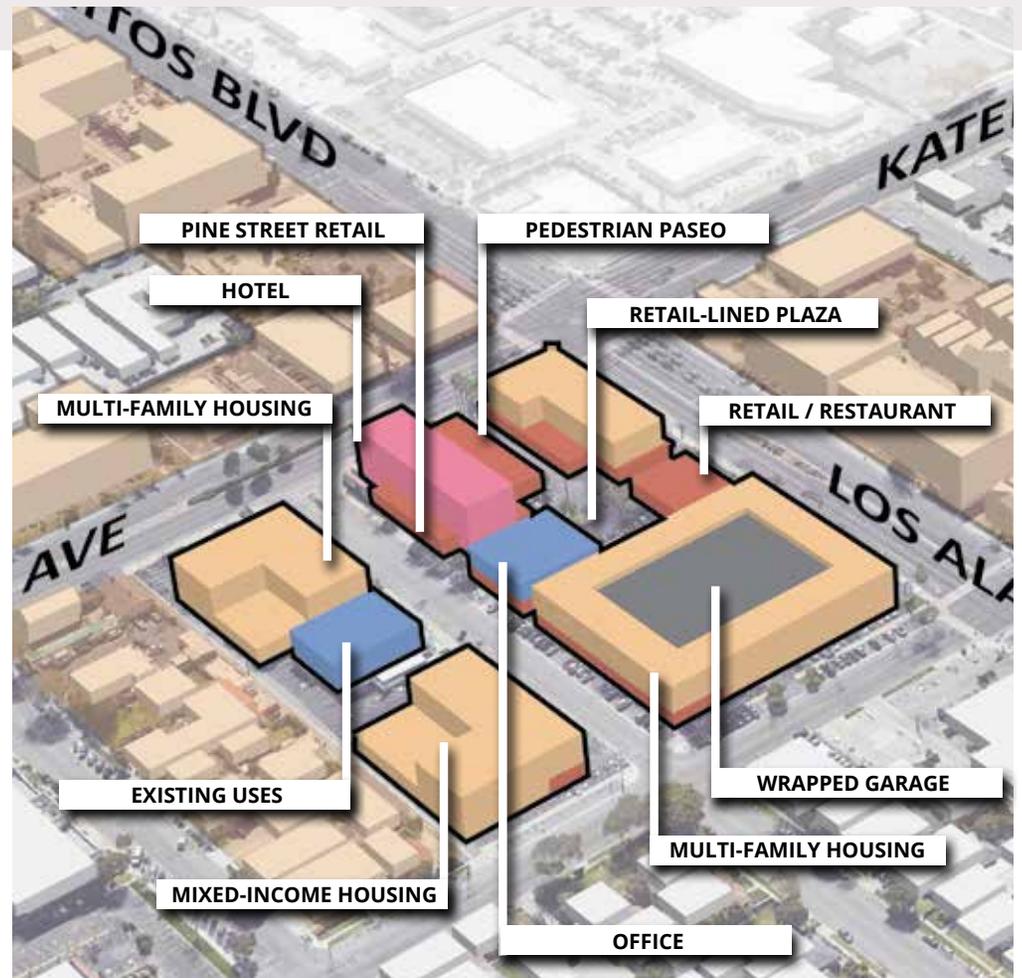
Benefits of Mixed-Use Development

The proposed mixed-use core takes advantage of its adjacency to the reimagined Pine Street. As is the case with much of the Plan Area, this central core is largely built out, but there is clear potential for a phased strategy to concentrate a diversity of uses that may serve as a catalyst for development throughout the Town Center.

There are dozens of potential development scenarios for the mixed-use core and its implementation will largely be dependent on market factors and the priorities and intentions of property owners. The scenario illustrated here is meant to show just one of these potential options and as an illustration intentionally includes a wide range of different uses and building types to demonstrate the development potential of these properties.

Mixed-use development has many benefits including mitigating traffic congestion and creating efficiencies in parking. Residents, employees, and visitors can come to a single destination and participate in a range of activities and support several local businesses without having to drive to another location.

Successful mixed-use developments incorporate public spaces and a comfortable and walkable pedestrian environment that encourage people to spend time. These public spaces also serve to differentiate the district as a desirable destination that can compete with other activity centers in the region, attracting economic activity and providing opportunities for formal and informal community gatherings. Additionally, a diverse mixed-use center will be more resilient economically in comparison to a single-use or limited-use development that is susceptible to specific types of economic impacts.



Retail and Restaurant



Public Space



Hotel



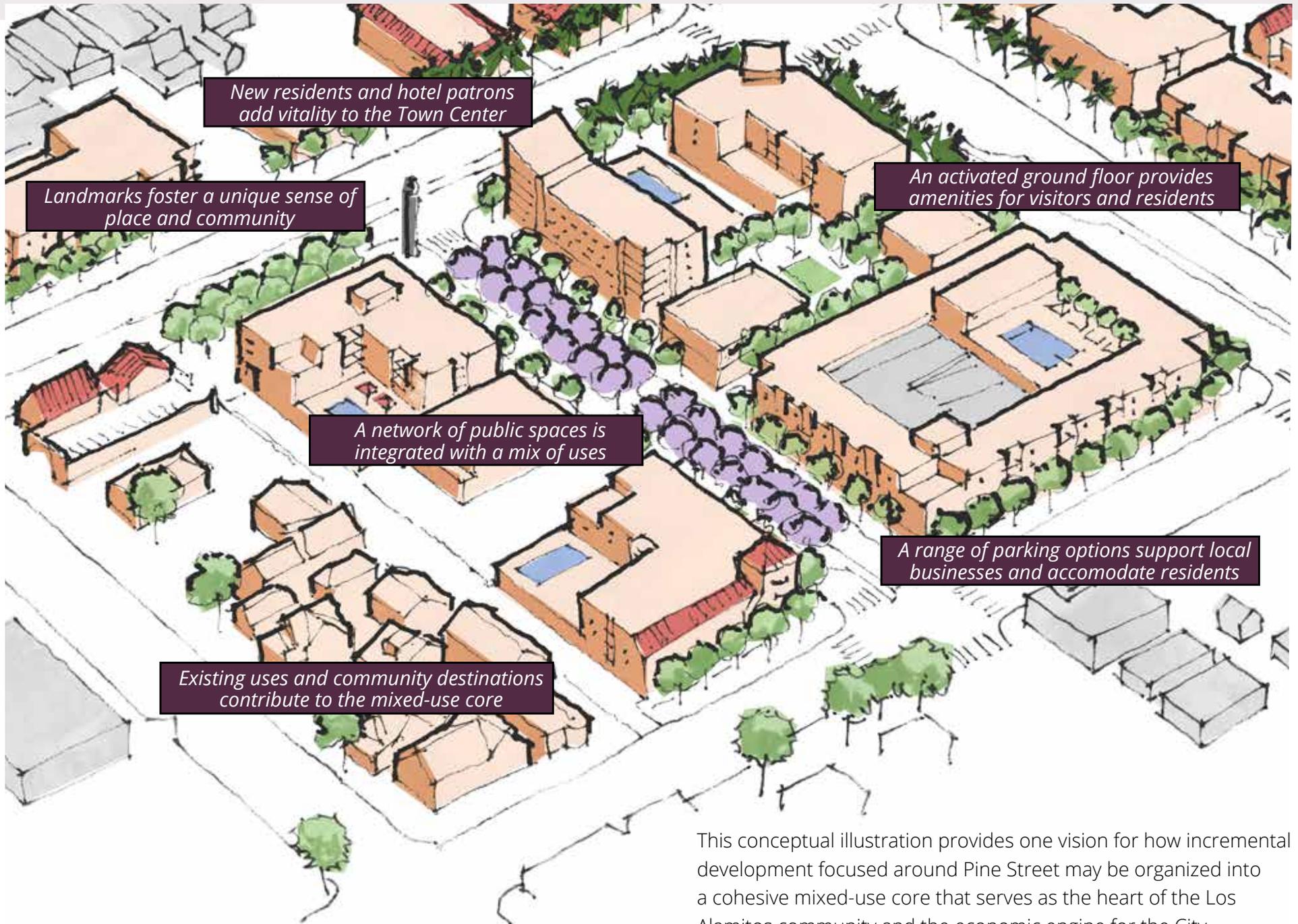
Office



Residential



Structured Parking

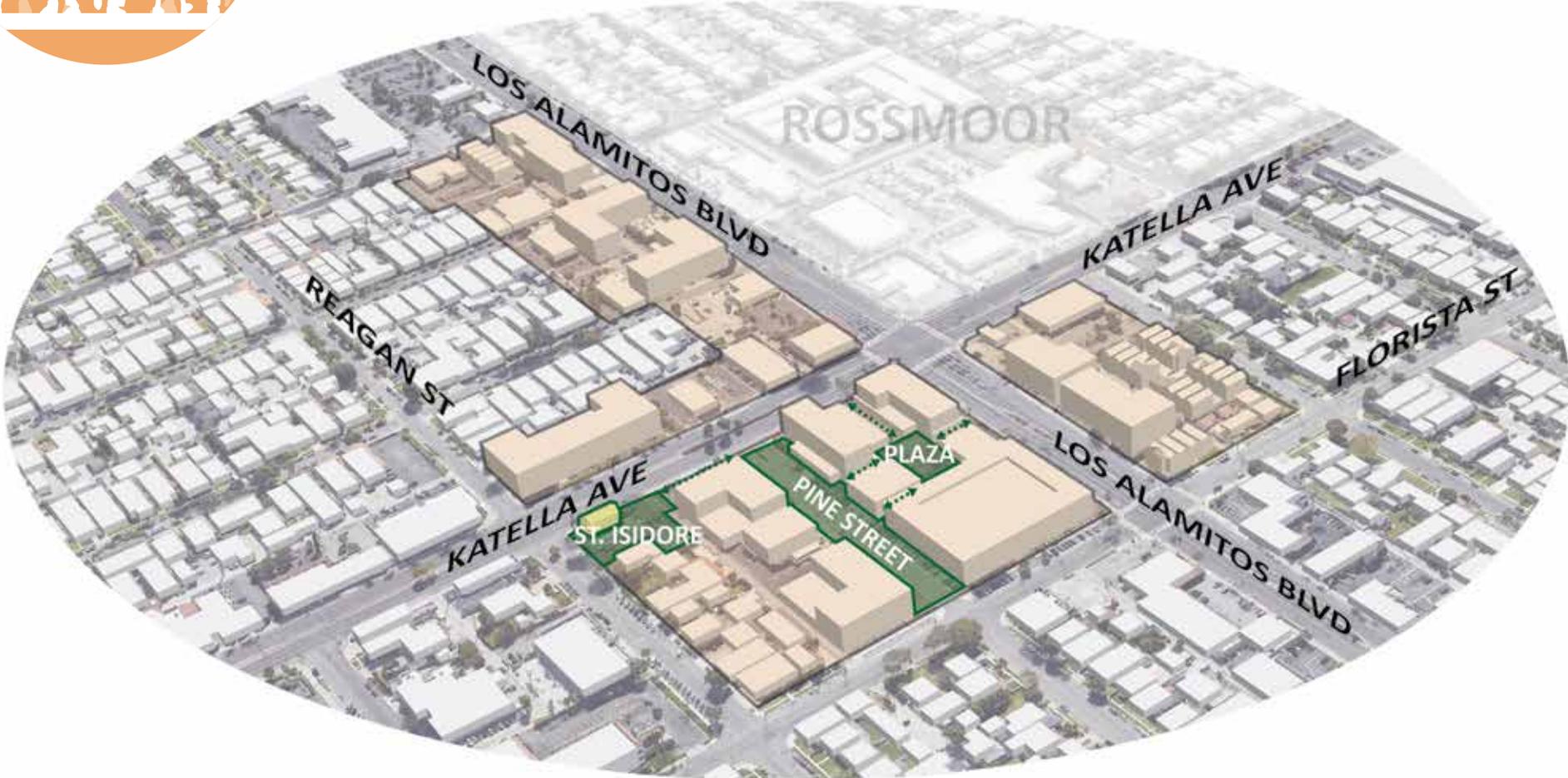


This conceptual illustration provides one vision for how incremental development focused around Pine Street may be organized into a cohesive mixed-use core that serves as the heart of the Los Alamitos community and the economic engine for the City.



Create Places to Gather

Enhance the public realm with a network of public gathering spaces.





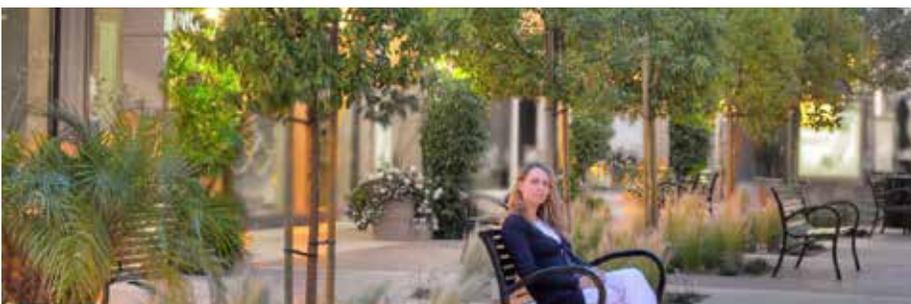
Pine St already provides space for community events and can be improved.



Attractive central plaza lined with retail integrated in mixed-use development.



Pedestrian paseos can create connections among public spaces.



Generous setbacks with high quality paving and landscaping.

A Network of Public Space

An essential component of a socially and economically vibrant Town Center is high quality and inviting public space that supports a range of activities. Los Alamitos Town Center will benefit from public space specifically geared toward families with children, students from nearby schools, and connection to St. Isidore.

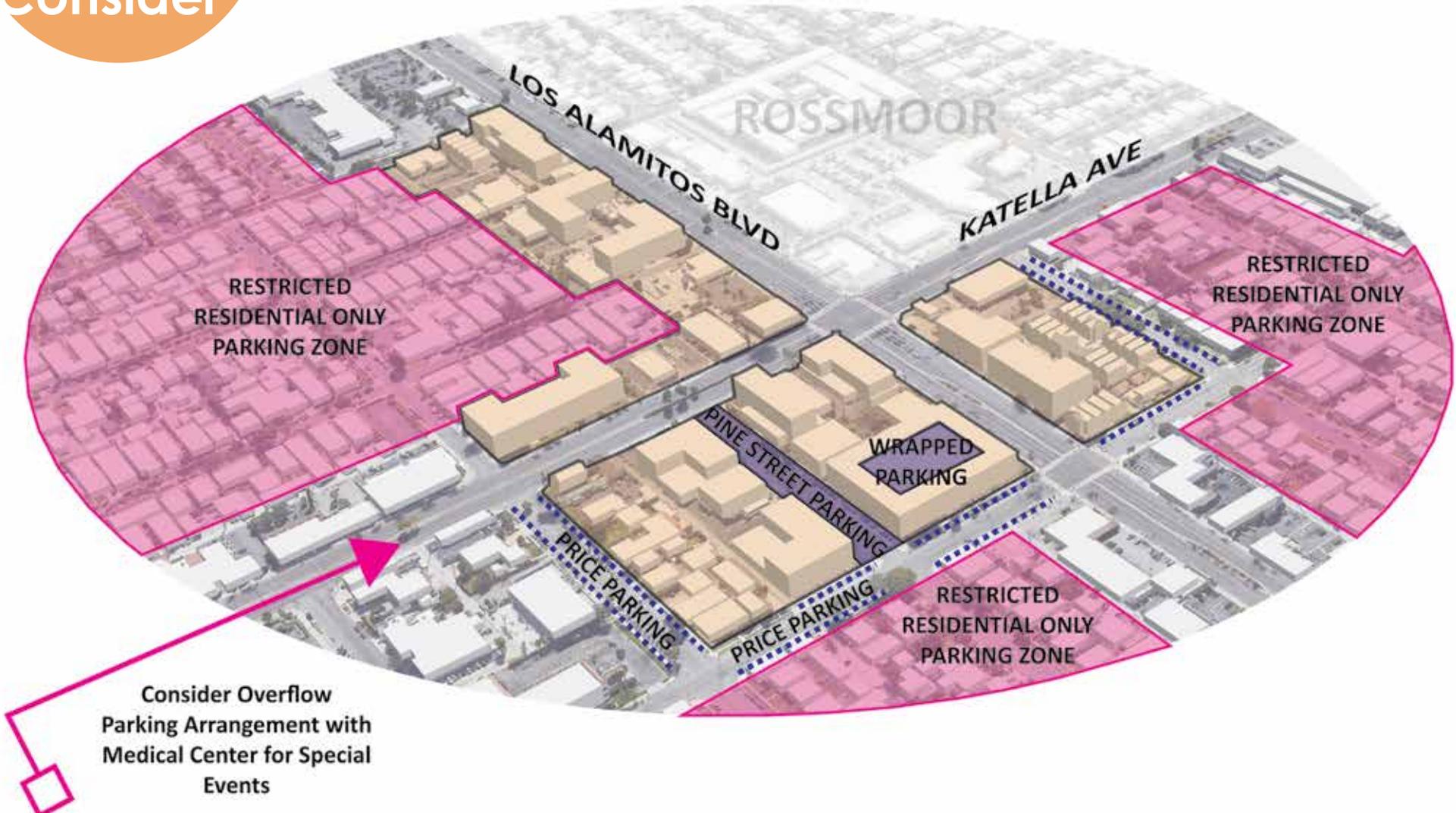
Rather than a singular town square or plaza, the recommended strategy is to develop a network of different unique places in various sizes and configurations, each suitable for different kinds of events or gatherings. The network in Los Alamitos Town Center will be a combination of the configured Pine Street, public sidewalks, and plazas, paseos and squares created through private development.

- 1. Pine Street can serve as prominent and flexible civic space,** closed to traffic during certain occasions to accommodate farmers markets, festivals, or other events. At other times, it can also provide a comfortable street with generous shade trees and sidewalks to support café seating, for example.
- 2. A central plaza incorporated within the mixed-use core** could provide a secondary public space, and one that is designated for pedestrians only. A well-designed plaza could be an economic lightning rod for the district and support economic development.
- 3. Pedestrian Paseos could be considered to link the central plaza with Pine Street.**
- 4. A generous setback with high quality landscaping along Katella Avenue could provide a link between Pine Street and St. Isidore Historical Plaza.** Engaging this historic asset is critical to developing a unique sense of place for the Town Center.



Consider Parking Choices

Provide parking through a range of efficient strategies that support local businesses and public life.



**Consider Overflow
Parking Arrangement with
Medical Center for Special
Events**



Parking Facility Considerations

1. Reconfiguration of Pine Street to provide additional on-street parking

The reimagination of Pine Street has the potential to accommodate more parking, while also serving as a community gathering space for special events. Investment in such a parking facility with these dual benefits is a cost-efficient way to achieve additional parking (especially in comparison to a structure).

2. Stand-alone parking structure

Parking structures are more efficient than surface parking and provide space for other land uses that are beneficial to the Town Center. They are also more expensive and given limited City ownership of land, may require partnerships between the public and private sectors.

3. Structured parking wrapped with residential as part of a mixed-use development

Though necessary to support local businesses, parking structures do not always contribute to an activated street frontage and a walkable district. A parking structure wrapped with residential or other uses along the street frontage could mitigate this concern.



Parking Management Considerations

4. Pricing on-street parking

Providing additional parking facilities requires substantial capital investment in addition to maintenance costs. Pricing of on-street parking can encourage the use of these facilities and help ensure on-street parking that supports local businesses.

5. Creating restricted residential parking districts in adjacent neighborhoods

A successful mixed-use Town Center may attract additional users and there is a risk that visitors and employees may choose to park in adjacent neighborhoods, limiting parking supply for residents. Creating a preferential parking district in residential neighborhoods near the Town Center may mitigate this concern.

6. Coordinating overflow parking with Medical Center (when Pine Street is closed for events)

The proposed reimagination of Pine Street includes the potential to close the street for pedestrian only activities for special events such as festivals or farmers markets. Partnerships with nearby parking facilities, such as those located at the Los Alamitos Medical Center may be beneficial for these special occasions.

Coordinated Parking Approach

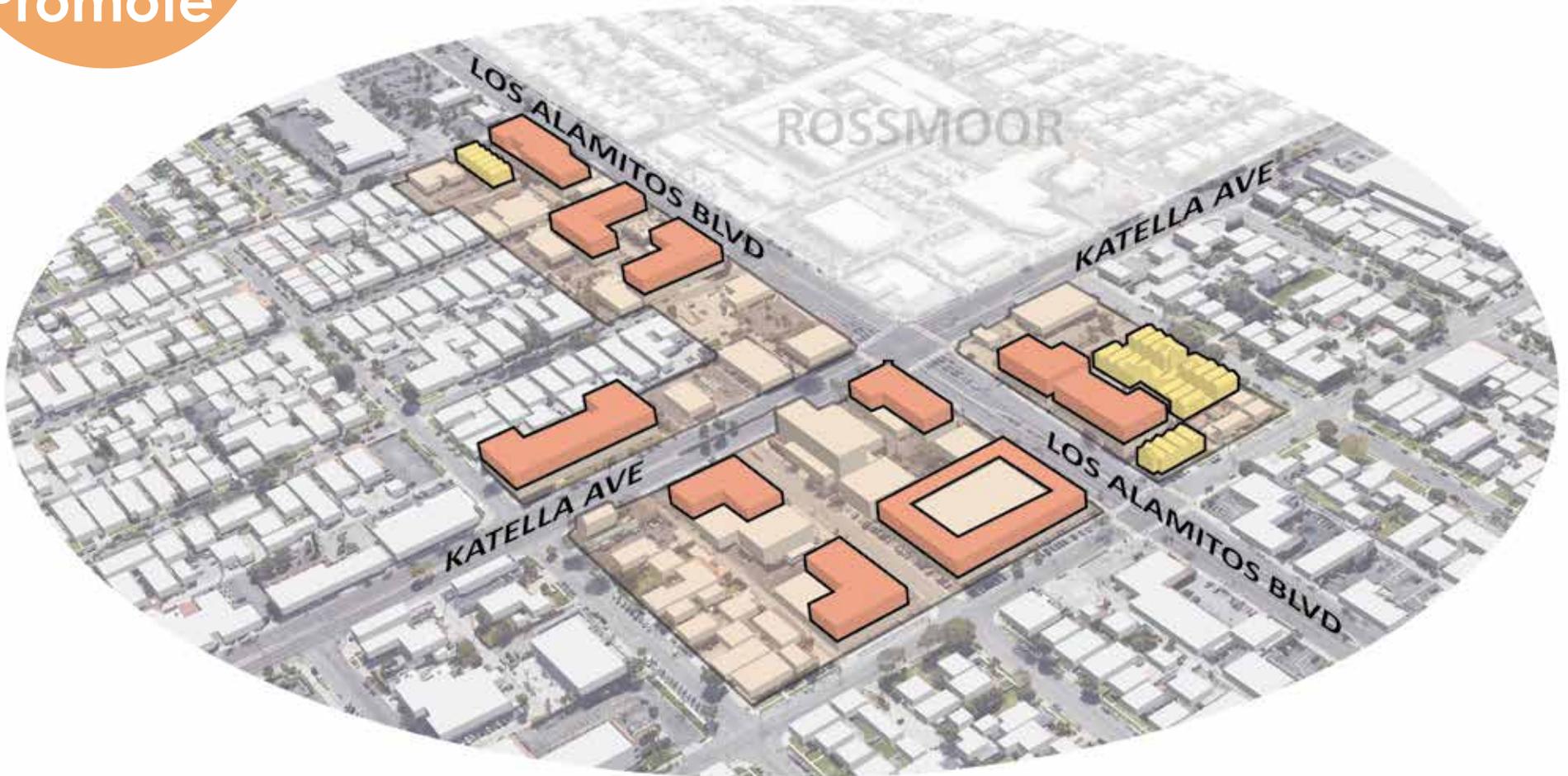
Accommodating parking is often a significant barrier in reimagining commercial zones that were built in the 1960s -90s as strip malls. Creative strategies and some flexibility on the part of both the City and developers will be required to address this issue and deliver an appropriate amount of parking to support existing and forthcoming businesses without making economic development infeasible.

Recommended strategies for providing and managing parking should include both parking facility and management consideration.



Promote Housing

A primary goal of the Strategic Plan is to encourage housing development in the Town Center.





Vertical mixed-use development with housing units above ground floor retail.



Townhomes are a popular housing type in Orange County.

A Range of Housing Options

Housing is an essential component of a successful mixed-use district and is a key City priority in the development of this Strategic Plan. While townhome development is likely the most economically feasible housing type in the current market, it delivers relatively low density and does not achieve many of the other goals of the mixed-use district.

The recommended strategy is to encourage a range of housing types with densities up to 60 dwelling units per acre, and may include:

1. 4-story mixed-use multifamily podium buildings, with underground parking as part of a vertical mixed-use development
2. Multifamily apartments as part of a horizontal mixed-use development
3. 3-story Townhomes

The scenario presented on the next page illustrates a scheme that could accommodate 350-450 new residential units. Other scenarios are also presented in the appendix.

An important consideration related to housing is the integration and coordination of this planning effort with the concurrent Housing Element update, especially as it relates to accommodating affordable housing.

Vertical and Horizontal Mixed-Use

Vertical mixed-use is a development type that typically includes a ground floor with an active use, such as restaurant or retail, with additional uses on upper floors such as residential units or offices.

The existing development standards for the Town Center Mixed-Use zone support vertical mixed-use development with a maximum density of 30 dwelling units per acre, a maximum Floor-Area Ratio (FAR) of 2.0, and maximum height of 60 feet.

The development code also notes that “For a development project consisting of residential and nonresidential uses in the same building or group of buildings, the residential density and FAR shall be additive, meaning that the residential density shall be calculated for the residential component and the FAR for nonresidential component.”

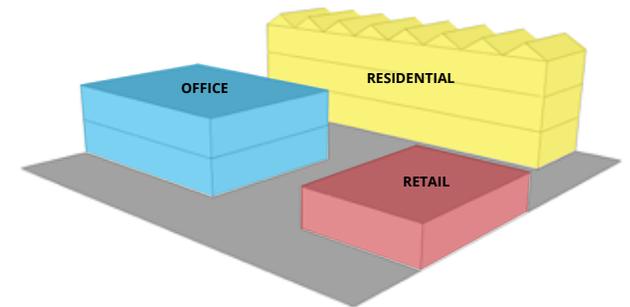
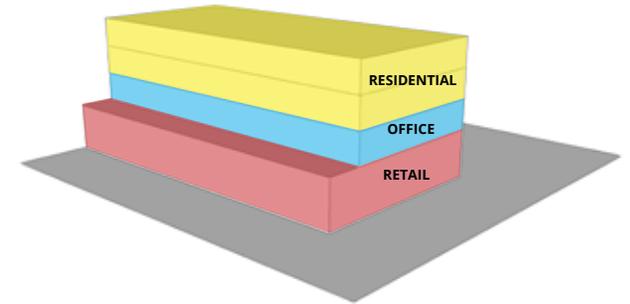
While these development standards do not inhibit vertical mixed-use development, this building type is costly and requires favorable market conditions to make feasible.

Horizontal mixed-use is a development type that typically includes a set of single use buildings conceived together as a cohesive development and may include two or more adjacent parcels.

The existing development standards for the Town Center Mixed-Use zone support horizontal mixed-use development with the same density, FAR, and height as vertical mixed-use.

The development code also notes that “For residential and nonresidential uses on the same development site but separate legal lots, the residential density shall be calculated for the lot or lots dedicated solely to residential use. The FAR for the nonresidential use shall be calculated for the lot or lots dedicated solely to the nonresidential use.”

Horizontal mixed-use development is more conducive to a phased construction approach and may be appropriate in some cases where a number of parcels can be assembled.



Townhomes and Design Guidelines



Ground floor entry with landscaping.



Live-work units facing the sidewalk.

Townhomes are a common and popular housing type in Los Alamitos and northern Orange County. They are typically three-story in height, with the first floor largely dedicated to a two-car garage and front door; the second floor given to kitchen, dining room and living room; and bedrooms provided on the third floor. They are often arranged in blocks of 3 to 8 individual homes with common walls. This type of townhome is usually built as a for-sale ownership unit.

It is assumed a certain percentage of new development within the Town Center will be this type of townhome. Such townhomes should be allowed on side streets within the Town Center or on the “back” side of larger mixed-use developments fronting Los Alamitos Boulevard or Katella Avenue, where they can serve as a transition use to adjoining residential neighborhoods.

To ensure livability and comfort, ground-level residential units in the Town Center should employ the following standards:

1. Ground floors should be raised at least 4 feet above the sidewalk level.
2. Front doors should be accessed from the sidewalk by stoops or porches.
3. Units should be setback from the sidewalk with landscaping.

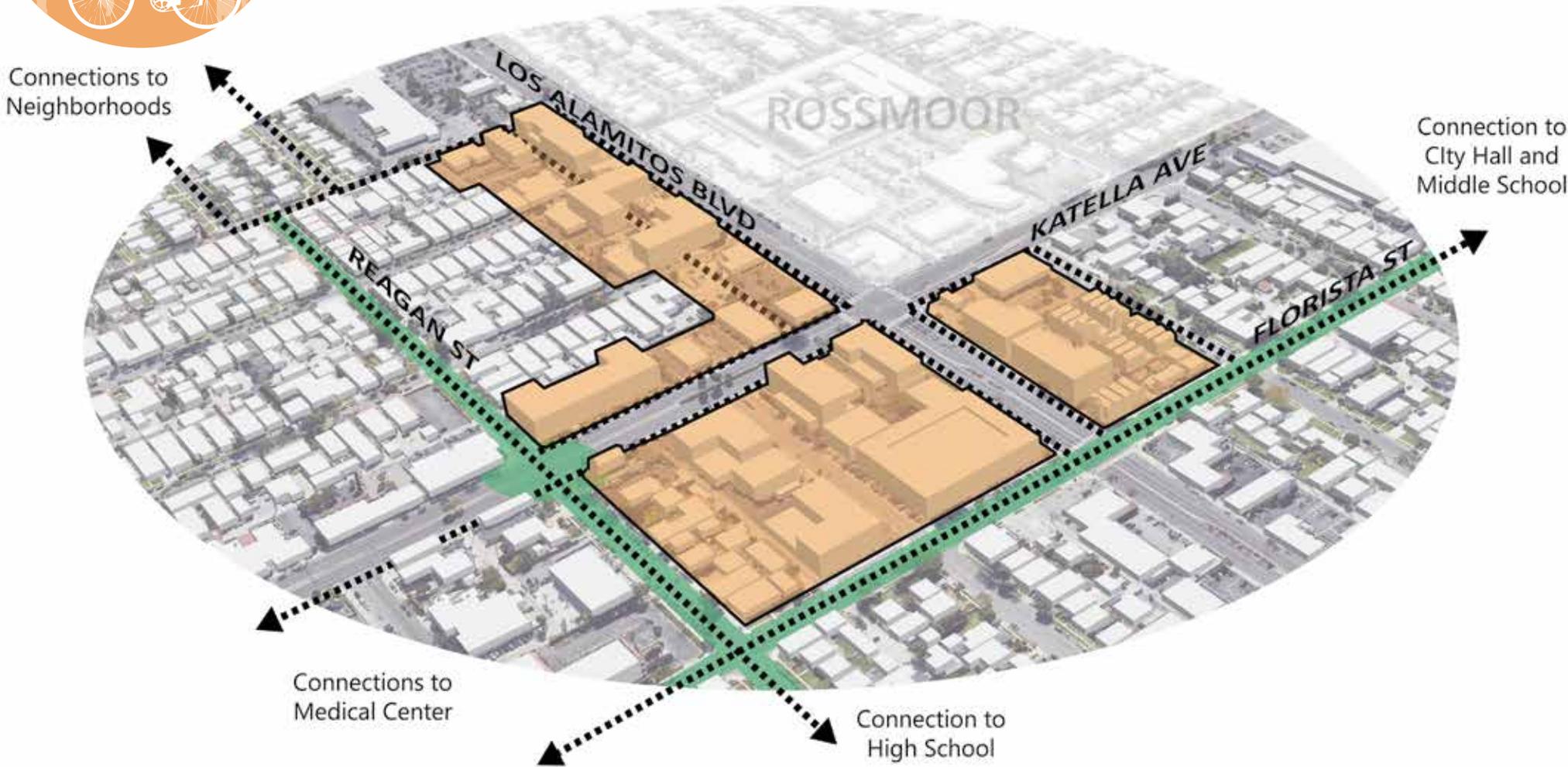
Considering the contracting market for retail space in both the internet and post-COVID era, it is probable that a strict requirement for ground-floor commercial uses fronting Los Alamitos Boulevard and Katella Avenue may be an impediment to attracting development in the Town Center.

To address this market reality, the City should allow live-work units facing the sidewalk on these streets. In this configuration, the first floor should be at sidewalk level to facilitate commercial uses, with sleeping and private rooms located in a mezzanine or second floor. In the post-COVID jobs market of work-from-home and entrepreneurs, the demand for live-work units may prove to be very robust.



Connect to Neighborhoods

Designating key corridors as multi-modal bike and pedestrian thoroughfares will reinforce the plan area as the heart of the Los Alamitos.





Protected bike lanes along Florista and Reagan Streets can improve multi-modal access.

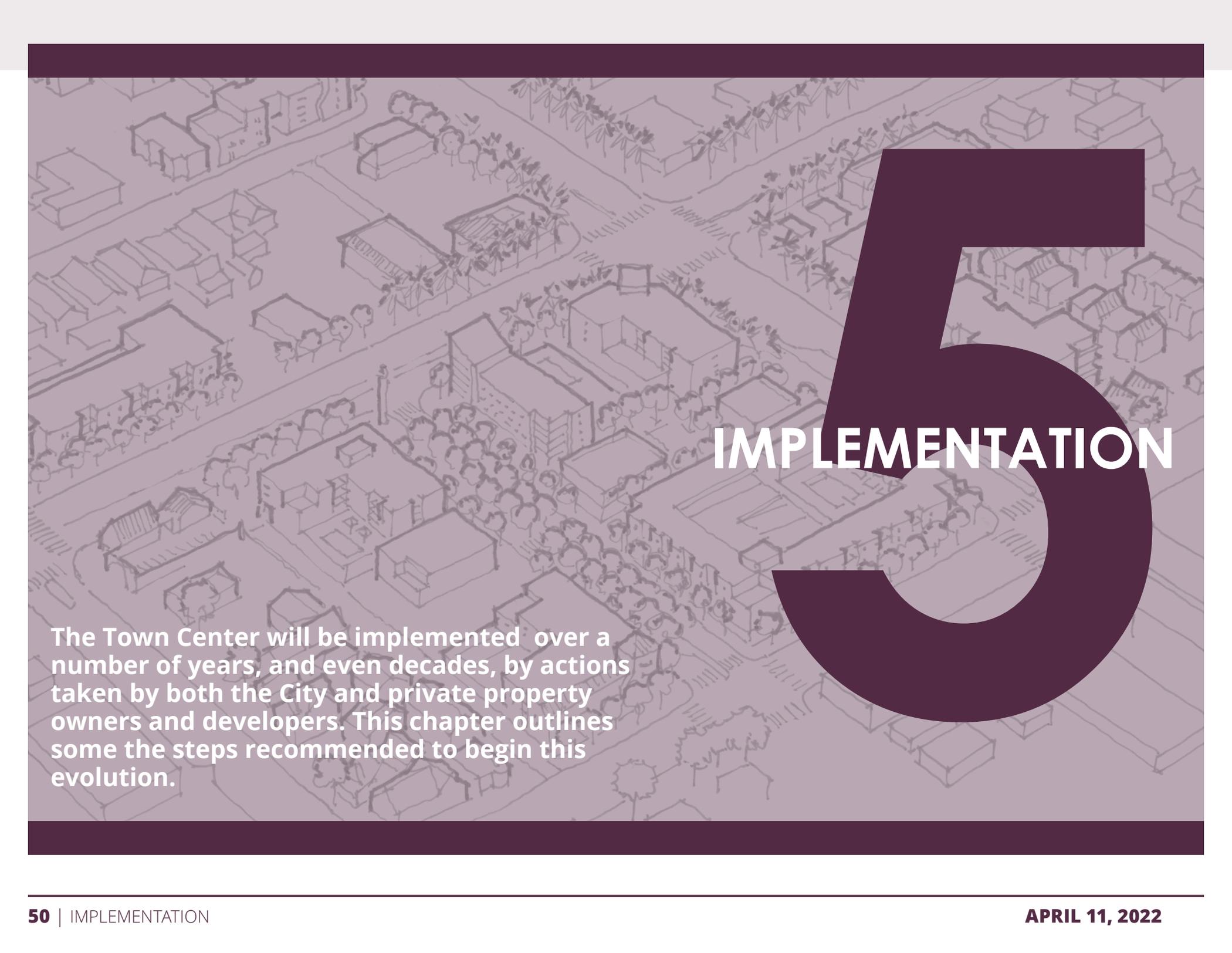


Pedestrian improvements like this crossing in Brea can improve safety and accessibility.

Investments in Bike and Pedestrian Infrastructure

Designating key corridors as multi-modal bike and pedestrian throughfares will reinforce the plan area as the heart of the Los Alamitos, provide improved access to adjacent neighborhoods, enhance pedestrian and bicyclist safety, and reduce the amount of vehicle trips generated by Town Center destinations.

The recommended strategy, consistent with the City's Active Transportation Plan, is to invest in streetscape improvements along Florista Street and Reagan Street, including a signalized street crossing at Katella Avenue and Reagan Street. Florista and Reagan are well suited to safely host bike and pedestrian traffic to and from the Town Center while maintaining Katella Avenue and Los Alamitos Boulevard as primarily auto-serving.

An aerial sketch of a town center, showing various buildings, streets, and trees. A large, dark purple number '5' is overlaid on the right side of the image. The word 'IMPLEMENTATION' is written in white, bold, uppercase letters across the middle of the number '5'.

5 IMPLEMENTATION

The Town Center will be implemented over a number of years, and even decades, by actions taken by both the City and private property owners and developers. This chapter outlines some the steps recommended to begin this evolution.

Recommended Implementation Actions and Timeline

Recommended Action	Recommended Strategy	Responsibility Party	Recommended Timeframe Following Adoption of Strategic Plan
Amend General Plan	4.4. 4.6	City	Concurrent with Strategic Plan Adoption
Amend Municipal Code	4.1, 4.3, 4.4. 4.5, 4.6	City	Within 1 Year
Adopt Inclusionary Housing Ordinance	4.4. 4.6	City	Within 1 Year
Explore a Transfer of Development Rights Ordinance	4.4. 4.6	City	Within 1 Year
Plant Signature Trees at Los Alamitos / Katella Intersection	4.1	City	1-5 years
Commission detailed design study for reconfiguration of Pine Street	4.2	City	1-5 years
Implement Bike Lanes on Reagan Street and Florista Street	4.7	City	1-5 years
Issue an RFP (Request for Proposal) or RFQ (Request for Qualifications) to identify a development partner willing to incorporate the City-owned parking lot on Pine Street within a larger project that will advance the Town Center Vision	4.3, 4.6	City	1-5 years

Regulatory Amendments

To advance the Strategic Plan Vision, the City will need to initiate and adopt a number of regulatory and legislative actions:

General Plan Amendment

Concurrent with the adoption of this Strategic Plan, the City should amend the General Plan to modify the allowed density within the Town Center Land Use Designation from 30 units per acre to 60 units an acre.

Zoning Code Amendment

Within one year of adoption of this Strategic Plan, the City should initiate an Amendment to the Municipal Code, Chapter 17, to modify:

1. The allowed density within the Town Center Mixed-Use Zone up to 60 dwelling units per acre.
2. The setback standards within the Town Center Mixed-Use Zone consistent with this plan.
3. The on-site parking standards for uses within the Town Center Mixed-Use Zone.

Transfer of Development Rights

Concurrent with the Municipal Code Amendment the City should consider adopting an ordinance to enable the transfer of development rights between properties within the Town Center Mixed-Use.

Inclusionary Housing Ordinance

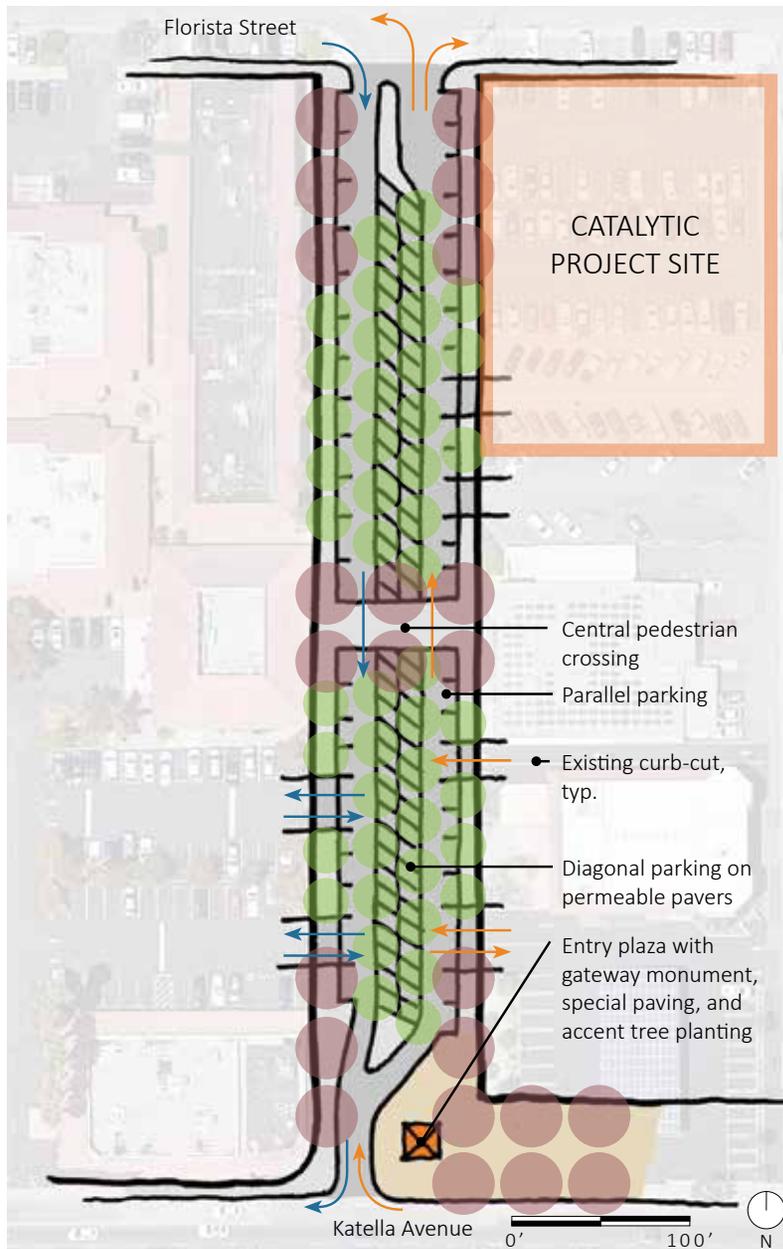
Within one year of adoption of this Strategic Plan, the City should initiate an Inclusionary Housing Ordinance applicable to the Town Center Mixed-Use Zone. This ordinance should require a certain percentage of housing units built in the Zone to be dedicated as affordable units. In analogous cities, such an ordinance applies to developments 10 units or more, and requires 10 to 20% of units to be deed restricted for affordable dwellers. Such an ordinance may also be crafted to apportion affordable units towards specific income thresholds.

The adoption of an Inclusionary Housing Ordinance would be a significant implementation program towards meeting the City's Housing Needs.

Pine Street Parking Credit

Once the City has committed to a design, financing and construction schedule for the Pine Street project as described in this Plan, it should also institute a "parking credit" for ground floor retail or restaurant related uses located on properties with Pine Street frontage. This credit will likely take the form of a Zoning Code Amendment to the required on-site parking such uses, and granted to private development on a prorated formula based on linear property frontage on Pine Street.

5.3 First Projects

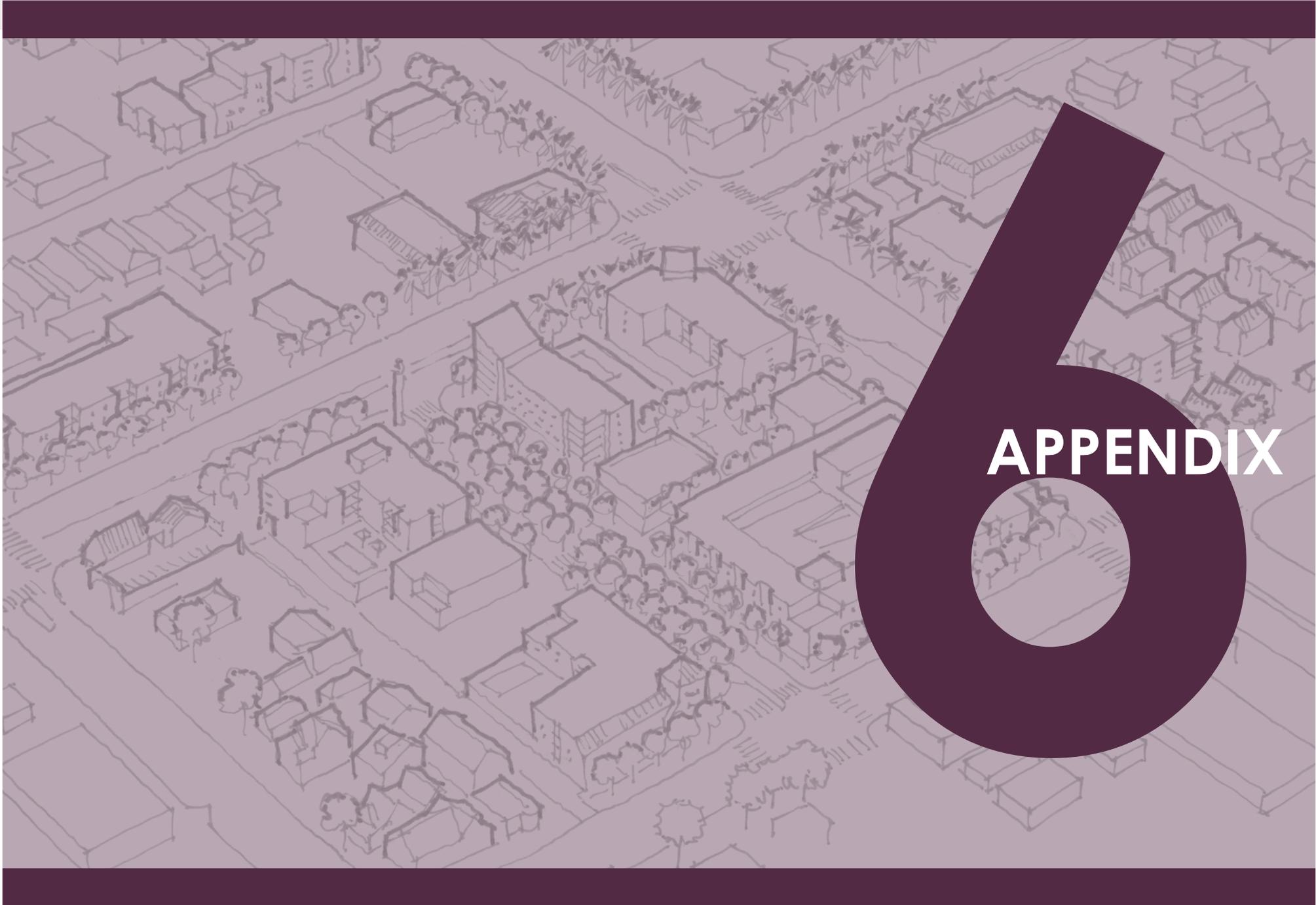


PLAN VIEW

While the City can set the stage for the long-term evolution of the Town Center through favorable regulatory changes, the Vision articulated in this Strategic Plan will largely be executed by private development initiative.

However, the City does control the right-of-way on Pine Street and the reconstruction of this streetscape could be a powerful initiative towards the Strategic Plan's Vision. The City also owns a small surface parking lot on the east side of Pine Street, which could be combined with the adjacent parking lot to the north to create a significant first project in the Town Center. Since through its contribution of land, the City would be a partner in such a development, the City would be in a strong position to ensure that this first project sets an appropriate template for future Town Center projects.

The City could also achieve other community-building goals with this initial project, such as soliciting development interest in affordable housing. Certain types of affordable housing can be compatible with the Strategic Plan Vision, such as an artist community with ground-level galleries or senior housing with ground-level retail/restaurant leased to local businesses.



6.1 - Existing Conditions - Site Inventory

6.2 - Development Scenario A

6.3 - Development Scenario B

6.4 - Pine Street Design Scenarios

6.5 - Recommended Municipal Code Amendments

Existing Conditions - Site Inventory



The following pages present an inventory of existing uses and other characteristics for parcels within the Plan Area.

The adjacent diagram illustrates the Plan Area divided into blocks labeled A through F. The following pages assign numbers to parcels (or groups of parcels under single ownership) on each block.

The summary table on the following page presents key statistics for each block.

Data in this section was collected from County Assessor parcel records dated January 2021 and visual analysis of Google aerial imagery.

Existing Conditions - Site Inventory Summary Table

BLOCK	ACRES	NON-RESIDENTIAL SQFT	RESIDENTIAL UNITS	OFF STREET PARKING STALLS
A	3.65	~40,000	3	~200
B	3.78	~95,000	0	~210
C	3.84	~60,000	1	~205
D	3.24	~60,000	0	~225
E	2.45	~69,000	0	~200
F	2.64	~81,000	~8	~190
TOTAL	19.60	~405,000	~12	~1,230

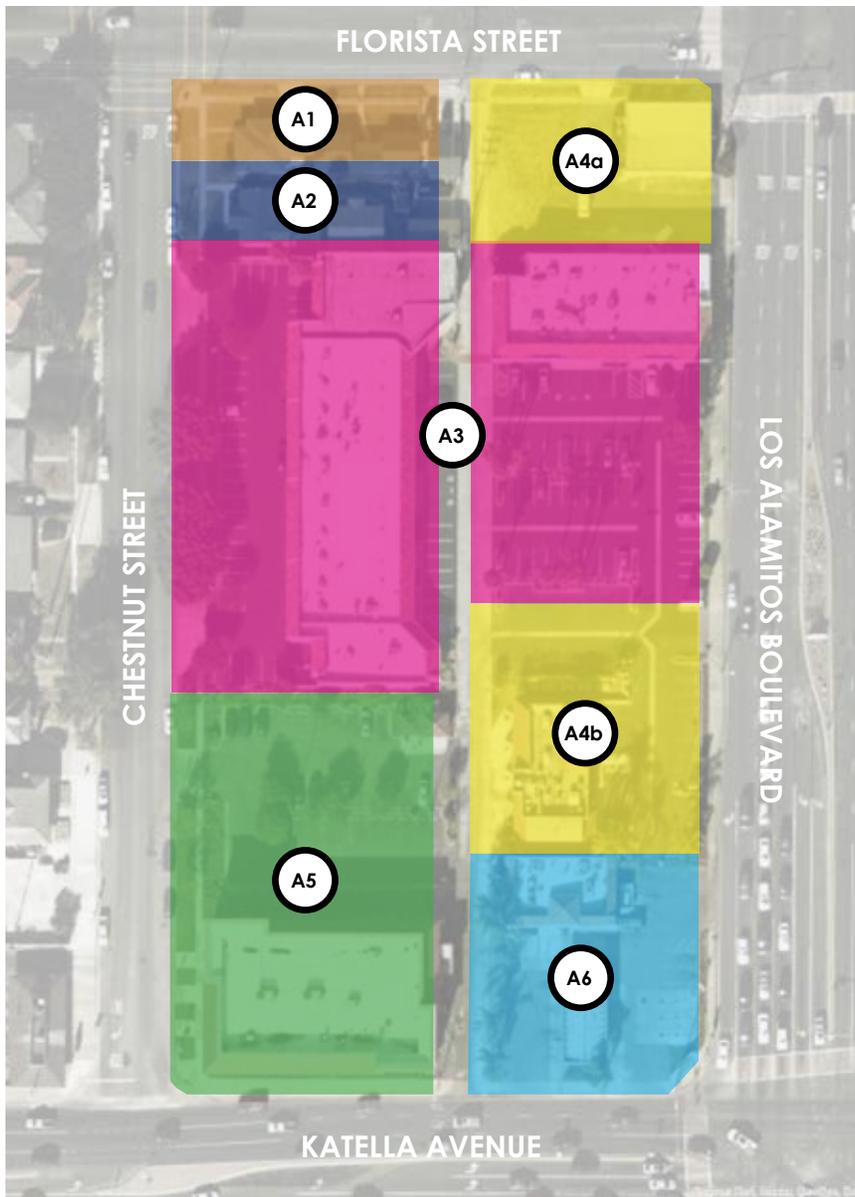


Northwest Block (A)

The Northwest Block is bounded by Los Alamitos Boulevard, Katella Avenue, Florista Street, and Chestnut Street. The block is primarily defined by commercial retail land use and also includes two residential parcels. Prominent tenants near the major intersection include a CVS pharmacy and Shell gas station. The block is bisected by a north-south alley and includes 199 off street parking stalls. The block contains 39,919 square feet of commercial development with a 0.25 floor-to-area ratio. A parcel-based analysis follows on the following page.

BLOCK SUMMARY

- 3.65 Acres
- 39,919 sqft Retail
- 199 Off Street Parking Stalls
- 1:200 sqft Parking Ratio
- 0.25 FAR Commercial



- A1** **10862 Chestnut Street**
William Poe Family Trust
1 parcel, 0.16 Acres, Residential, 2 Units
Built 1944, Sale 2012
Density: 12.5 u/a
- A2** **10876 Chestnut Street**
Abigail Rodriguez Family Trust
1 parcel, 0.16 Acres, Residential, 1 Unit
Built 1916, Sale 2014
Density: 6.25 u/a
- A3** **10909 Los Alamitos Boulevard**
Jack and Patricia Ernandez
7 parcels, 1.43 acres, Commercial Retail
2 single story structures; 20,320 sqft
Built 1986, Sale 2001
~103 off street parking stalls
Parking Ratio: ~1:197 sqft
FAR: ~0.33
Tenants: 5th Ave Bagelry, Ross Health Mart, State Farm, Red Wok Chinese Restaurant, NHC Martial Arts, Western States Cabinets, Perfection Nails, A La Waffle, Chiang Mai Thai Restaurant, Tutoring Club, Mr. Inkwells Tattoo, New Attitude Hair Salon, Coliseum Antiques
- A4a** **10861 Los Alamitos Boulevard**
Paul Nikolau
1 parcel, .28 acres, Commercial Retail
1 single story structure; 1,969 sqft
Built 1946, Sale 2005
~9 off street parking stalls
Parking Ratio: ~1:219 sqft
FAR: ~0.16
Tenant: Sunrise Glass & Mirror
- A4b** **10931 Los Alamitos Boulevard**
Paul Nikolau
1 parcel, .44 acres, Commercial Retail
1 story structure; 3,818 sqft
Built 1986, Sale 2008
~30 off street parking stalls
Parking Ratio: 1:127 sqft
FAR: ~0.2
Tenant: Wahoo's Fish Taco

- A5** **3401 Katella Avenue**
North West Katella LLC, Garfield Beach CVS LLC
1 parcel, .78 acres, Commercial Retail
1 single story structure; 11,362 sqft
Built 1973, Sale 2011
~45 off street parking stalls
Parking Ratio: ~1:252 sqft
FAR: ~0.33
Tenant: CVS Pharmacy
- A6** **10961 Los Alamitos Boulevard**
Tesoro South Coast Company LLC
1 parcel, 0.4 acres, Commercial Retail
1 single story structure; 2,450 sqft
Built 1969, Sale 2007
~12 off street parking stalls
Parking Ratio: ~1:204 sqft
FAR: ~0.14
Tenant: Shell Gas Station



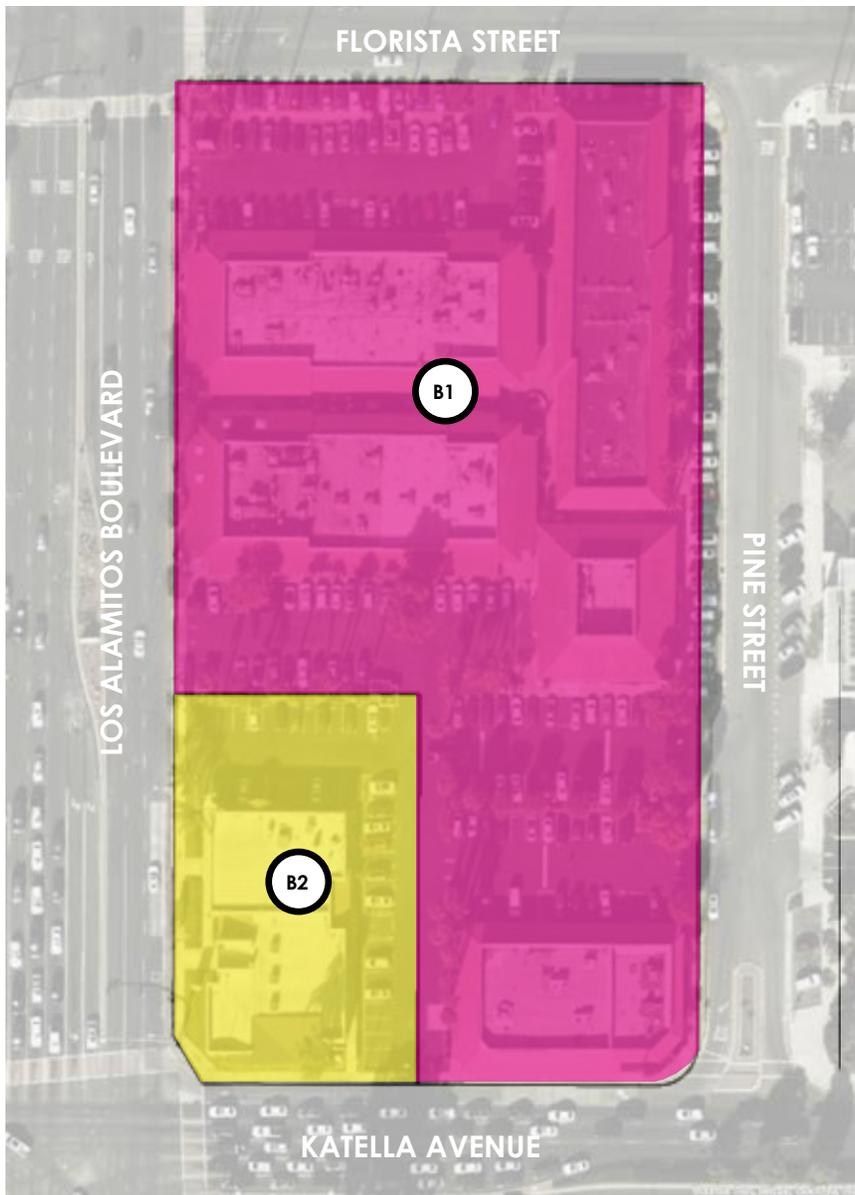
Northeast Block (B)

The Northeast Block is bounded by Los Alamitos Boulevard, Katella Avenue, Florista Street, and Pine Street. The block is primarily defined by commercial retail and office land use and includes the Los Alamitos Plaza retail district. The block consists of only two parcels and contains 95,369 square feet of commercial development with a cumulative 0.58 floor-to-area ratio. The block hosts 213 parking stalls. The primary property holder also owns land on the adjacent block which is used for additional surface parking. A parcel-based analysis follows on the following page.



BLOCK SUMMARY

- 3.78 Acres
- 95,369 sqft Commercial/Services
- 213 Off Street Parking Stalls
- 1:447 sqft Parking Ratio
- 0.58 FAR



B1 **10900 Los Alamitos Boulevard**
 NSPS LTD.
 1 parcel, 3.1 acres, Commercial Retail and Office
 4 single story structures, 1 two story structure; 84,232 sqft total
 Built 1972, Sale 2000
 ~174 off street parking stalls
 Parking Ratio: ~1:484 sqft
 FAR: ~0.62
 Tenants: Sherwin-Williams Paints, Starbucks, Onstage Dance Center, Thailusion, Bella Hair Design, Cassidy's Nail & Spa, Hof's Hut Restaurant & Bakery, Fasion Eyewear, California Cocina, Nick's Deli II, Old Traditions Gentlemen's Parlor, Kampai Sushi, Allstate, Farmer's Insurance, Johnston Insurance, Love Affair Salon, Diva Dancewear, Mehta Dental Group, Applied Music Studio, Vitality Wellness, Cutting Edge Landscape Design

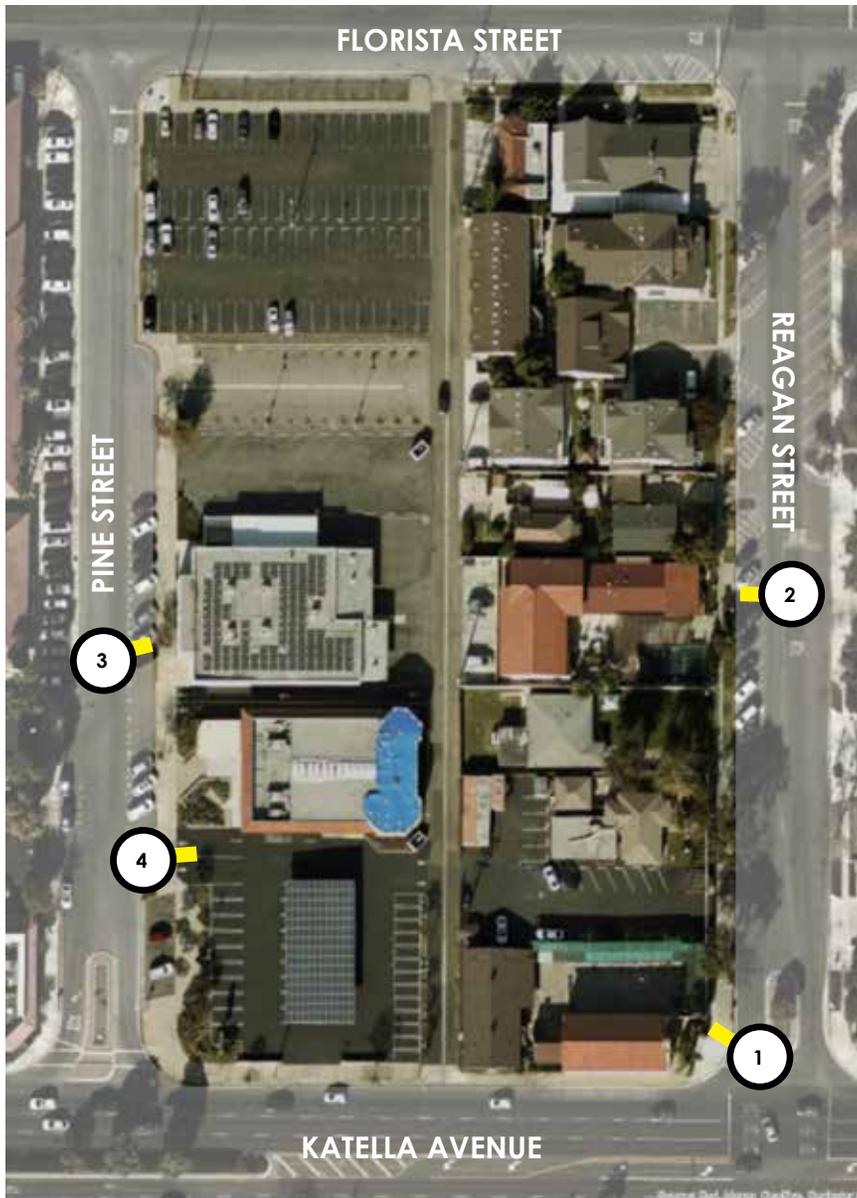
B2 **10956 Los Alamitos Boulevard**
 10956 Los Alamitos Katella LLC
 1 parcel, .68 acres, Commercial Retail
 1 single story structure; 11,137 sqft
 Built 1970, Sale 2013
 ~39 off street parking stalls
 Parking Ratio: ~1:285 sqft
 FAR: ~0.37
 Tenants: Shoe City, Shoe Repair, Fantastic Sams, Talyn Cleaners

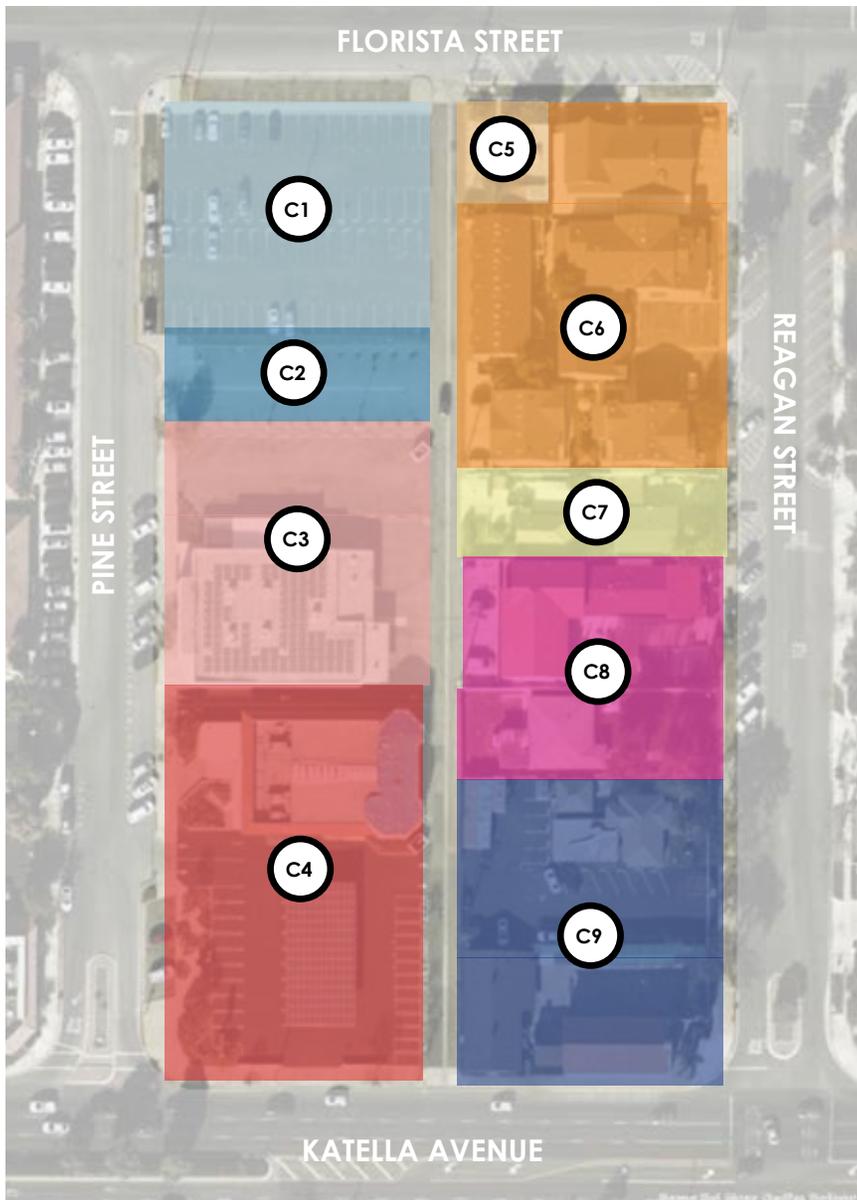


Pine-Reagan Block (C)

The Pine-Reagan Block is bounded by Katella Avenue, Florista Street, Pine Street, and Reagan Street. The block is primarily defined by small-scale community services along Reagan Street, including the historic Saint Isidore Historical Plaza. The block also contains several surface parking lots along Pine street with a total of 203 parking stalls on the block. Along Pine Street, there is a US Bank branch on the corner of Katella Avenue and the CIF building near the middle of the block. The block is bisected by a north-south access alley. Overall, the block contains 59,894 square feet of commercial and community service structures built out at 0.35 FAR. A parcel-based analysis follows on the following page.

BLOCK SUMMARY
 3.84 Acres
 59,894 sqft Commercial/Services
 203 Off Street Parking Stalls
 1:295 sqft Parking Ratio
 0.35 FAR





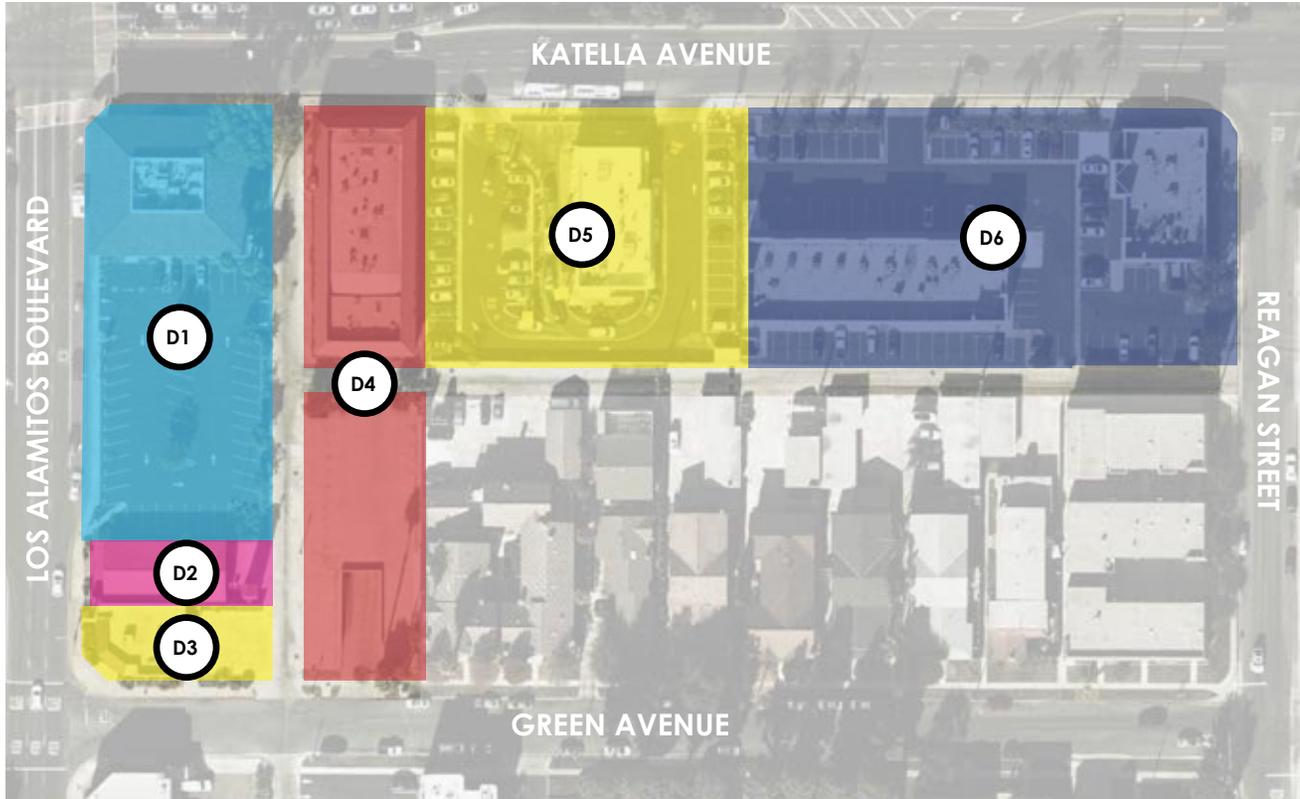
- C1** **10900 Pine Street**
NSPS LTD
1 parcel, .48 acres, Surface Parking
~76 off street parking stalls
Sale 1995
- C2** **10902 Pine Street**
City Owned Property, City of Los Alamitos
1 parcel, .17 acres, Surface Parking
~26 off street parking stalls
Sale 1976
- C3** **10932 Pine Street**
California Interscholastic Federation
2 parcels, .51 acres, Non-Profit
1 single story structure; 9,186 sqft
Built 1963, Sale 2002
~29 off street parking stalls
Parking Ratio: 1:317 sqft
FAR: ~0.41
- C4** **10942 Pine Street**
US Bank National Assoc
1 parcel, .74 acres, Commerical Office
1 single story structure; 9,055 sqft
Built 1973, Sale 2001
~41 off street parking stalls
Parking Ratio: ~1:220 sqft
FAR: ~0.27
- C5** **3612 Florista Street**
Karl Kaiser Family Trust
1 parcel, 0.08 acres, Commercial Office
1 single story structure, 1292 sqft
Built 1901, Sale 2014
~5 off street parking stalls
Parking Ratio: ~1:258 sqft
FAR: ~0.38
Tenant: Montage Dentistry
- C6** **3622 Florista Street, 10881-10895 Reagan Street**
Precious Life Center LLC
3 parcels, .66 acres, Mixed-Use, Community Services
5 two story structures, 1 single story structure;
24,629 sqft total
Built 1906,1939,1950 ; Sale 1991,2000
~11 off street parking stalls
Parking Ratio: 1:2,239 sqft
FAR: ~0.86
- C7** **10901 Reagan Street**
Rose Urbina
1 parcel, 0.17 acres, Residential, 1 unit
Built 1947, Sale 1993
Density: ~6.25 u/a
- C8** **10911-10935 Reagan Street**
Casa Youth Shelter
2 parcels, 0.43 acres, Mixed-Use, Community Services
1 single story structure, 1 two story structure;
including 1 SFR; and 8,011 sqft non-residential
Built 1901,1962; Sale 1982, 2018
~0 off street parking stalls
Density: ~2.3 u/a
FAR: ~0.43
- C9** **10941-10961 Reagan Street**
Comite Del Amor
2 parcels, 0.6 acres, Community Services
Historic Structure; St. Isidore
3 single story structures; 7,721 sqft
Built 1926,1946; Sale 2014
~15 off street parking stalls
Parking Ratio: ~1:514 sqft
FAR: ~0.30

Southeast Block (D)

The Southeast Block is bounded by Katella Avenue, Los Alamitos Boulevard, Green Avenue, and Reagan Street. The block is primarily defined by commercial retail and office uses including Chase Bank, McDonald's, and a small strip mall. The Los Alamitos Museum is located along Los Alamitos Boulevard. There have been some recent efforts to improve the north-south alley that runs through the interior of the block, including pedestrian-scaled street lighting. The block contains 222 off street parking stalls including a below grade structured parking facility along Green Avenue. Overall, the block contains 59,851 square feet of commercial space at 0.42 FAR. The block also includes several multifamily parcels on the southeastern part of the block, which are not included in the Plan Area. A parcel-based analysis follows on the following page.



BLOCK SUMMARY
 3.24 Acres
 59,851 sqft Commercial/Services
 222 Off Street Parking Stalls
 1:270 sqft Parking Ratio
 0.42 FAR



D1 **3502 Katella Avenue**
 JP Morgan Chase
 1 parcel, .70 acres, Commercial Office
 1 two story structure; 16,482 sqft
 Built NODATA, Sale 1994
 ~46 off street parking stalls
 Parking Ratio: ~1:358 sqft
 FAR: ~0.54

D2 **11062 Los Alamitos Boulevard**
 City Owned Property, City of Los Alamitos
 1 parcel, .10 acres, Civic/Public Resource
 Los Alamitos Museum
 1 single story structure; 2,755 sqft
 Built NODATA, Sale 1976
 ~0 off street parking stalls
 FAR: ~0.63

D3 **11072 Los Alamitos Boulevard**
 Imperial Jewelry Manufacturing Co. Inc.
 1 parcel, .11 acres, Commercial Retail
 1 single story structure; 2287 sqft
 Built 1986, Sale 1984
 ~7 off street parking stalls
 Parking Ratio: ~1:327 sqft
 FAR: ~0.48

D4 **3532 Katella Avenue, 3531 Green Avenue**
 R. Robert Family Trust
 2 parcels, .58 acres, Commercial Office
 1 two story structure; 18,573 sqft
 Built 1954, Sale 2014
 ~50 off street parking stalls (21 assumed below grade)
 Parking Ratio: ~1:371 sqft
 FAR: ~0.74

D5 **3562 Katella Avenue**
 McDonalds Corp
 1 parcel, 0.7 acres, Commercial Retail, Fast Food
 1 single story structure; 4,214 sqft
 Built 1973, Sale NODATA
 ~36 off street parking stalls
 Parking Ratio: ~1:117 sqft
 FAR: ~0.13

D6 **3636 Katella Avenue, 11021 Reagan Street**
 Steven J Gerschultz
 2 parcels, 1.05 acres, Commercial Retail
 2 single story structures; 15,540 sqft
 Built 1987; Sale 2003
 ~83 off street parking stalls
 Parking Ratio: 1:187 sqft
 FAR: ~0.34
 Tenants: Rustic Eats, Kid's Resale, Fyt Gym, Katella Hair, Mustard's Hot Dogs, Los Alamitos Liquor & Market, Top it! Pizzas & Salads, Madera's Steak House



Green-Howard Block (E)

The Green-Howard Block is bounded by Green Avenue, Los Alamitos Boulevard, Howard Avenue, and Reagan Street. The block is primarily defined by commercial retail and office uses including a well-defined edge of commercial facades along Los Alamitos Boulevard, and a pair of three-story office structures near the middle of the block. There have been some recent efforts to improve the north-south alley that runs through the interior of the block, including pedestrian-scaled street lighting and the alley-facing entry of Mighty Kitchen. The block also contains a substantial number of multi-family residential parcels on the eastern two thirds of the block, which are not included in the Plan Area. The block contains 196 off street parking stalls and 68,843 square feet of commercial structures at 0.65 FAR. A parcel-based analysis follows on the following page.



BLOCK SUMMARY

- 2.45 Acres
- 68,843 sqft Commercial/Services
- 196 Off Street Parking Stalls
- 1:351 sqft Parking Ratio
- 0.65 FAR



E4 **11130-11142 Los Alamos Boulevard**
 Helen Perez Family Trust
 2 parcels, 0.56 acres, Commercial Retail
 1 two story structures, 1 single story structure;
 12,321 sqft total
 Built 1975, Sale 2016
 ~47 off street parking stalls
 Parking Ratio: ~1:262 sqft
 FAR: ~0.51
 Tenants: Boon Docks Cocktails, Sundara Yoga, Katella
 Beaut Supply, iTrain Fitness, Label Me Lindsay

E5 **3552 Green Avenue**
 3611 Farquhar Investments LLC
 1 parcel, 0.41 acres, Commercial Office
 1 three story structure; 15,344 sqft
 Built 1979, Sale 2012
 ~33 off street parking stalls
 Parking Ratio: ~1:465 sqft
 FAR: ~0.86

E6 **3561 Howard Avenue**
 JGB Properties LLC
 1 parcel, 0.41 acres, Commercial Office
 1 three story structure; 14,025 sqft
 Built 1978, Sale 2020
 ~20 off street parking stalls
 Parking Ratio: ~1:700 sqft
 FAR: ~0.78

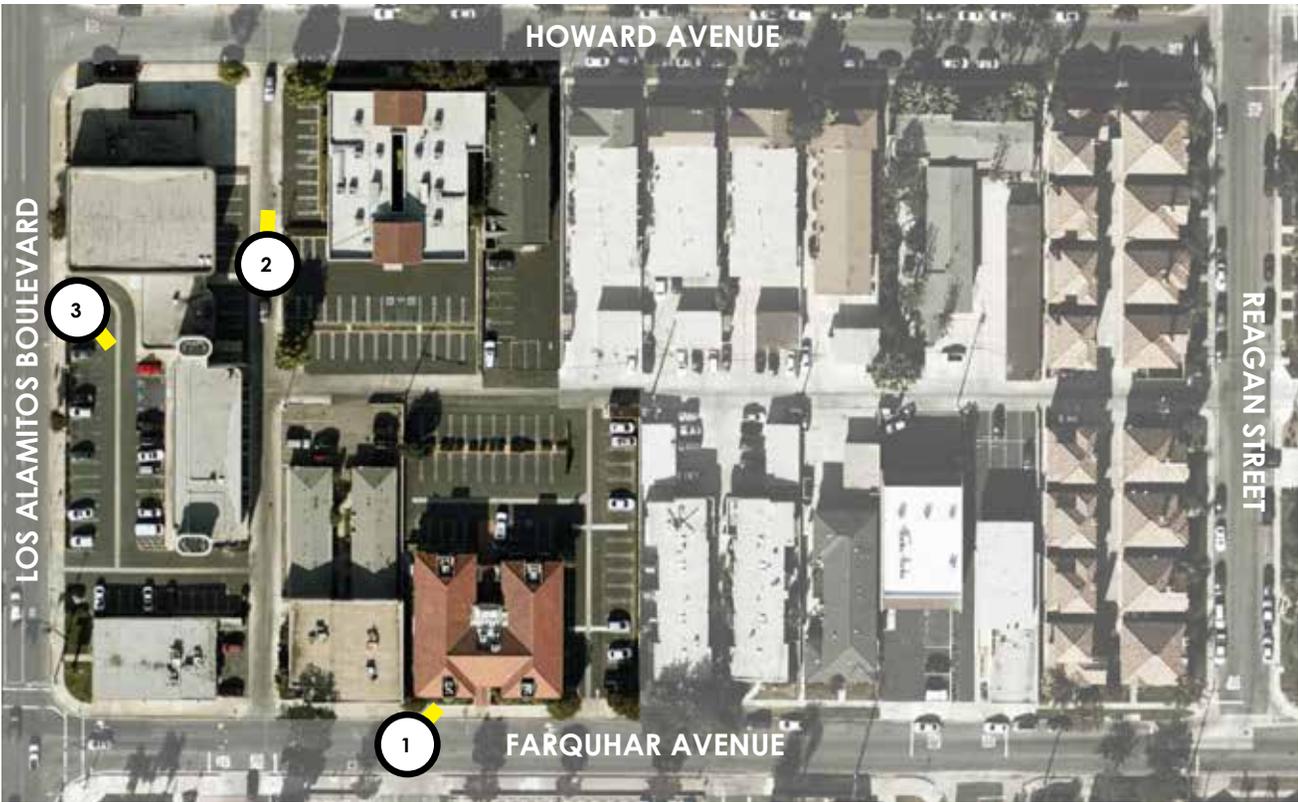
E1 **11102 Los Alamos Boulevard**
 Two Brothers LLC
 1 parcel, 0.13 acres, Commercial Retail
 1 two story structure; ~3,600 sqft
 Built 1981, Sale 2018
 ~5 off street parking stalls
 Parking Ratio: 1:720 sqft
 FAR: ~0.64
 Tenant: Enchanted Florist

E2 **11110 Los Alamos Blvd, 3532 Green Ave**
 11110 Los Alamos LLC
 2 parcels, 0.47 acres, Commercial Retail
 1 two story structure; 17,527 sqft
 Built 1956, Sale 2015
 ~53 off street parking stalls
 Parking Ratio: ~1:331 sqft
 FAR: ~0.86
 Tenants: Le Paperie & Company, Antica Oil
 & Vinegars, Simply O Juice Bar, Pop Ice

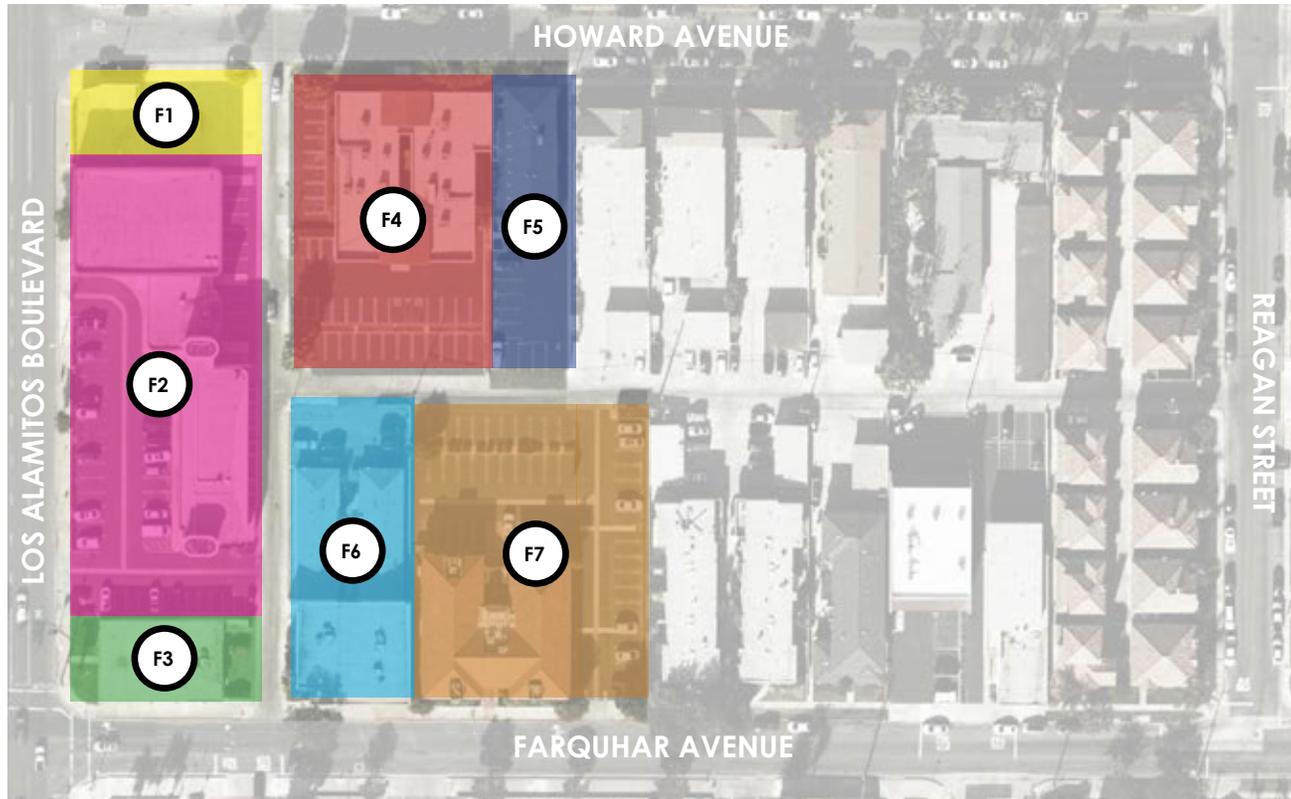
E3 **11122 Los Alamos Boulevard**
 Olde Las Building LLC
 2 parcels, 0.47 acres, Commercial Retail
 1 single story structure; 6,026 sqft
 Built 1965, Sale 2010
 ~38 off street parking stalls
 Parking Ratio: ~1:159 sqft
 FAR: ~0.29
 Tenant: Mighty Kitchen

Howard-Farquhar Block (F)

The Howard-Farquhar Block is bounded by Howard Avenue, Farquhar Avenue, Los Alamitos Boulevard, and Reagan Street. The block is primarily defined by commercial retail and office uses including a substantial number of dental offices. There have been some recent efforts to improve the north-south alley that runs through the interior of the block, including pedestrian-scaled street lighting. Multifamily structures on the eastern part of the block are not included in the Plan Area. Overall, the block contains 189 off street parking stalls, 81,100 square feet of commercial space at 0.71 FAR. A parcel-based analysis follows on the following page.



BLOCK SUMMARY
 2.64 Acres
 81,100 sqft Commercial/Services
 189 Off Street Parking Stalls
 1:429 sqft Parking Ratio
 0.71 FAR



F4 **3532 Howard Avenue**
 Howard Street Partners
 1 parcel, .52 Acres, Commercial Office
 1 two story structure; 28,172 sqft
 Built NODATA, Sale 1990
 ~37 off street parking stalls
 Parking Ratio: 1:761 sqft
 FAR: ~1.24

F5 **3562 Howard Avenue**
 Robert Gough
 1 parcel, .21 acres, Commercial Office,
 Residential, ~8 units
 1 two-story office structure; 5,486 sqft
 Built 1980, Sale 2012
 ~10 off street parking stalls
 Parking Ratio: 1:549 sqft
 FAR: ~0.6

F6 **3535 Farquhar Avenue**
 Allegro Holdings LLC
 2 parcels, .31 acres, Commercial Office/Residential
 2 single story structures, 1 two story structure;
 8,961 sqft total
 Built 1965, Sale 2019
 ~20 off street parking stalls, including covered
 Parking Ratio: ~1:448 sqft
 FAR: ~0.66

F7 **3551 Farquhar Avenue**
 Farquar Investment Group
 2 parcels, .6 acres, Commercial Office
 1 two story structure; 15,276 sqft
 Built NODATA, Sale NODATA
 ~50 off street parking stalls
 Parking Ratio: 1:306 sqft
 FAR: ~0.58
 Tenant: Los Alamitos Dental Care

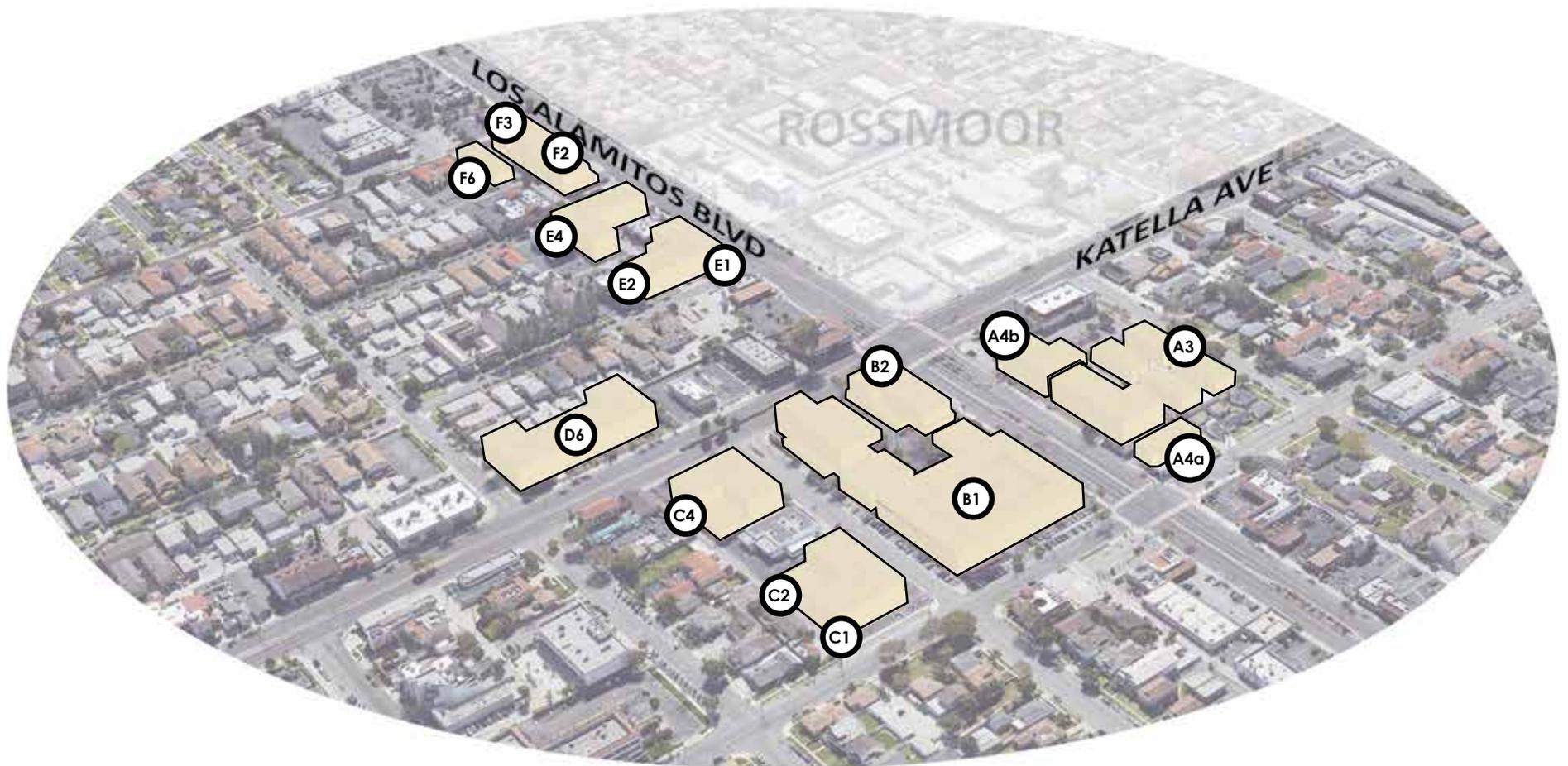
F1 **11162 Los Alamitos Boulevard**
 Richard Ahn
 1 parcel, 0.13 acres, Commercial Office
 1 single story parcel; 2,443 sqft
 Built 1950, Sale 2007
 ~11 off street parking stalls
 Parking Ratio: ~1:222 sqft
 FAR: ~0.43
 Tenant: Los Al Dental Implants

F2 **11182 Los Alamitos Boulevard**
 Spot Investments
 1 parcel, 0.74 acres, Commercial Retail
 1 two story structure; 17,082 sqft
 Built 1981, Sale 2012
 ~44 off street parking stalls
 Parking Ratio: ~1:388 sqft
 FAR: ~0.53
 Tenants: Best Cleaners, Flame Broiler, Nev-
 in's Donuts, Threading Salon, Great Dane
 Baking Company, Big Picture Home Loans,
 Meyer Appraisal, Cowan Insurance

F3 **11232 Los Alamitos Boulevard**
 Shabtai Itzhak Ins Trust
 1 parcel, 0.13 acres, Commercial Retail
 1 single story structure; 3,680 sqft
 Built 1958, Sale 2008
 ~17 off street parking stalls
 Parking Ratio: ~1:216 sqft
 FAR: ~0.64
 Tenants: Elegance Nail & Spa, Computer
 Repair Orange County

Development Scenario A

The development scenario presented here is not intended as a master plan, but to present one possible way in which property owners may choose to develop in a way that is consistent with this Plan. Scenario A is presented throughout chapter 4.



Development Scenario A

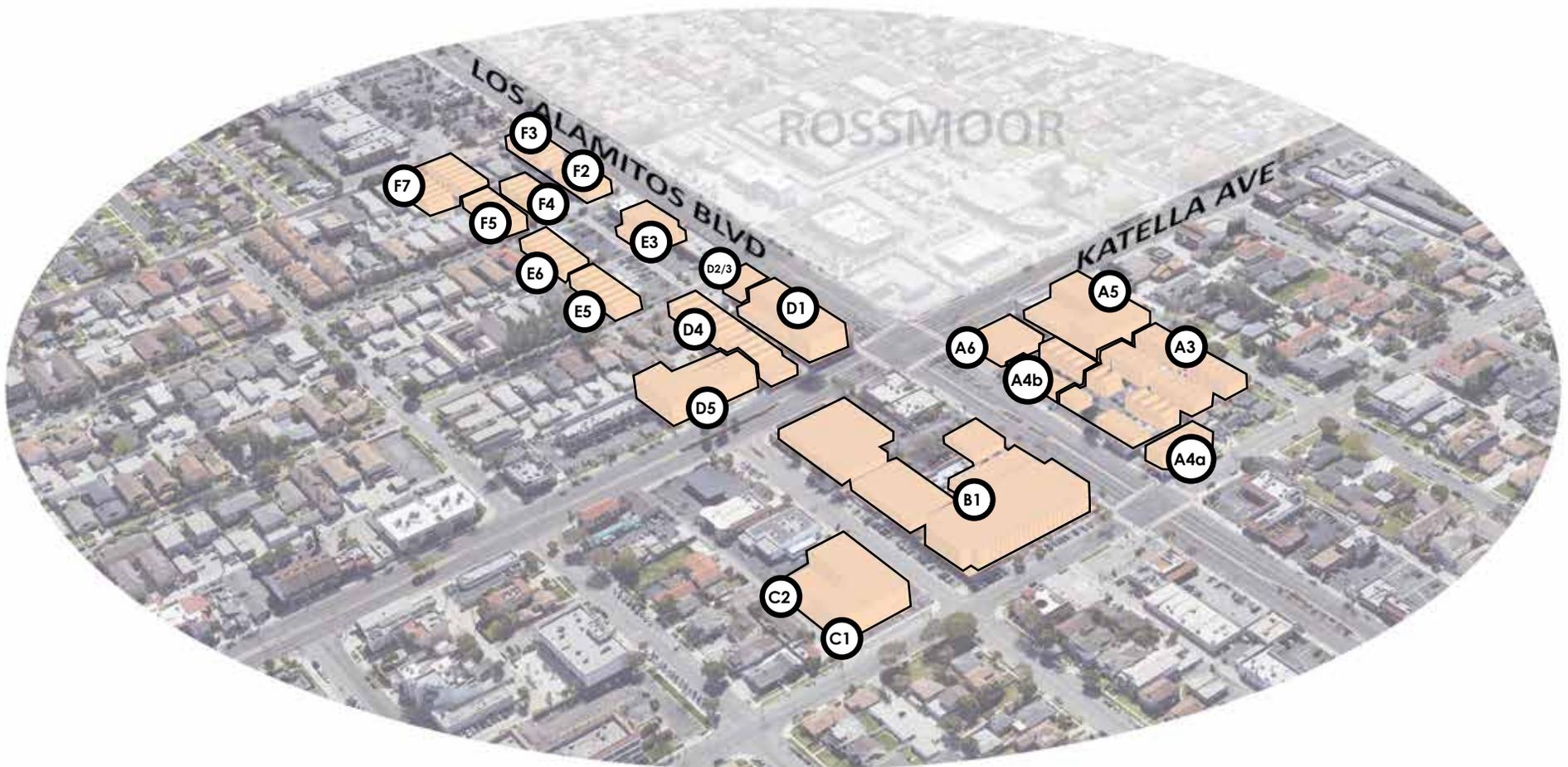
The figures and totals presented in this table represent a major transformation of the city. In reality, development will be incremental over a long time frame and the data presented here should be understood as a “kit of parts”.

SITE ID	ACRES	NON-RESIDENTIAL SQFT	RESIDENTIAL UNITS
A3	1.43	~6,000	~45
A4a	0.28	0	~5
A4b	0.44	~3,500	~25
B1	3.10	~70,000	~70*
B2	0.68	~7,000	~35
C1/2	0.65	~6,000	~35
C4	0.74	~7,000	~30
D6	1.05	~12,500	~60
E1/2	0.60	~5,000	~40
E4	0.56	~3,500	~40
F2/3	0.87	~7,000	~50
F6	0.31	0	5
TOTAL	10.71	~127,500	~440*

* +100 hotel rooms

Development Scenario B

The development scenario presented here is not intended as a master plan, but to present one possible way in which property owners may choose to develop in a way that is consistent with this Plan. Scenario B was developed to demonstrate that all property owners have the potential to be involved in realizing the vision and benefiting from this Plan.



Development Scenario B

The figures and totals presented in this table represent a major transformation of the City. In reality, development will be incremental over a long time frame and the data presented here should be understood as a “kit of parts”.

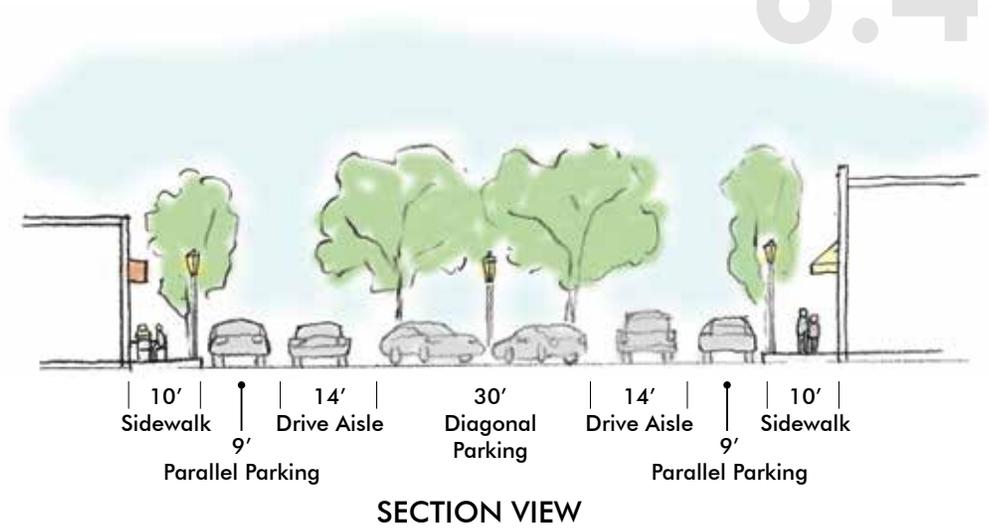
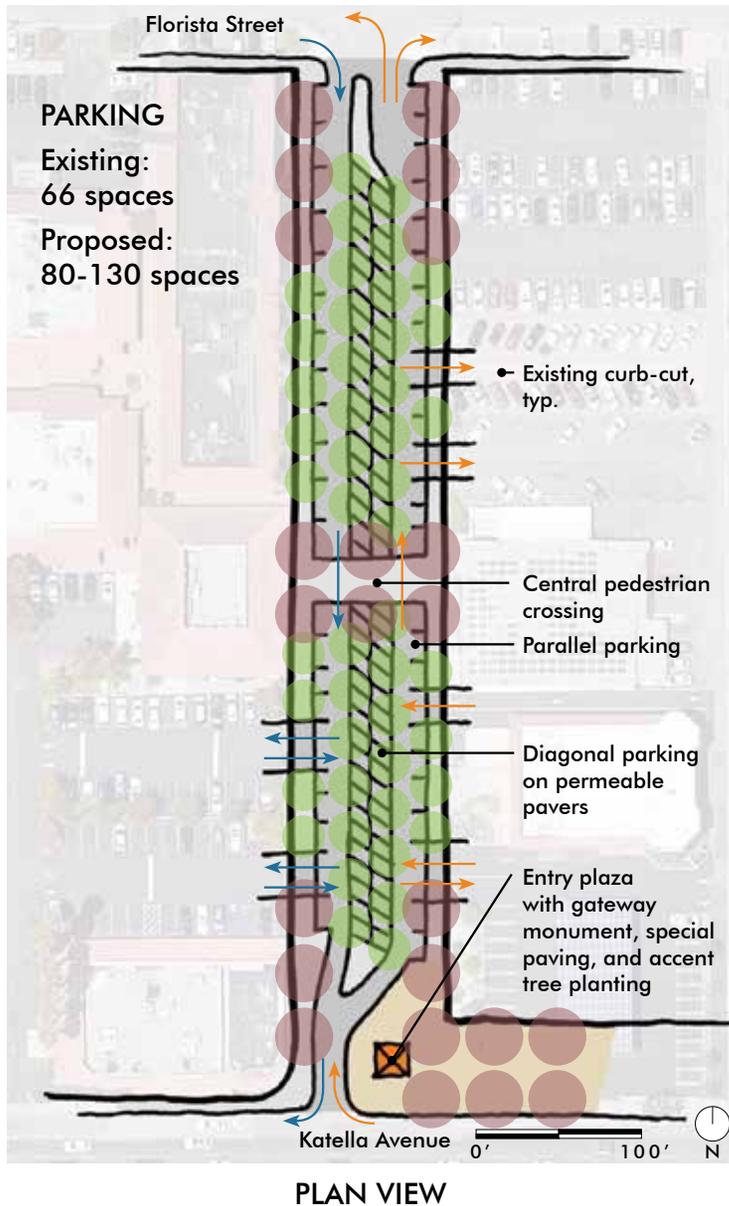
SITE ID	ACRES	NON-RESIDENTIAL SQFT	RESIDENTIAL UNITS
A3	1.43	~4,000	~20
A4a	0.28	0	~5
A4b	0.44	~3,000	~5
A5	0.78	~7,000	~45
A6	0.40	~15,000	0
B1	3.1	~55,000	0
C1/2	0.65	~6,000	~35
D1	0.70	~9,000	~40
D2/3	0.21	~4,000	~5
D4	0.58	~3,000	~10
D5	0.70	~8,000	~40
E3	0.47	~4,000	~25
E5/E6	0.82	0	~15
F2/3	0.87	0	~15
F4/F5	0.73	0	~15
F7	0.60	0	~10
TOTAL	12.76	~118,000	~285

Alternative Pine Street Design Schemes

This section presents three design schemes for reimagining Pine Street as described in Chapter 4.

The preferred scheme is presented first, followed by two alternatives. Each of the schemes has the potential to increase on-street parking capacity and improve the public realm.

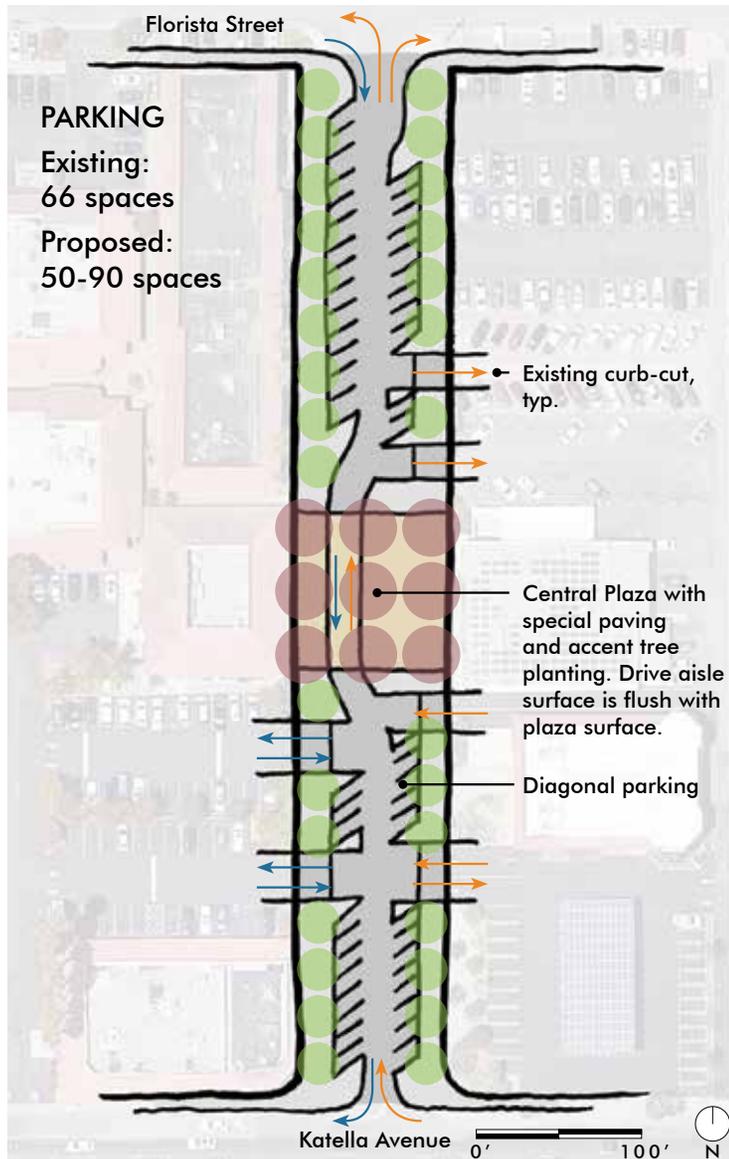
- 1. Entry Plaza with Diagonal and Parallel Parking**
- 2. Central Plaza with Diagonal Parking**
- 3. Central Plaza with Perpendicular Parking**



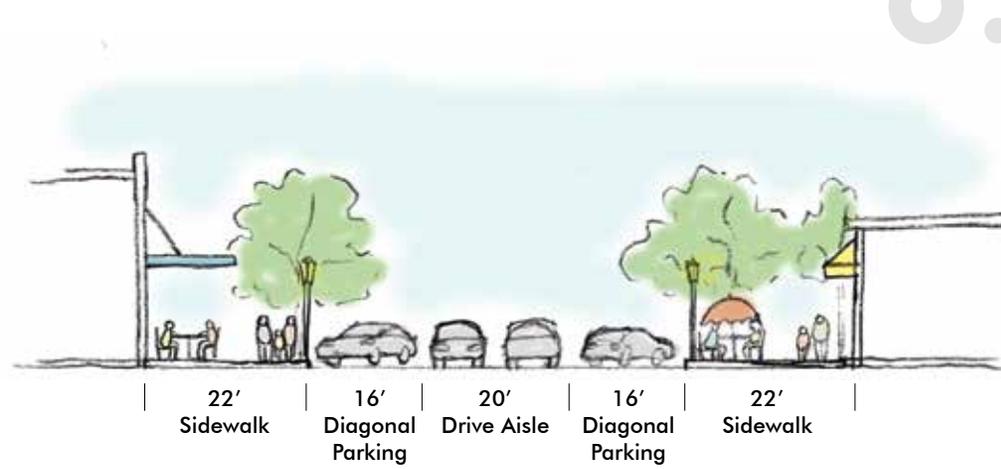
Precedent example: Lancaster, CA

PINE STREET - ENTRY PLAZA WITH DIAGONAL AND PARALLEL PARKING

PlaceWorks 4/14/2021



PLAN VIEW



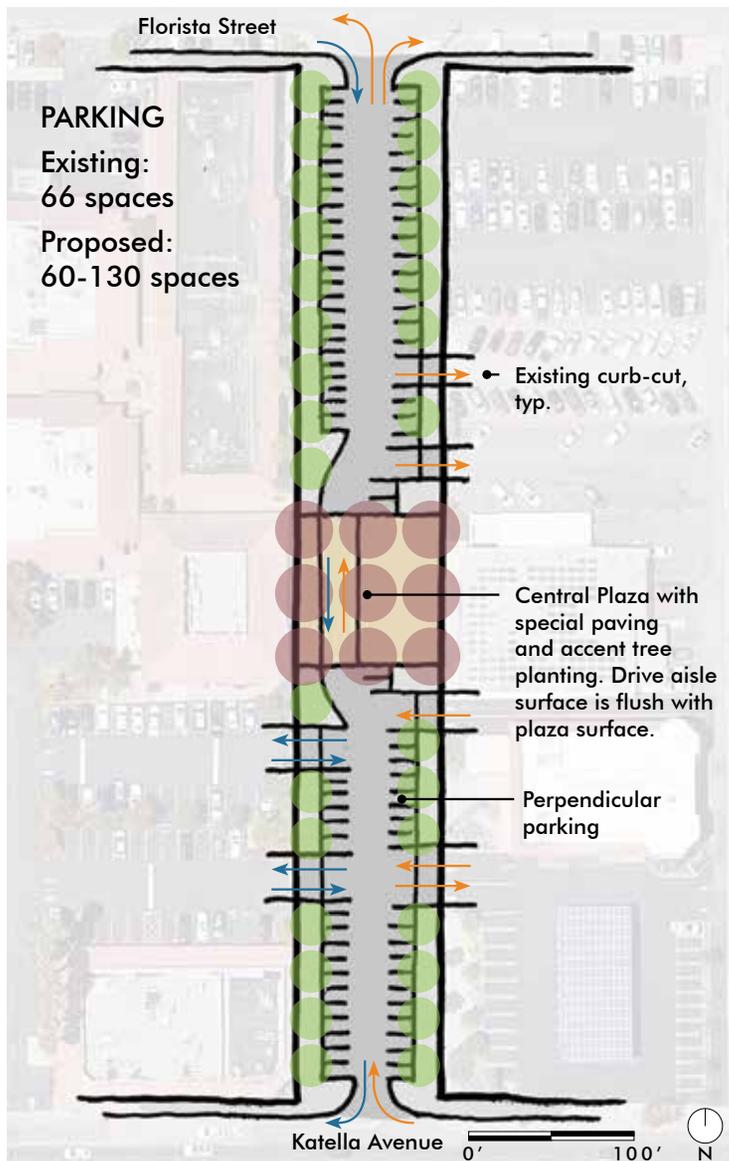
SECTION VIEW



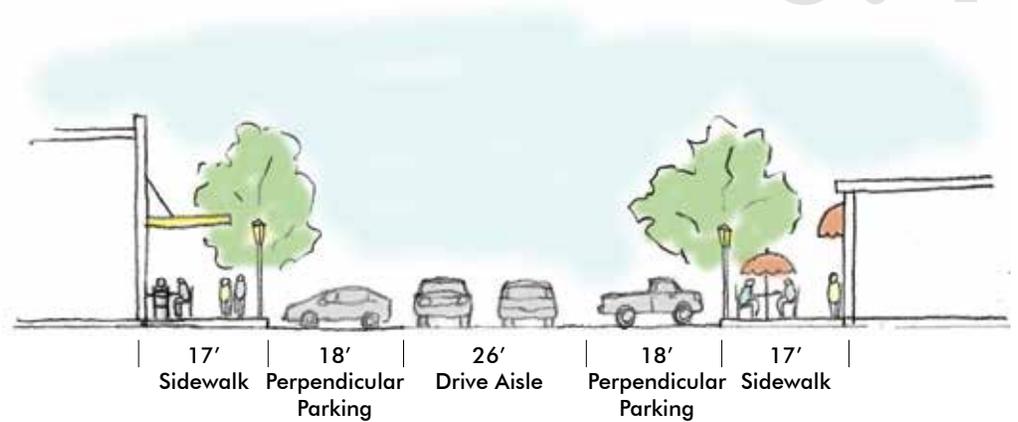
Precedent example: Newhall, CA

PINE STREET - CENTRAL PLAZA WITH DIAGONAL PARKING

PlaceWorks 4/14/2021



PLAN VIEW



SECTION VIEW



Precedent example: Glendale, CA

PINE STREET - CENTRAL PLAZA WITH PERPENDICULAR PARKING

PlaceWorks 4/14/2021

Recommended Municipal Code Amendments

The following pages present the zoning and development standards for the TCMU zone (Chapter 17.12 of the Municipal Code), including proposed amendments, represented with redline strikethrough/underlines, recommended to implement the Strategic Plan.

17.12.010 Purpose of Zone

17.12.020 Land Uses and Permit Regulations

17.12.030 Commercial Uses Required along Streetfrontages

17.12.040 Development Standards for TCMU Zone

17.12.050 Design Standards

17.12.060 Live/Work Standards

17.12.070 Open Space Requirements for Residential Uses

17.12.080 Mixed-Use Lot Consolidation Incentive Program

17.12.090 Other Application Regulations

17.12.010 Purpose of Zone

The Town Center Mixed-Use (TCMU) zone is established to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to commerce, and that encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. The Town Center Mixed-Use zone requires the inclusion of a ground-floor, street-frontage commercial or live/work components for all projects. Exclusive residential structures are not allowed permitted as part of horizontal mixed-use developments. This zone implements the General Plan Mixed-Use land use designation and the Town Center Strategic Plan. (Ord. 19-03 § 3, 2019)

17.12.020 Land Uses and Permit Requirements

A. Use Regulations. This section, and Table 2-06 (Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone) in particular, identifies the uses of land that may be allowed within the TCMU zone and indicates whether any special permit is required for each allowable use.

B. Permitted Uses, Use Permits, and Uses Not Allowed.

- 1. Permitted Use (“P”).** A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Development Permit—Major and Minor (Chapter 17.44) and a building permit or other permit required by the Municipal Code.
- 2. Permitted as an Accessory Use (“A”).** Accessory uses that are clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to the requirements of this Zoning Code, including Section 17.28.035 (Accessory Structures—Nonresidential Zones).
- 3. Administrative Use Permit (“AUP”).** Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17.32).
- 4. Conditional Use Permit (“CUP”).** Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17.32).

5. Temporary Use Permit (“TUP”). Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17.46).

6. Uses Not Allowed (“—”). Uses with an “—” indication in Table 2-06 are not allowed in the specified zone.

C. Specific Use Regulations. All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table 2-06 labeled Specific Use Regulations, the use is also subject to the referenced provisions.

D. Zoning Permit Required. For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17.50 (Zoning Consistency Review).

E. Multiple Uses on a Single Site. When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.

F. Director Determination. Land uses are defined in Division 7 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in Table 2-06 or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.

G. Prohibited Uses. The following uses are specifically prohibited in the TCMU zone:

1. All Cannabis Activities, including Cannabis Deliveries, Commercial Cannabis Activities, and Commercial Cultivation, even by Qualified Patients and Caregivers
2. Donation Boxes
3. Freight and/or Truck Terminals
4. Gun and Ammunition Stores
5. Manufacturing—Heavy
6. Recycling, Large Collection
7. Recycling, Processing Facility

- 8. Salvage Yard
- 9. Secondhand Stores
- 10. Swap Meets—Indoor or Outdoor
- 11. Tobacco and Vape Stores. (Ord. 19-03 § 3, 2019)

17.12.030 Commercial Uses Required along Street Frontages

To maintain an active pedestrian environment in the TCMU zone, commercial uses shall be the predominant along street frontages. At least 75 percent of the ground floor frontage along Katella Avenue and Los Alamitos Boulevard shall be occupied by commercial uses and/or live/work units. At least 75 percent of the ground floor frontage along Pine Street shall be occupied by commercial and/or cultural uses.

Table 2-06: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

P: Permitted Use	CUP: Conditional Use Permit	
A: Permitted as an Accessory Use	—: Use not allowed	
AUP: Administrative Use Permit	TUP: Temporary Use Permit	
	UF: Permitted Only on Upper Floor	
Land Use	TCMU	Special Use Regulations
Business, Financial, and Professional		
Automated Teller Machines (ATMs)— Drive Up	—	
Business Support Services	P	
Land Use	TCMU	Special Use Regulations
Check Cashing and/or Payday Loans	—	

Financial Institutions and Related Services (without drive-through facilities)	P	
Offices—Business, and Professional (but not including Medical and Dental Office)	P	<p>1) In multi-story structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 15 percent of the ground floor upon verification of the square footage by the Director. In no case shall any single office space on the ground floor exceed 3,000 square feet total</p> <p>2) In single-story structures located in shopping centers, up to 15 percent of the gross floor area of the center is allowed for office uses upon verification of the square footage by the Director. In no case shall any single office space exceed 3,000 square feet total</p>
Cannabis Uses		
Cannabis Deliveries	—	See Section 17.28.090 (Cannabis Uses)
Commercial Cannabis Activities	—	See Section 17.28.090 (Cannabis Uses)
Cannabis Cultivation, even by Qualified Patients and Caregivers	—	See Section 17.28.090 (Cannabis Uses)
Eating and Drinking Establishments		
Restaurant—No Alcohol Sales	P	
Restaurant—Accessory Outside Seating Areas	AUP	See Section 17.28.200 (Outdoor Dining) and Chapter 17.32 (Administrative Use Permits and Conditional Use Permits)
Land Use	TCMU	Special Use Regulations

Restaurant—Full or Limited Service with Late Hours (open between midnight and 6:00 a.m.)	CUP	
Restaurant—Full or Limited Service, Serving Alcohol	CUP	See Section 17.28.060 (Alcoholic Beverage Retail Sales)
Restaurant with Drive-Through Facilities	—	
Education		
Schools, Private	CUP	
Trade and Vocational Schools	CUP	
Tutoring and Education Centers	CUP	
Lodging		
Hotel and Motel	CUP	
Homeless Shelters - up to 20 beds	—	
Homeless Shelters - more than 20 beds	—	
Medical-Related and Care Uses		
Ambulance Services	—	
Clinic and Urgent Care	—	
Day Care Center	CUP	17.28.130 (Day Care, General)
Health Facilities, Therapy, and Rehabilitation	CUP	Prohibited on ground floor. No larger than 3,000 sq. ft.
Hospital	—	

Land Use	TCMU	Special Use Regulations
Medical and Dental Office	P/CUP	<p>1) CUP required on ground-floor tenant spaces on properties with arterial street frontage</p> <p>2) In multi-story structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 15 percent of the ground floor upon verification of the square footage by the Director. In no case shall any single office space on the ground floor exceed 3,000 square feet total. These standards shall apply to all office uses, including Professional. Such determination/verification shall occur through the Zoning Permit process</p> <p>3) In single-story structures located in shopping centers, up to 15 percent of the gross floor area of the center is allowed for office uses upon verification of the square footage by the Director. In no case shall any single office space exceed 3,000 square feet total. These standards shall apply to all office uses, including Professional. Such determination/verification shall occur through the Zoning Permit process</p>
Residential Care Facilities	—	
Recreation and Entertainment		
Arcade (Electronic Game Center)	CUP	See Section 17.28.070 (Arcades)
Commercial Recreation—Indoors	CUP	
Commercial Recreation—Outdoors	—	
Entertainment, Indoor	CUP	Excludes uses that are regulated under Section 17.28.040 (Adult Businesses)
Health/Fitness Facilities, Small	AUP	
Health/Fitness Facilities, Large	CUP	
Residential		
Live/Work Unit	AUP	
Multi-Family Dwelling	AUP	
Senior Residential Housing Projects	P	
Single-Family Dwelling	—	
Supportive Housing—Housing Type	AUP	

Land Use	TCMU	Special Use Regulations
Transitional Housing—Housing Type	AUP	
Retail Sales		
Alcohol Beverage Sales		
Alcohol Sales, for Off-Site Consumption	CUP	See Section 17.28.060 (Alcoholic Beverage Retail Sales)
Alcoholic Beverage Sales (for on-site or off-site consumption, in conjunction with an allowed use)	CUP	See Section 17.28.060 (Alcoholic Beverage Retail Sales)
Animal Retail Sales	—	
Building Materials and Services, Indoor	—	
Building Materials and Services, Outdoor	—	
Convenience Store	CUP	
Farmers' Market	TUP	
Outdoor Temporary and/or Seasonal Sales	TUP	
Recreational Equipment Rentals—Indoor Only	P	
Retail—General	P	
Retail—Restricted	CUP	
Vehicle Sales and Rental	P	Office only; no storage of cars on property.
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	—	
Service Uses		
Animal Boarding/Kennels, Grooming	—	
Cultural Institutions	CUP	

Land Use	TCMU	Special Use Regulations
Funeral Parlors and Interment Services	—	
Instructional Services	P	
Maintenance and Repair Services— Indoor	—	
Personal Services, General	P	
Personal Services, Restricted	CUP	
Moving Companies, Storage Allowed	—	
Social Service Facilities	—	
Vehicle Repair and Services	—	
Service/Fueling Station	—	
Vehicle Washing/Detailing	—	
Vehicle Service, Major	—	
Veterinary Services, Large Animal	—	
Veterinary Services, Small Animal	CUP	All operations must be conducted completely within a masonry structure. No overnight boarding permitted
Transportation, Communications, and Infrastructure Uses		
Car Sharing—Parking	AUP	Car sharing parking spaces may not occupy any space required for another use
Freight/Truck Terminals	—	
Vehicle Charging Stations	A	
Utility Facilities	CUP	
Vehicle Storage	—	
Wireless Telecommunication Facilities—Minor	AUP	
Wireless Telecommunication Facilities—Major	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	

Land Use	TCMU	Special Use Regulations
Other Uses		
Caretaker Quarters	—	
Drive-Through or Drive-Up Facilities	—	
Public Assembly Facilities	CUP	
Religious Assembly Facilities	CUP	
Vending Machine	A	

17.12.040 Development Standards for Town Center Mixed-use Zone

A. General. The general property development standards for the TCMU zone shall be as set forth in Table 2-07: General Development Standards for Town Center Mixed-Use Zone.

B. Calculation of Density and Intensity.

1. Horizontal Mixed-Use. For residential and nonresidential uses on the same development site but separate legal lots, the residential density shall be calculated for the lot or lots dedicated solely to residential use. The FAR for the nonresidential use shall be calculated for the lot or lots dedicated solely to the nonresidential use.

2. Vertical Mixed-Use. For a development project consisting of residential and nonresidential uses in the same building or group of buildings, the residential density and FAR shall be additive, meaning that the development in total shall not exceed the allowed the residential density shall be as calculated for the residential component and plus the maximum the FAR as calculated for nonresidential component.

Table 2-07: General Development Standards for Town Center Mixed-Use Zone

Development Features	Requirement by Zone TCMU	Additional Requirements
Minimum Lot Area (for new mixed-use development)	10,000 <u>5,000</u> sq. ft.	For new mixed-use development. Single-purpose uses can be constructed on lots smaller than 10,000 <u>5,000</u> sq. ft.

Structure Form and Location Standards		
Development Features	Requirement by Zone TCMU	Additional Requirements
Residential Density—Maximum	30 <u>60</u> units/acre	<u>The cumulative residential development in the TCMU district shall not exceed 588 total units.</u>
FAR Maximum—Nonresidential Components	2.00	
Storefront Width—Minimum	50% of street frontage lot width	
Minimum Setback		
<u>Fronting Los Alamitos Boulevard and/or Katella Avenue</u>	<u>12 ft. minimum</u>	<u>The setback shall be developed as passable walkway, contiguous with the public sidewalk. Shade trees (species to be required by the City) shall be planted in the first 4 ft. of the setback; the rear 5 ft. of the setback may be used for outdoor dining or other outdoor commercial uses.</u>
<u>Fronting Pine Street</u>	<u>6 ft. minimum</u>	
Front or Adjacent to a Street	0 ft. minimum; 10 ft. maximum	
Side—Interior		
Abutting Nonresidential or Mixed-Use Zone	0 ft. minimum	
Abutting Residential Zone	10 ft. minimum	
Side—Street Side	10 ft. minimum	
Rear		
Abutting Nonresidential Zone	0 ft. minimum	
Abutting Residential Zone	15 ft. minimum	
Height—Maximum	60 ft.	

Open Space for Residential Uses	200 sq. ft. per unit combined common and private	
---------------------------------	---	--

C. Parking Restricted within Front and/or Street Side Setbacks. Parking shall only be allowed within required front and/or street side setbacks where the responsible review authority finds that no feasible alternative exists to design a project and further, where such parking can be well integrated into overall project design and can adequately screened.

D. Minimum Ground Floor Height. The minimum ground-floor height for structures with commercial uses on the ground floor shall be not less than 12 feet, six inches. (Ord. 19-03 § 3, 2019)

17.12.050 Design Standards

A. Generally.

1. Site and building design shall provide for internal compatibility among the different uses in terms of noise, hours of operation, vehicle and pedestrian circulation, access, use of open space, and similar operating characteristics.
2. Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site. The design of any live/work or mixed-use project shall take into consideration potential impacts, including, but not limited to, noise, odors, and hours of operation, on adjacent properties. The design shall include specific design features to minimize potential impacts.
3. The design of the mixed-use project shall ensure that the residential units are of a residential character and that privacy between residential units and between other uses on the site is maximized.
4. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, paseos, courtyards, and walkways, as well as pedestrian scale amenities and street furniture.
5. Site planning and building design shall be compatible with and enhance the adjacent and surrounding built

environment in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

6. Any mixed-use development in which two-thirds or more of the gross floor area is developed with residential uses, in addition to complying with the design standards set forth in this section, shall comply with the provisions of Section 17.08.045 (Design Standards for Multi-Family Housing).

B. Building Orientation, Entrances, and Articulation

1. Orientation. The main building of a development shall be oriented to face a public street. Building frontages shall be generally parallel to streets. For all residential, retail, and office uses, at least one primary entrance to a ground-floor use shall face the adjacent street right-of-way. Ground-related entrances include entrances to ground-floor uses.

2. Ground Floor Transparency. At least 65 percent of the exterior walls on the ground floor facing the street shall include windows, doors, or other openings.

3. Nonresidential Entrances. Entries shall include clearly defined features of front façades and be of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have a more prominent building entrance while maintaining a pedestrian scale.

4. Transitional Space at Residential Entries. New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas fronting the primary street(s) and entrances. This type of element or equivalent shall be required for each unit or group of units, but no less than one of this type of element shall be provided.

5. Building Articulation. No street frontage wall may run in a continuous plane for more than 25 feet without building openings or offsets, or as approved by the Review Authority if the project is constrained by unusual parcel size, shape, use, or other features that the responsible Review Authority accepts as rendering this requirement infeasible. Offsets shall vary in depth and/or direction of at least 18 inches, or a repeated pattern of offsets, recesses, or projections of similar depth.

6. Structured Parking. Structured parking facing public streets shall be fronted or wrapped with actively occupied spaces such as storefronts, live/work units, residential community amenities, and lobbies. Access to parking shall be designed so that it is not prominent and ties into the adjacent architectural style. (Ord. 19-03 § 3, 2019)

C. Stoops are a unique opportunity to engage residential entries with the public realm, creating activation, opportunities for engagement, and safety. Additionally, stoops create a design aesthetic that supports a residential character on appropriate urban streets. All stoops shall conform to the following design standards:

1. Stoops shall be required for ground level residential units on all streets, regardless of typology.
2. Stoops shall be designed to address the street to provide the most direct access path and allow for the greatest amount of landscaping.
- 3.. Stoop or storefront access shall be required for all ground level live-work units, where the street frontage of the building exceeds 100 feet, unless otherwise explicitly approved by the design review authority, provided an alternative accessible path is included.
4. Stoops shall be elevated a maximum of 36 inches above grade or sidewalk.
5. Stoop porches, not including stairs, shall be a minimum of 20 square feet.
6. Stoops shall correspond directly to the building entry and be at least 4 feet wide.
7. Stoops and/or adjacent entry porches shall not be enclosed with solid walls or railings, or vegetation that creates a visual obstruction between the stoop/porch and the public sidewalk in order to maintain a sense of openness.
8. Stoops may have an over-hanging roof or awning no wider than the stoop.
9. Planter or porch walls parallel to the sidewalk and taller than 18 inches shall have an irrigated 18 inch planting bed at its base.

D. Courtyards and Plazas are outdoor rooms designed for public use and are defined by surrounding buildings and/or streets. Primary functions are to encourage a diversity of opportunities for social interaction and activities, to provide relief and relaxation, to expand and reinforce the public realm, and to contribute to the livability and general amenity of the Town Center and adjacent parts of the city. Proposed uses and design should be determined as part of the overall project design process and

shall comply with the established design standards:

1. Dimensions

a. Shall have a minimum area of 1,200 square feet and minimum dimensions of 30 feet by 40 feet.

2. Accessibility

a. Courtyards and plazas shall be open to a public street and sidewalk, on one or two-sides with an unobstructed opening dimension of 30 feet on any open side. An alley shall not be considered a public street

b. Security fences, walls, and entry gates shall not obstruct access from the sidewalk.

c. Raised planters shall not be located along the perimeter and used to privatize publicly accessible open space.

d. Shall be open and accessible to the public at a minimum from 7am to 10pm.

e. Signage shall identify the open space as a public amenity and the hours of accessibility.

f. Vehicular access, loading and parking uses shall be prohibited.

3. Materials.

a. Courtyards and plazas shall be of high-quality materials. Careful detailing shall include consideration of materials, their durability and appearance. No more than 25% of the area may be paved in standard concrete.

4. Landscaping

a. At least 25% of the courtyard surface shall be landscaped with live vegetation. Shade trees and gardens are strongly encouraged. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.

b. A minimum of one 36-inch box shade tree shall be provided per 600 square feet of publicly accessible open space in a planting area of at least 6 ft x 6 ft x 3 ft deep. At the time of planting, trees shall be at least 12-feet tall with a 2-inch caliper, 6-inch above the topmost root.

c. The property owner or agent shall maintain open space and landscaping within the publicly accessible open space.

5. Amenities

a. Seating at the ratio of one seat per 200 square feet of courtyard/plaza area shall be provided, in addition to any permitted outdoor dining, in dispersed locations throughout the space. Seating shall be either movable chairs, or fixed seats or benches, where such seats shall be 18 lineal inches each. Movable seating is strongly encouraged.

- b. Storefront and unit entries fronting on the open space shall be designed and lighted to address safety and avoid unsafe conditions such as limited visibility, poor illumination, or dark corners.
- c. A majority of the open space should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade is encouraged. Freestanding shading devices (single installation on the ground, such as trellis, patio covers, etc) shall be permitted within the open space, provided no more than 50% of the open space is covered.
- d. Permanent building projections, including cantilevered overhangs or balconies, may not project over the open space.
- e. Open space shall be inviting and well-illuminated at night with pedestrian-scaled lighting to address public safety. Fixtures may include low-level lights and overhead lights attached to building walls.
- f. A special feature (public art, water feature, specimen tree, or other such focal point) shall be provided for each publicly accessible open space plaza or courtyard.
- g. Bike racks, scooter parking areas, waste receptacles, and other street furnishings shall be provided.
- h. All publicly accessible open space shall follow the safety standards and considerations as defined by Crime Prevention Through Environmental Design (CPTED).
- i. Lighting shall be pedestrian-scaled and may include low-level bollard lights or overhead wall mounted fixture for a well illuminated area.

E. Paseos are narrow pedestrian passages that serve as mid-block crossings or access to interior courtyards. Their intimate scale and safety from vehicular traffic/noise makes them potentially vibrant destinations. Paseos are common to warm climates, where their sense of enclosure and relative shade also makes them an attractive alternative to street retail. Paseos should comply with the following design standards:

1. Dimensions

- a. Paseos shall not be more than 30 feet nor less than 20 feet wide. The directly adjacent building walls framing the paseo may not be greater than three times in elevation height than the width of the paseo. The building above this height must be setback a minimum of 20 feet.

2. Accessibility

- a. Paseos shall be physically and visually accessible from the public sidewalk, and must connect a public street with a different public street, alley or interior courtyard.
- b. Paseos must be at the same elevation as the public sidewalk. No security fences, walls or entry gates shall block passage during established hours.
- c. Signage shall identify the paseo as a public amenity.
- d. Vehicular access, loading and parking uses shall be prohibited within the paseo during hours of public accessibility.

3. Materials

- a. Paseos shall feature high quality, durable materials applied in a carefully detailed manner.
- b. Decorative paving compatible with the style of the adjacent structures shall be applied with no more than 25% of the paseo being paved in standard concrete.
- c. Street-level facade standards shall be applied to facades fronting onto the open space.

4. Landscaping

- a. A minimum of 10% of the paseo area shall be landscaped with live landscaping. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.
- b. A minimum of one 24-inch box shade tree shall be installed per 750 square feet of paseo area.
- c. Planters shall have a minimum soils area of 24 inches by 24 inches by 24 inches (24" x 24" x 24"), except where a tree is required, at which point the area and depth shall be increased to a minimum of 42 inches by 42 inches by 36 inches (42" x 42" x 36").
- e. The property owner or agent shall maintain open space and landscaping within the publicly accessible open space.

5. Amenities

- a. Seating at the ratio of one seat per 200 square feet of paseo area shall be provided, in addition to any permitted

outdoor dining, in dispersed locations throughout the space. Seating shall be either movable chairs, or fixed seats or benches, where such seats shall be construed to be 18 lineal inches each. Movable seating is strongly encouraged.

b. Storefronts, unit entries or stoops shall front onto the paseo when possible and shall be designed and lighted to address safety.

c. A majority of the paseo should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade should be provided.

d. Overhead structures, including canopies, awnings, cantilevered overhangs, or balconies, cannot cover greater than 25% of the paseo area. The remaining 75% must be open to the sky, although freestanding shade structures (trellises, patio covers, etc) shall be allowed, but a minimum of 50% of the paseo must remain uncovered.

e. Bike racks, scooter parking areas, waste receptacles, and other street furnishings shall be provided in the paseo.

f. Lighting shall be pedestrian-scaled and may include low-level bollard lights or overhead wall mounted fixtures for a well illuminated area.

17.12.060 Live/Work Standards

All live/work units shall comply with the regulations established in Division 4, Section 17.28.180 (Live/Work Units) of this title. (Ord. 19-03 § 3, 2019)

17.12.070 Open Space Requirements for Residential Uses

A. Type. Open space shall be in the form of private or common open space such as balconies, courtyards, at-grade patios (rear and side of the units), rooftop gardens, or terraces. Open standards for the R-3 zone shall apply.

B. Minimum Dimension. Balconies that are 30 inches or less in width or depth shall not be counted as open space.

C. Encroachment. Balconies that project over a public right-of-way shall be subject to approval by the City Engineer. (Ord. 19-03 § 3, 2019)

17.12.080 Mixed-Use Lot Consolidation Incentive Program

To encourage the assemblage of smaller lots into larger lots that can be developed more efficiently into a mixed-use project, the following incentives may be provided to a qualifying development at the Director’s discretion:

- A.** Reduction of planning permit application fees.
- B.** Priority in permit processing. (Ord. 19-03 § 3, 2019)

17.12.090 Other Application Regulations

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Division 3—Site Planning and General Development Standards and Division 4—Regulations for Specific Land Uses and Activities. (Ord. 19-03 § 3, 2019)

