CITY OF LOS ALAMITOS
3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA
PLANNING COMMISSION
REGULAR MEETING
Monday, February 10, 2014 - 7:00 P.M.

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

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

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Community Development Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk at the meeting for individuals with hearing impairments.

Persons wishing to address the Planning Commission on any item on the Planning Commission Agenda shall sign in on the Oral Communications Sign In sheet which is located on the podium once the item is called by the Chairperson. At this point, you may address the Planning Commission for up to FIVE MINUTES on that particular item.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL
   Commissioner Cuilty
   Commissioner Daniel
   Commissioner DeBolt
   Commissioner Grose
   Commissioner Riley
   Chair Loe
   Vice-Chair Sofelkanik

4. ORAL COMMUNICATIONS
   At this time any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. If you wish to speak on an item listed on the agenda, please sign in on the Oral Communications
5. APPROVAL OF MINUTES
None.

6. CONSENT CALENDAR
None.

7. PUBLIC HEARINGS

A. Revisit Conditional Use Permit 13-02 for Secondhand Shop and Social Service Facility – 5300 Katella Avenue.
Review of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue, APN 222-021-14 ( Applicant: Blair Pietrini – Grateful Hearts Storehouse).

Recommendation:
1. Open the Public Hearing; and, if appropriate,
2. Discuss the conditions of Resolution 13-07.

B. Consideration of the Removal of Local Landmark Designations for: 10901 Chestnut Street; 10802 Chestnut Street; 3372 Florista Street; 11062 Los Alamitos Boulevard.
During the January 13, 2014 meeting, the Planning Commission instructed Staff to bring back the remaining properties with Landmark Designations in order for them to be cleared from the local landmarks list including: 10901 Chestnut Street, 10802 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard.

Recommendation:
1. Conduct a public hearing; and, if appropriate,
8. STAFF REPORTS
The Commission is in the process of considering Zoning Ordinance Amendments related to “Detached Guest home,” “Guest House,” “Accessory Structures,” and “Driveways.” The Commission has provided direction to Staff for the amendments. Staff is requesting more time to solidify the changes and present them to the Commission at the March meeting (City Initiated).

Recommendation:

Staff recommends continuing the discussion to the next regularly scheduled Planning Commission meeting.

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR
None.

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

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

[-- APPEAL PROCEDURES --]
Any final determination by the Planning Commission may be appealed, and must be done so in writing to the Community Development Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of $1,000.00 in accordance with Los Alamitos Municipal Code Section 17.68 and Fee Resolution No. 2008-12.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Blvd.; not less than 72 hours prior to the meeting.

Tom Oliver
Planning Aide

Date: 3/5/14
City of Los Alamitos  
Planning Commission

Agenda Report  
Public Hearing  
February 10, 2014  
Item No: 7A

To: Chair Loe and Members of the Planning Commission  
Via: Tom Oliver, Planning Aide  
From: Steven A. Mendoza, Community Development/Public Works Director

Subject: Revisit Conditional Use Permit 13-02 for Secondhand Shop and Social Service Facility – 5300 Katella Avenue

Summary: Review of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue, APN 222-021-14 (Applicant: Blair Pietrini – Grateful Hearts Storehouse).

Recommendation:

1. Open the Public Hearing; and, if appropriate;
2. Discuss the conditions of Resolution 13-07.

Applicant: Blair Pietrini – Grateful Hearts Storehouse

Location: 5300 Katella Avenue, APN 222-021-14

Environmental: A Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, was prepared and filed for the project in accordance with the California Environmental Quality Act. The proposed use is within an existing building with no proposed alterations or expansion.

Approval Criteria: Section 17.10.020 (Land Uses and Permit Requirements), Table 2-04 (Allowed Uses and Permit Requirements) of the Los Alamitos Municipal Code (LAMC) allows both Secondhand Shops and Social Service Facilities in the Commercial Office (C-O) Zoning District with the approval of a Conditional Use Permit.
Noticing: Notices announcing the Planning Commission Meeting, discussing this Conditional Use Permit, were mailed to 31 property owners and 48 commercial occupants within 500 feet of the proposed location on January 29, 2014. A public notice regarding this meeting was also published in the News Enterprise on January 29, 2014.

Background

An application was filed for a Conditional Use Permit to operate a secondhand shop and social service facility at 5300 Katella Avenue, at the corner of Winners Circle and Katella, which the Planning Commission approved in June 2013. Tonight, the Commission will review the conditions as noted in Condition 31 which states, “The Conditional Use Permit shall be reviewed by the Planning Commission in February, 2014 to insure that the property is being properly maintained.”
The shop and facility is managed by Grateful Hearts which has located a business in the 14,455 square foot building. At the location they have a thrift store, offices, and storage for their food distribution to those in need within the community.

Grateful Hearts has employees, volunteers, and drivers who pick up groceries from several different grocery stores five times a week and pick up furniture once a week in their own mid-sized trucks. The drivers bring the trucks back to the warehouse and unload each of those days at the back of the warehouse. Rarely do they receive large truck donations. The thrift store receives donations in the back of the warehouse, using large red bins on wheels that sit inside the facility, and bags of donations go inside them. When someone drops off bags, they take the donations inside and give the donor a receipt if they would like one.

Furniture is received in the back of the warehouse as well. Most of the donations of furniture or appliances received are picked up with the trucks. Grateful Hearts stresses before pick up of items that they are clean, furniture is without rips, tears, or stains and the drivers have the right to refuse anything that is not up to standard, so they usually do not have to do any cleaning. If they do clean items, they do it in the back of the building. At this facility, they would consider doing cleaning out on the cement pad behind the curtained area; but, the need to clean items is highly unusual.

The Original Conditions

Below is a table showing the original Conditions from the resolution approving this secondhand store and social service facility. Tonight, the Commission will review the conditions of Resolution 13-07 as noted in Condition 31 below, which states, "The Conditional Use Permit shall be reviewed by the Planning Commission in February, 2014 to insure that the property is being properly maintained." Staff's opinion of the applicant's compliance with these conditions is noted in the boxes on the right:

| CONDITION | CONDITION MET "YES" | CONDITION MET "NO"
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<td>1. Approval of this application is to allow a 14,455 square foot secondhand store and social service facility at 5300 Katella Avenue, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 13-02 noted thereon, and on file in the Community Development Department (Exhibit A). Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Community Development Director. If the Community Development Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Community Development Director without requiring a public meeting.</td>
<td>Yes</td>
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2. Any proposal to expand the use beyond that which is shown in the relevant drawings and all documents that are a part of this application that are included in this approval shall require a modification to be approved by the Planning Commission. **Yes**

3. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. **Yes**

4. Approval of the Conditional Use Permit shall be valid for a period of eighteen (18) months from the date of determination. If the use approved by this action is not established within such time period, such approval shall be terminated and shall thereafter be null and void. **Yes**

5. Failure to satisfy and/or comply with the Conditions herein may result in a recommendation to the Planning Commission and/or City Council for revocation of this approval. **Yes**

6. Prior to permit issuance, the applicant, and applicant's successors in interest, shall be responsible for payment of all applicable fees. **Yes**

7. Prior to permit issuance, the property owner and applicant shall file an Agreement Accepting Conditions of Approval with the Community Development Department. The property owner and applicant shall be required to record the agreement with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department. **Yes**

8. The applicant shall apply for a background check with the Police Department and receive a City Secondhand Dealers Permit prior to receiving a business license for this business. If such a permit is not received, then this CUP shall be valid only for the social services facility use and not for the secondhand use. **Yes**

9. This Conditional Use Permit does not permit the ability to convert this address at some later date into a pawn shop. This permit allows for the resale of traditional thrift store goods only. No gun sales shall be permitted. **Yes**

10. The awnings over the loading dock area shall be repaired, to the approval of the Community Development Director, before occupancy of the building. **Yes**

11. Secondhand sales operation shall be conducted only between the hours of 8:00 AM to 9:00 PM daily. **Yes**

12. Deliveries shall only take place during the hours of 6:00 AM to 10:00 PM daily. **Yes**

13. Deliveries shall take place only on the loading dock, and off-loaded items must immediately be moved to the interior of the building. **Yes**
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<tr>
<td>14.</td>
<td>There shall be no outdoor sales or outdoor displays unless a Special Event Permit is first obtained from the City.</td>
<td>No, but will correct.</td>
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<td>15.</td>
<td>No donations of any kind shall be left outside of the building.</td>
<td>Yes</td>
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<td>16.</td>
<td>The gates for the perimeter fencing, surrounding the property, shall be closed at the end of each business day.</td>
<td>Yes</td>
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<td>17.</td>
<td>All landscaping in the site, including, without limitation, trees, shrubs and other vegetation, drainage and irrigation systems, shall be permanently maintained in good, first class condition, healthy, without deterioration, free of waste and debris, by the Applicant or Owner of the property. Dead or diseased plants shall be promptly replaced with landscaping similar in type, size and quality. Automatic irrigation systems shall be properly maintained and other reasonable and adequate landscape maintenance facilities and procedures shall be provided to fulfill the foregoing requirements.</td>
<td>Yes, gophers are a problem, but has a gopher eradication contract</td>
</tr>
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<td>18.</td>
<td>The applicant agrees to maintain the site per Section 17.14.070 of the Los Alamitos Municipal Code.</td>
<td>No, Gourmet Pie Company is beginning to repair and slurry seal parking lot. Also, exposed broken electrical wires in Northwest and Northeast landscaping must be repaired immediately.</td>
</tr>
<tr>
<td>19.</td>
<td>Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code and/or any Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Director.</td>
<td>Yes</td>
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<td>20.</td>
<td>Applicant shall comply with applicable City, County, and/or State regulations.</td>
<td>Yes</td>
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<tr>
<td><strong>Building Division</strong></td>
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<td>21.</td>
<td>The applicant/operator shall submit complete plans, including necessary engineered drawings, for plan check prior to building permit application for any tenant improvements.</td>
<td>Yes</td>
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<td>22.</td>
<td>Periods of construction during which noise levels may have an adverse impact on nearby uses shall be limited as follows: 7:00 AM until 5:00 PM during the week; 8:00 AM until 5:00 PM on Saturday; and not at all on Sunday or federal holidays.</td>
<td>Yes</td>
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<td><strong>Code Enforcement</strong></td>
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<td>23.</td>
<td>The tenant shall contact the City if they intend to erect any signs, banners, flags, or other similar items in conjunction with the operation of this business to obtain a permit for those uses.</td>
<td>Yes</td>
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<tr>
<td>24.</td>
<td>No outdoor sales or displays will be permitted</td>
<td>No, but will correct.</td>
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<tr>
<td><strong>Orange County Fire Authority</strong></td>
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<td>25.</td>
<td>The tenant use and tenant improvements shall be in compliance with Orange County Fire Authority regulations and will obtain all required permits.</td>
<td>Yes</td>
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**Los Alamitos Police Department**
26. In accordance with Chapter 5.36 PAWN BROKERS AND SECONDHAND DEALERS, applicant will be required to annually obtain a Secondhand Dealers Permit from the City. | Yes |

27. The applicant agrees to comply with all the requirements described in Municipal Code Chapter 5.36 concerning “Secondhand Dealers.” | Yes |

28. Applicant shall be required to keep business inventory and transaction records subject to inspection by the Chief of Police or his designee. All consignment item records shall contain the following: name, address, and phone number of the person placing the item on consignment, as well as record of a valid government issued identification. | Yes |

29. The applicant shall install a video surveillance system for security purposes. | No, but in the process of installation |

30. The Conditional Use Permit for the Secondhand Shop and Social Service facility shall not be effective until the following repair work has been completed and the applicant shall not be allowed to operate until such time. Improvements include: fence and gate replacement with locking gates, paint, replacement or removal of ripped awning, bring landscaping back up to a thriving condition, needed irrigation repairs, monument sign repair and curtain replacement or removal. | Yes |

31. The Conditional Use Permit shall be reviewed by the Planning Commission in February, 2014 to insure that the property is being properly maintained. | Tonight, Yes |

**Recommendation**

Staff reviewed the conditions, visited the site, and looked for any records of code violation and finds that Grateful Hearts is, for the most part, in compliance with the conditions approved in Resolution number 13-07. At this point, the Planning Commission can take any or a combination of the following actions:

1. Add additional conditions if it deems necessary;
2. Schedule a further review date;
3. Determine that there is no need for any further action;
4. Provide a recommendation to the City Council to revoke the Conditional Use Permit.

Staff recommends that there is no need for further action provided that the repair of the parking lot and installation of the video surveillance system be completed within two months. Should outdoor sales continue or the repairs not be made timely, Staff recommends that it be brought back at that time to commence revocation proceedings in accordance with Chapter 17.72 of the LAMC.

*Attachment 1) Original Staff Report and Resolution*
City of Los Alamitos
Planning Commission

Agenda Report                  June 10, 2013
Public Hearing                  Item No: 7A

To: Chair Grose and Members of the Planning Commission
Via: Tom Oliver, Planning Aide
From: Steven A. Mendoza, Director of Community Development
Subject: Conditional Use Permit 13-02 for Secondhand Shop and Social Service Facility – 5300 Katella Avenue

Summary: Consideration of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue (Applicant: Blair Pietrini – Grateful Hearts Storehouse).

Recommendation:
1. Open the Public Hearing; and, if appropriate,

Applicant: Blair Pietrini – Grateful Hearts Storehouse
Location: 5300 Katella Avenue, APN 222-021-14
Environmental: A Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, has been prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is within an existing building with no proposed alterations or expansion.

Approval Criteria: Section 17.10.020 (Land Uses and Permit Requirements), Table 2-04 (Allowed Uses and Permit Requirements) of the
Los Alamitos Municipal Code (LAMC) allows both Secondhand Shops and Social Service Facilities in the Commercial Office (C-O) Zoning District with the approval of a Conditional Use Permit.

Noticing: Notices announcing the Planning Commission Meeting, discussing this Conditional Use Permit, were mailed to 31 property owners and 48 commercial occupants within 500 feet of the proposed location on May 28, 2013. A public notice regarding this meeting was also published in the News Enterprise on May 29, 2013.

Entitlement History for 5300 Katella

CUP 05-12 - Conditional Use Permit for Auto Detailing - Approved
CUP 03-08 – Conditional Use Permit for retail auto sales & accessories - Approved
CUP 01-03 – Conditional Use Permit for joint use parking w/11042 Winners Circle - Approved
CUP 00-11 - Conditional Use Permit for automotive service facility - Approved
SPR 00-09 – Site Plan Review for construction of auto service/repair facility Approved

Background

An application has been filed for a Conditional Use Permit to operate a secondhand shop and social service facility at 5300 Katella Avenue, at the corner of Winners Circle
and Katella. The Applicant is proposing to locate this business in a 14,455 square foot building. The current use at the building is the retail sales arm of "Hockeytron" which will close this showroom since they experience more business transactions through online sales.

The City’s municipal code defines secondhand/consignment store as "a retail establishment engaged in selling used merchandise (e.g., clothing, furniture, books, shoes, household appliances, etc.) on consignment. Merchandise is brought to the establishment and processed by marking, cleaning, sorting, and storing as a major part of the primary use."

The City’s municipal code currently defines social service facilities as "facilities providing assistance and aid to those persons requiring counseling and/or treatment for psychological problems, addictions, learning disabilities, physical disabilities or to those persons in need of food and/or shelter. Licensing is required by the California State Department of Social Services. This may include feeding centers, homeless shelters, and substance abuse recovery and treatment facilities." A photograph of one of Grateful Heart’s existing stores is below:

![Photograph of a store](image)

The proposed shop and facility will be managed by Grateful Hearts. They would like to have a thrift store, offices, and storage for their food distribution to those in need within the community. The use at this location will not replace their storehouses or their other thrift stores, such as "Thrift Redefined" at the corner of Cerritos and Bloomfield or "The Feed Store" in Long Beach. Here is how they describe their business:
A Grateful Hearts Overview

In 2012...
*Over 52,000 people were served
*Over 500 pieces of large furniture and appliances were distributed.
*Through our partnership with six local Albertsons, over 1300 Holiday Meals were provided to families in need,
*463 of those families being from some branch of the military. (Including Vets, JFTB and Seal Beach Jr. Sailors)
*Through our Adopt-a-Family Christmas program we provided Christmas gifts for 1300 children who might otherwise go without.
*Our distribution program expanded to include The Cancer and Severe Blood Disorder wing of Miller’s Children’s Hospital. (We were able to provide gifts to teens that often get forgotten)
*We provided all of the food for the Bell Armory Annual Soldiers Holiday Party for 300 soldiers and their families.

Regular Operations:

*Each week we add new agencies that we assist with various items such as food, clothing, furniture, appliances, medical supplies and household necessities.
*Currently we assist over 75 outside agencies.

(Salvation Army, DCFS, MHA the Village, Various Sober Living Homes, Impoverished School Districts, US Vets, Several Mental Health Facilities, American Red Cross, Veteran Affairs, Orange County Task Force on Human Trafficking, Various Shelters and many others)

*We deliver food to shut-ins who by reason of illness or injury are not able to get access to food. (We were awarded a $10,000 three years ago from “Access to Food” to purchase a delivery van for this program)

- Special Needs Program-
- We partner with the Los Alamitos School District to provide a place where students with special needs can come and learn work and social skills in a positive atmosphere. We currently have approximately ten students from this program on an ongoing basis.
Our special needs program also includes the Marine Adult Therapeutic Center and the Easter Seals.
Community Service Program -
*We currently have students from ten high schools completing their community service hours at our facility any given week.
*We are an approved site for court ordered community service in partnership with the Volunteer Center of Long Beach, South Bay Harbor Volunteer Center, Orange County Probation Board, Bellflower Volunteer Center, and the LA Superior Court.

(Individuals may complete their mandatory community service hours – upon prior approval from Grateful Hearts.

* We receive ongoing large capacity donations from Businesses such as CVS that we do not sell, but distribute to partner agencies in need, with items such as over the counter medical supplies.

* UCLA Medical Facility Homeless Clinic  
* Miller’s Children’s Hospital  
* Lestonnac Free Clinic (We also supplied them with office furniture)

* We recently received a pallet of new unopened cosmetics that we have been able to distribute with:
  * Honoring our Fallen- For gift baskets for soldier’s widows
  * Orange County Task Force against Human Trafficking- For a Make-Over Event for Human Trafficking Survivors to promote self worth.

* We have several Agency days when specific agencies can come to our facility and receive food for their clients such as:
  * MHA-the Village- Long Beach Mental Health
  * Veterans of America (VA)
  * U.S. Vets
    * We have an active and ongoing partnership with the Joint Force Training Base and Veteran Services to help them in any capacity necessary.

* We partner with organizations such as DCFS – (Child and family services) to provide items such as refrigerators to single moms who risk losing their children to the system, simply because they do not own this appliance.

  * We also provide everything necessary for household maintenance to those who have experienced hardship such as house fires, domestic violence situations, and others.
Example:
Through our partnership with Miller’s Children’s Hospital, a mother of 6 was referred to us when her 4-year-old boy was diagnosed with stage 4-lung cancer. She could not work because she had to stay with her young son through his many rounds of chemotherapy. They helped her to find an apartment, but she had no money for furniture and very little for food. We were able to supply her with everything she needed for her home including: Refrigerator, beds, sofas, tables, lamps, linens, a desk and kitchen items. She receives supplemental food from us on a regular basis now and we keep up on her family and the progress of her little boy.

In addition to the current programs held at Grateful Hearts each year, we have desired to provide other necessary community programs, but have never had the space to do so.

*Each year we hold a “Back to School “ supply distribution for families in need, and we have desired to add Literacy classes and ESL classes to this program, but were not able to add any due to space issues.

This new facility would help us to realize some of these goals, thus enabling us to help more families within our community who are struggling.

Grateful Hearts has employees, volunteers, and drivers who pick up groceries from several different grocery stores five times a week and pick up furniture once a week in their own mid-sized trucks. The drivers bring the trucks back to the warehouse and unload each of those days at the back of the warehouse. Rarely do they receive large truck donations. The thrift store receives donations in the back of the warehouse, using large red bins on wheels that sit inside the facility, and bags of donations go inside them. When someone drops off bags, they take the donations inside and give the donor a receipt if they would like one.

Furniture is received in the back of the warehouse as well. Most of the donations of furniture or appliances received are picked up with the trucks. Grateful Hearts stresses before pick up of items that they are clean, furniture is without rips, tears, or stains, and the drivers have the right to refuse anything that is not up to standard, so they usually do not have to do any cleaning. If they do clean items, they do it in the back of the building. At this facility, they would consider doing cleaning out on the cement pad behind the curtained area. But, the need to clean items is highly unusual.

Requirements for a Conditional Use Permit (CUP)

The purpose of a CUP is to ensure the compatibility of a use in terms of configuration, design, location, and potential impacts of the proposed use, to evaluate the compatibility
of the proposed use with the surrounding uses, and the suitability of the use to the site, to ensure the protection of the public convenience, health, interest, safety, and welfare LAMC § 17.42.010 A & B.

The findings that have to be made for a CUP to be granted are as follows:

1. A determination that the use will or will not endanger the public health, safety or general welfare if located where proposed and developed, and that the use will or will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibrations;

2. That the use does or does not meet the required conditions and specifications set forth in the zoning district where it proposes to locate;

3. That the location and character of the use, if developed according to the plan as submitted for approval, will or will not be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos general plan;

**Compatibility with the Surrounding Area**

The adjacent properties are developed and zoned as follows:

- **North:** Retail shops (such as Costco) in the City of Cypress.
- **East:** Gourmet Pie Company Restaurant in the Commercial Office (C-O) Zoning District.
- **South:** Norms Auto Repair in the Planned Light Industrial (P-M) Zoning District.
- **West:** City National Bank in the Commercial Office (C-O) Zoning District.

Pursuant to LAMC Section 17.10.020, both the proposed secondhand shop and social service facilities require the approval of a Conditional Use Permit.

The location of the proposed uses is the C-O zone which is intended to support office uses, is partially bordered by industrial uses and limited retail commercial and other related use facilities. Both secondhand stores and social service facilities are allowed in this zone pursuant to a CUP if the findings can be made. The property complies with the conditions and specifications of the C-O zone. The proposed use is partially bordered by industrial uses and is 340 feet from the nearest residential homes. There are other social service facilities located in this zone and in the general vicinity. The uses will be conducted indoors and will not generate nuisance conditions; none of the proposed uses (secondhand store, office, food distribution/storage) are the types of uses which would create noise, glare, odor, vibrations and other nuisance problems.
Site Plan/Floor Plan

The attached site plan shows the location of the proposed business. The Applicant has no plans for improvement or construction other than the installation of new signage. Grateful Hearts will use the building as it stands. Condition number 21 has been included to assure proper approvals and permits are obtained.

Parking

The building this use would be located in has 14,455 square feet of gross floor area. The use will act primarily as a retail and service site and has the appropriate parking to meet the needs of retail customers and employees. The secondhand retail use and social service facility would require a total of 58 spaces; (based on 1 per 250 sq. ft.); because the center has 77 spaces, it has more than sufficient parking for this proposed use.
Although this proposed use is a "second-hand/consignment store" and not a "pawn shop" (defined as a retail establishment that accepts personal property as collateral for loans, as well as offering property for sale to the public), both state law and the Los Alamitos Municipal Code require that any retail sellers of used/pre-owned merchandise (other than vehicles) obtain a second-hand dealer permit.

In accordance with Chapter 5.36 PAWN BROKERS AND SECONDHAND DEALERS, the applicant will be required to annually obtain a Secondhand Dealers Permit from the City which comprises a background check. The applicant has already submitted the proper forms for this background check which is in progress through the Police Department. Chapter 5.36 also imposes several requirements that Staff has conditioned in the resolution as numbers 26 through 28. This is consistent with state regulations pertaining to second-hand dealers discussed below.

State Regulations

Pursuant to Business & Professions Code § 21641 and Financial Code § 21300, City and County licensing agencies are delegated the responsibility to implement the State secondhand dealer and State pawnbroker licensing process into their local program. As such, the City Council adopted Chapter 5.36 which regulates pawnbroker and secondhand dealer permit. The permit expires every year concurrent with the permittee's business license. A permit under this Chapter 5.36 will be required as condition to CUP approval (condition #26).
Potential Impacts

Staff remains concerned about the potential for late night/after hours drop off of donations. As a deterrent, Staff has added condition number 16, requiring the gates on the perimeter fencing to be closed after business hours, to mitigate this potential activity.

Recommendation

Staff reviewed the application, researched the surrounding area and finds that the proposed use is compatible and harmonious with surrounding uses and that it will not negatively impact the health, welfare or safety of the public. Further, it will not negatively impact the available parking supply to the detriment of the surrounding tenants, will not create excessive noise or vibrations, or other nuisance conditions. The use will be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos General Plan. Grateful Hearts has already provided a service to this community for a number of years in its current location in a positive manner. Staff recommends approval of the Conditional Use Permit, with conditions.

Attachment:  
1. Draft Planning Commission Resolution No. 13-07  
2. Site Plan
RESOLUTION NO. 13-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 13-02 TO OPERATE A 14,455 SQUARE FOOT SECONDHAND SHOP AND SOCIAL SERVICE FACILITY IN A COMMERCIAL BUILDING AT 5300 KATELLA AVENUE IN THE COMMERCIAL-OFFICE (C-O) ZONING DISTRICT, APN 222-021-14 (APPLICANT: BLAIR PIETRINI – GRATEFUL HEART’S STOREHOUSE)

WHEREAS, an application for a Conditional Use Permit was submitted by the applicant to allow a secondhand shop and social service facility at the subject property; and,

WHEREAS, said verified application constitutes a request as required by Section 17.10.020, Table 2-04 of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on June 10, 2013; and,

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS DOES HEREBY RESOLVE AS FOLLOWS:

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

SECTION 2. Conditional Use Permit 13-02 is hereby approved to allow the 14,455 square foot building on the subject property to be used as both a secondhand shop and social service facility on the subject property based upon the following findings and determinations:

1. The uses, as a secondhand shop and social service facility as conditioned, will not endanger the public health, safety, or general welfare. The uses will be conducted indoors and neither use is the type of use which would create noise, glare, odor, vibration, or other nuisance conditions. The only issue of possible concern, donations being dropped off after business hours, has been addressed through the imposition of a condition requiring that the gates be shut. The site is located three hundred and forty (340) feet away from the nearest residential building and the residential area is buffered by the 62-foot wide Winner’s Circle, a parking lot, and industrial buildings. The location is in a zone (C-O) which
is intended to support office and limited commercial retail uses, and is partially bordered by industrial uses.

2. The proposed use as a secondhand dealer and social service facility will be located in an office area and is a conditionally permitted use within the Commercial Office (C-O) Zoning District. The C-O Zoning District permits secondhand uses and social service facilities provided that the uses are found to be compatible and harmonious with surrounding uses with the approval of a Conditional Use Permit.

3. The proposed secondhand use and social service facility is compatible with similar uses located in the Commercial Office (C-O) Zoning District and is surrounded by retail, service, and restaurant uses, and is in harmony with those uses. The proposed use will fulfill a need of individuals or families with children who are homeless or hungry.

4. The decision to approve the Conditional Use Permit for both uses is based on review by the Planning Commission of the plans and specifications submitted for the proposed project and on oral and written testimony given to the Planning Commission.

5. A Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, has been prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is within an existing building with no proposed alterations or expansion.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves the application described above subject to the following conditions:

Planning Division

1. Approval of this application is to allow a 14,455 square foot secondhand store and social service facility at 5300 Katella Avenue, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 13-02 noted thereon, and on file in the Community Development Department (Exhibit A). Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Community Development Director. If the Community Development Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment
may be approved by the Community Development Director without requiring a public meeting.

2. Any proposal to expand the use beyond that which is shown in the relevant drawings and all documents that are a part of this application that are included in this approval shall require a modification to be approved by the Planning Commission.

3. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

4. Approval of the Conditional Use Permit shall be valid for a period of eighteen (18) months from the date of determination. If the use approved by this action is not established within such time period, such approval shall be terminated and shall thereafter be null and void.

5. Failure to satisfy and/or comply with the conditions herein may result in a recommendation to the Planning Commission and/or City Council for revocation of this approval.

6. Prior to permit issuance, the applicant, and applicant's successors in interest, shall be responsible for payment of all applicable fees.

7. Prior to permit issuance, the property owner and applicant shall file an Agreement Accepting Conditions of Approval with the Community Development Department. The property owner and applicant shall be required to record the agreement with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department.

8. The applicant shall apply for a background check with the Police Department and receive a City Secondhand Dealers Permit prior to receiving a business license for this business. If such a permit is not
received, then this CUP shall be valid only for the social services facility use and not for the secondhand use.

9. This Conditional Use Permit does not permit the ability to convert this address at some later date into a pawn shop. This permit allows for the resale of traditional thrift store goods only. No gun sales shall be permitted.

10. The awnings over the loading dock area shall be repaired, to the approval of the Community Development Director, before occupancy of the building.

11. Secondhand sales operation shall be conducted only between the hours of 8:00 a.m. to 9:00 p.m. daily.

12. Deliveries shall only take place during the hours of 6:00 a.m. to 10:00 p.m. daily.

13. Deliveries shall take place only on the loading dock, and off-loaded items must immediately be moved to the interior of the building.

14. There shall be no outdoor sales or outdoor displays unless a Special Event Permit is first obtained from the City.

15. No donations of any kind shall be left outside of the building.

16. The gates for the perimeter fencing, surrounding the property, shall be closed at the end of each business day.

17. All landscaping in the site, including, without limitation, trees, shrubs and other vegetation, drainage and irrigation systems, shall be permanently maintained in good, first class condition, healthy, without deterioration, free of waste and debris, by the Applicant or Owner of the property. Dead or diseased plants shall be promptly replaced with landscaping similar in type, size and quality. Automatic irrigation systems shall be properly maintained and other reasonable and adequate landscape maintenance facilities and procedures shall be provided to fulfill the foregoing requirements.


19. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code and/or any Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Director.
20. Applicant shall comply with applicable City, County, and/or State regulations.

**Building Division**

21. The applicant/operator shall submit complete plans, including necessary engineered drawings, for plan check prior to building permit application for any tenant improvements.

22. Periods of construction during which noise levels may have an adverse impact on nearby uses shall be limited as follows: 7:00 a.m. until 5:00 p.m. during the week; 8:00 a.m. until 5:00 p.m. on Saturday; and not at all on Sunday or federal holidays.

**Code Enforcement**

23. The tenant shall contact the City if they intend to erect any signs, banners, flags, or other similar items in conjunction with the operation of this business to obtain a permit for those uses.

24. No outdoor sales or displays will be permitted.

**Orange County Fire Authority**

25. The tenant use and tenant improvements shall be in compliance with Orange County Fire Authority regulations and will obtain all required permits.

**Los Alamitos Police Department**

26. In accordance with Chapter 5.36 Pawnsbrokers and Secondhand Dealers, applicant will be required to annually obtain a Secondhand Dealers Permit from the City.

27. The applicant agrees to comply with all the requirements described in Municipal Code Chapter 5.36 concerning “Secondhand Dealers.”

28. Applicant shall be required to keep business inventory and transaction records subject to inspection by the Chief of Police or his designee. All consignment item records shall contain the following: name, address, and phone number of the person placing the item on consignment, as well as record of a valid government issued identification.

29. The applicant shall install a video surveillance system for security purposes.
30. The Conditional Use Permit for the Secondhand Shop and Social Service facility shall not be effective until the following repair work has been completed and the applicant shall not be allowed to operate until such time. Improvements include: fence and gate replacement with locking gates, paint, replacement or removal of ripped awning, bring landscaping back up to a thriving condition, needed irrigation repairs, monument sign repair and curtain replacement or removal.

31. The Conditional Use Permit shall be reviewed by the Planning Commission in February, 2014 to insure that the property is being properly maintained.

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same and shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 10th day of June, 2013.

[Signature]
Wendy Grose, Chairman

ATTEST:

[Signature]
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney
I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 10th day of June, 2013, by the following vote, to wit:

AYES: Daniel, DeBolt, Grose, Loe, Sofelkanik
NOES: None
ABSENT: Riley, Sutherland
ABSTAIN: None

Steven Mendoza, Secretary
# City of Los Alamitos
## Planning Commission

### Agenda Report

**Public Hearing**  
February 10, 2014  
Item No: 7B

| To: | Chair Loe and Members of the Planning Commission |
| Via: | Steven A. Mendoza, Community Development/Public Works Director |
| From: | Tom Oliver, Planning Aide |
| Subject: | Removal of Local Landmark Designations for:  
10901 Chestnut Street  
10802 Chestnut Street  
3372 Florista Street  
11062 Los Alamitos Boulevard |

## Summary:
During the January 13, 2014 meeting, the Planning Commission instructed Staff to bring back the remaining properties with Landmark Designations in order for them to be cleared from the local landmarks list including: 10901 Chestnut Street, 10802 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard.

## Recommendation:

1. Open the Public Hearing; and, if appropriate:

Discussion

On May 14, 2012, the Planning Commission adopted a resolution designating certain properties as Local Landmarks. During the January 13, 2014 Commission meeting the Commission removed the designation from 10872 Chestnut Street based on the fact that it had been determined that a public hearing had not been held as required by the Los Alamitos Municipal Code. During that same January 13, 2014 meeting, the Commission further recommended that the Local Landmark designation on the remaining properties be brought back before the Planning Commission at the next meeting for removal.

The attached Resolution has been provided to solidify the action requested by the Commission. This will complete the task and if approved, no Los Alamitos properties will be encumbered by a Local Landmark designation.

This item has been noticed for a public hearing.

Fiscal Impact

None

Attachments: 1) Planning Commission Resolution 14-04
2) Public Hearing Notice
3) Copy of Mailing List
4) Copies of Correspondence to Owners
5) Title Information
6) Museum Association Letter
RESOLUTION NO. 14-04


WHEREAS, the City’s General Plan Conservation Element 2-4.4.1 directs Staff to work with the Los Alamitos Museum Association to compile and maintain an inventory of architectural, cultural, and historic resources; and,

WHEREAS, in April 2012 the Planning Department received a list of addresses from the Los Alamitos Museum Association, Inc. with which to begin an inventory; and,

WHEREAS, the Los Alamitos Municipal Code describes the procedure for designating Local Landmarks for this inventory in Section 17.22.040; and,

WHEREAS, Section 17.22.040B of the Los Alamitos Municipal Code requires a public hearing regarding local landmark designations; and,

WHEREAS, on May 14, 2012 the Planning Commission adopted Resolution No. 2012-03 adding the following addresses to an inventory of the City’s architectural, cultural, and historical resources and placed the Resolution in each building address file to ensure that the City’s architectural heritage was not lost through building demolitions and inappropriate remodeling efforts:

- Single family residence at 10901 Chestnut Street.
- Single family residence at 10802 Chestnut Street.
- Single family residence at 3372 Florista Street.
- Los Alamitos Museum at 11062 Los Alamitos Boulevard; and,

WHEREAS, the City Attorney has determined that Resolution No. 2012-03 was adopted without the required public hearing and recommends that the designation be removed from 10901 Chestnut Street, 10802 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard; and,

WHEREAS, Staff has noticed this as a public hearing, noticing affected property owners and property owners and businesses within a 500’ radius; and,

WHEREAS, Staff has published said notice in the News Enterprise on Wednesday, January 29, 2014; and,
WHEREAS, Staff has posted the notice in three public places within the City as required.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

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

SECTION 2. The Planning Commission removes the local landmark designation from, and directs Staff to remove the following addresses from, the inventory of the City's architectural, cultural, and historical resources and to place this Resolution in the building address files to ensure that these properties are free from any local restrictions related to the previous designation as Local Landmarks:

- Single family residence at 10901 Chestnut Street (APN 242-202-17)
- Single family residence at 10802 Chestnut Street (APN 242-193-06)
- Single family residence at 3372 Florista Street (APN 242-202-21)
- Los Alamitos Museum at 11062 Los Alamitos Boulevard (APN 222-091-07)

SECTION 3. The Secretary of the Planning Commission shall forward a copy of this Resolution to the owners of each property, the Los Alamitos Museum Association, and any other person requesting the same.

PASSED, APPROVED, AND ADOPTED this 10th day of February, 2014.

__________________________________________
Chair Loe

ATTEST:

__________________________________________
Steven Mendoza, Secretary

APPROVED AS TO FORM:

__________________________________________
Lisa Kranitz
Assistant City Attorney
I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 10th day of February, 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

REQUEST: To remove remaining properties from the City's Local Landmark list including 10901 Chestnut Street, 10802 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard. Environmental Determination: None required.

REQUEST: Six month review of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue (Applicant: Blair Pietrini – Grateful Hearts Storehouse). Environmental Determination: A Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, was prepared and filed for the project in accordance with the California Environmental Quality Act.

REQUEST: Consideration of a Zoning Ordinance Amendment (13-05) to remove definitions and codes pertaining to the terms “Detached Guesthouse” and “Guest house” to eliminate confusion of separately defined Secondary Residential Units (Citywide) (City initiated). Environmental Determination: The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City’s environmental review procedures in that the proposed amendments are exempt from California Environmental Quality Act review per Section 15061(b)(3) of the California State Government Code because the Code Amendments will have no significant effect on the environment.

REQUEST: Consideration of a Zoning Ordinance Amendment (14-01) pertaining to the term “driveway(s)” to require a landscaping strip in a front setback covering the five feet between the driveway and a neighboring property line, unless approved by a Site Plan Review, and a requirement for a Site Plan Review if a resident requests two or more curb cuts for driveways on a single residential parcel (Citywide) (City initiated). Environmental Determination: The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City’s environmental review procedures in that the proposed amendments are exempt from California Environmental Quality Act review per Section 15061(b)(3) of the California State Government Code because the Code Amendments will have no significant effect on the environment.

This is a Public Hearing and you are invited to attend and comment on the proposed actions described above. If you challenge any action related to the proposed actions above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing. Questions or comments can be directed to the Community Development Department, (562) 431-3538, Ext. 300, City Hall, 3191 Katella Avenue, Los Alamitos, California 90720. Written and oral testimony is invited.

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

Respectfully Submitted,
Steven Mendoza, Community Development/Public Works Director
CLASSIFIEDS

LEGAL NOTICES

PUBLIC NOTICE
CITY OF LOS ALAMITOS
City Council Chamber
3191 Katella Avenue
Los Alamitos, CA 90720

DATE: Monday, February 10, 2014
TIME: 7:00 PM

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

Request: To remove remaining properties from the City's Local Landmark list including 10901 Chestnut Street, 10662 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard. Environmental Determination: None required.

Request: Six month review of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue (Applicant: Blair Pietrini – Grateful Hearts Storehouse). Environmental Determination: A Class 1 Categorical Exemption pursuant to Section 15301 – Existing Facilities, was prepared and filed for the project in accordance with the California Environmental Quality Act.

Request: Consideration of a Zoning Ordinance Amendment (14-01) pertaining to the term "driveway(s)" to require a landscaping strip in front of a setback covering the five feet between the driveway and a neighboring property line, unless approved by a Site Plan Review, and a requirement for a Site Plan Review if a resident requests two or more curb cuts for driveways on a single residential parcel (Citywide) (City initiated). Environmental Determination: The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures in that the proposed amendments are exempt from California Environmental Quality Act review per Section 15061(b)(3) of the California State Government Code because the Code Amendments will have no significant effect on the environment.

This is a Public Hearing and you are invited to attend and comment on the proposed actions described above. If you challenge any action related to the proposed actions above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the Public Hearing. Questions or comments can be directed to the Community Development Department, (562) 431-3538, Ext. 300, City Hall, 3161 Katella Avenue, Los Alamitos, California 90720. Written and oral testimony is invited.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (562) 431-3538, Ext. 301. Notification of meeting dates is posted in the Los Alamitos News Enterprise, at the Los Alamitos City Hall, and at the Community Development Department Office.

Respectfully Submitted,
Steven Mendoza, Community Development/Public Works Director
News Enterprise 14-10014
Publish January 29, 2014
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3029 WILSHIRE BLVD STE 200
SANTA MONICA CA 90403-2364

Current Occupant
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LOS ALAMITOS CA 90720-3201

ROTHMAN, WENDI
300 OCEAN AVE
SEAL BEACH CA 90740-6031

TWO BROTHERS LLC
19906 NANCY CIR
CERRITOS CA 90703-7534

Current Occupant
11102 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3604

CROWN LOTUS CORP
11110 LOS ALAMITOS BLVD STE 212
LOS ALAMITOS CA 90720-3602

Current Occupant
11110 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3602

GIVEN & BENJAMIN-LOS
ALAMITOS INVEST CO
3029 WILSHIRE BLVD STE 200
SANTA MONICA CA 90403-2364

Current Occupant
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LOS ALAMITOS CA 90720-3604

CROWN LOTUS CORP
11110 LOS ALAMITOS BLVD STE 212
LOS ALAMITOS CA 90720-3602

SOMMER STAPLE INC
3532 KATELLA AVE STE 111
LOS ALAMITOS CA 90720-3144

Current Occupant
3591 HOWARD AVE
LOS ALAMITOS CA 90720-3642

CROWN LOTUS CORP
11110 LOS ALAMITOS BLVD STE 212
LOS ALAMITOS CA 90720-3602

Current Occupant
3591 HOWARD AVE
LOS ALAMITOS CA 90720-3642

GERSCHULTZ, STEVEN J
3602 COURTSIDE CIR
HUNTINGTON BEACH CA 92649-2912

Current Occupant
3636 KATELLA AVE
LOS ALAMITOS CA 90720-3107

REAGAN PROPERTIES LTD
3532 KATELLA AVE STE 111
LOS ALAMITOS CA 90720-3144

Current Occupant
3532 KATELLA AVE
LOS ALAMITOS CA 90720-3144

FREDERICKSON, JEFFREY R
15 CAMEO CRST
LAGUNA NIGUEL CA 92677-9211

Current Occupant
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LOS ALAMITOS CA 90720-3642

HSU, MERBERT
21 FRESCO
IRVINE CA 92603-4103

Current Occupant
3621 GREEN AVE
LOS ALAMITOS CA 90720-3217

VON GREMP, WALTER
30251 GOLDEN LANTERN STE E # E
PMB 202 STE E
LAGUNA NIGUEL CA 92677-5994

Current Occupant
3621 GREEN AVE
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D & L LIGHTNER PROPERTIES LLC
237 CANAL ST
NEWPORT BEACH CA 92663-1843

Current Occupant
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LOS ALAMITOS CA 90720-3218

HSU, MERBERT
21 FRESCO
IRVINE CA 92603-4103

Current Occupant
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LOS ALAMITOS CA 90720-3201

VON GREMP, WALTER
30251 GOLDEN LANTERN STE E # E
PMB 202 STE E
LAGUNA NIGUEL CA 92677-5994

Current Occupant
3611 HOWARD AVE
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RODRIGUEZ, AMADO PETE
5796 STRATMORE AVE
CYPRESS CA 90630-4622

HSU, MERBERT
21 FRESCO
IRVINE CA 92603-4103

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Current Occupant
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January 30, 2014

Mr. Leo Layton
10802 Chestnut Street
Los Alamitos, CA 90720-2327

SUBJECT: Removal of Historical Designation
10802 Chestnut Street

Dear Mr. Layton:

In May 2012, the Planning Commission adopted a resolution designating the above property as a "Local Landmark". The Commission has directed that the "Local Landmark" designation be removed from the properties.

The Commission will hold a Public Hearing regarding this matter on Monday, February 10th, at 7:00 PM. If you have any questions, please contact me at 562-431-3538, ext. 300 or you may email me at smendoza@cityoflosalamitos.org.

Sincerely,

CITY OF LOS ALAMITOS

Steven A. Mendoza
Community Development/Public Works Director
Property Detail Report for:

10802 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2326

Owner Information:
Owner Name: LAYTON, LEO
Mailing Address: 10802 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2326

Location Information:
Legal Description: A TR 441 BLK 21 LOT 7 LOS ALAMITOS LOT 7 BLK 21
County: ORANGE
APN: 242-193-06

Last Market Sale Information:
Sale Date: 4/30/1987
Sale Doc No: 87-0240573

Property Characteristics:
Building Area: 1,408
Living Area: 1,408

Tax and Value Information:
Assessed Value: $65,955
Land Value: $37,423
Improvement Value: $28,532
Total Taxable Value: $94,488

Site Information:
Assessor Acres: 0.34
Assessor Lot SqFt: 15,000
Lot W/D: /
January 30, 2014

Ms. Margaret J. Merchant  
Margaret J. Merchant Revocable Trust  
10901 Chestnut Street  
Los Alamitos, CA 90720-2327

SUBJECT: Removal of Historical Designation  
10901 Chestnut Street

Dear Ms. Merchant:

In May 2012, the Planning Commission adopted a resolution designating the above property as a “Local Landmark”. The Commission has directed that the “Local Landmark” designation be removed from the properties.

The Commission will hold a Public Hearing regarding this matter on Monday, February 10th, at 7:00 PM. If you have any questions, please contact me at 562-431-3538, ext. 300 or you may email me at smendoza@cityoflosalamitos.org.

Sincerely,

CITY OF LOS ALAMITOS

Steven A. Mendoza  
Community Development/Public Works Director
Property Detail Report for:

10901 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2327

**Owner Information:**
- **Owner Name:** MERCHANT, MARGARET J MARGARET J MERCHANT REVOCABLE TRUST
- **Mailing Address:** 10901 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2327
- **Vesting Code:** TRUST
- **Phone Number:**

**Location Information:**
- **Legal Description:** A TR 441 BLK 33 LOT 20
- **County:** ORANGE
- **APN:** 242-202-17
- **Township-Ranges-Sect:** - -
- **Legal Lot:**
- **Subdivision:** TOWN OF LOS ALAMITOS
- **FIPS Code:** 06059
- **Census Trct/Blk:** 110108 / 1
- **Map Ref:** J2-796
- **Tract No:** 441

**Last Market Sale Information:**
- **Sale Date:** 1/1/2006
- **Sale Doc No:** 2006-00331689
- **Transfer Doc No:** 2013000398184
- **1st Mtg Doc No:**
- **Sale Type:** From code table
- **Deed Type:**
- **Title Company:**
- **Lender:**
- **Seller Name:**

**Property Characteristics:**
- **Building Area:** 801
- **Living Area:** 801
- **Garage Area:**
- **Basement Area:**
- **Parking Type:**
- **Yr Built/Effective:** 1898 /
- **Pool Code:**

**Tax and Value Information:**
- **Assessed Value:** $28,537
- **Land Value:** $18,748
- **Improvement Value:** $9,789
- **Total Taxable Value:** $1
- **Assessed Year:** 2012
- **Property Tax:** $540
- **Improvement %:** 34.3
- **Total Taxable Value:**

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**Site Information:**
- **Assessor Acres:** 0.17
- **Assessor Lot SqFt:** 7,500
- **Lot W/D:** /
- **Calculated Acres:** 0.1723
- **Calculated Lot SqFt:** 7,505
- **Zoning:**
- **No of Buildings:**
- **Res/Comm Units:**
- **Sewer Type:**
- **Water Type:**

**Land Use Code:** 163

**Land Use Desc:** SFR

**County Use Code:** 122

**Est Market Val:** $466,200

**Assessor Appd Val:**

http://dc1.parcelstream.com/GetByKey.aspx?dataSource=%24%28ACCOUNTNAME%2. .. 1/30/2014
January 30, 2014

Mike L. and Rita M. Perez
5182 Tripoli Avenue
Los Alamitos, CA 90720-2739

SUBJECT: Removal of Historical Designation
3372 Florista Street

Dear Mr. Perez & Ms. Perez:

In May 2012, the Planning Commission adopted a resolution designating the above property as a “Local Landmark”. The Commission has directed that the “Local Landmark” designation be removed from the properties.

The Commission will hold a Public Hearing regarding this matter on Monday, February 10th, at 7:00 PM. If you have any questions, please contact me at 562-431-3538, ext. 300 or you may email me at smendoza@cityoflosalamitos.org.

Sincerely,

CITY OF LOS ALAMITOS

Steven A. Mendoza
Community Development/Public Works Director
January 30, 2014

Mike L. and Rita M. Perez
3372 Florista Street
Los Alamitos, CA 90720-2383

SUBJECT: Removal of Historical Designation
3372 Florista Street

Dear Mr. Perez & Ms. Perez:

In May 2012, the Planning Commission adopted a resolution designating the above property as a "Local Landmark". The Commission has directed that the "Local Landmark" designation be removed from the properties.

The Commission will hold a Public Hearing regarding this matter on Monday, February 10th, at 7:00 PM. If you have any questions, please contact me at 562-431-3538, ext. 300 or you may email me at smendoza@cityoflosalamitos.org.

Sincerely,

CITY OF LOS ALAMITOS

Steven A. Mendoza
Community Development/Public Works Director
Property Detail Report for:

3372 FLORISTA ST, LOS ALAMITOS, CA, 90720-2383

Owner Information:
Owner Name: PEREZ, MIKE / PEREZ, RITA
Mailing Address: 5182 TRIPOLI AVE, LOS ALAMITOS, CA, 90720-2739
Vesting Code: TRUST

Location Information:
Legal Description: A TR 441 BLK 33 LOT 24 LOS ALAMITOS LOT 24 BLK 3
County: ORANGE
APN: 242-202-21
Twsp-Rnge-Sect: - -
Legal Lot: - -
Subdivision: TOWNSHIP OF LOS ALAMITOS

Last Market Sale Information:
Sale Date: 1/5/2013
Sale Doc No: 2013000119818
Transfer Doc No: 2013000119818
Deed Type: From code table
Title Company: - -
Lender: - -
Seller Name: - -

Property Characteristics:
Building Area: 560
Living Area: 560
Garage Area: - -
Basement Area: - -
Yr Built/Effective: 1912
Pool Code: - -
Total Rooms: 3
Bedrooms: 1
Baths: 1
Fireplace: 1
No of Stories: 1
Quality: - -
Construction: - -
Heat Type: - -
Air Cond: - -
Roof Type: - -
Roof Material: - -
Style: - -

Tax and Value Information:
Assessed Value: $13,238
Land Value: $6,554
Improvement Value: $6,684
Total Taxable Value: $1

Assessed Year: 2012
Property Tax: $302
Improvement %: 50.49
Assessor Appd Val: $372,250
Est Market Val: $372,250

Site Information:
Assessor Acres: 0.06
Assessor Lot SqFt: 2,700
Lot W/D: - -
Calculated Acres: 0.062
Calculated Lot SqFt: 2,701
Zoning: - -
No of Buildings: - -
Res/Comm Units: - -
Sewer Type: - -
Water Type: - -

Land Use Code: 163
Land Use Desc: SFR
County Use Code: 122
Ownership Information
10901 Chestnut Street
# Property Detail Report

## Address
10901 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2327

## Owner Information
- **Owner Name:** MERCHANT, MARGARET J MARGARET J MERCHANT REVOCABLE TRUST
- **Mailing Address:** 10901 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2327

## Location Information
- **Legal Description:** A TR 441 BLK 33 LOT 20
- **County:** ORANGE
- **APN:** 242-202-17
- **Alternative APN:**
- **Legal Lot:**
- **Legal Block:**
- **Subdivision:** TOWN OF LOS ALAMITOS

## Last Market Sale Information
- **Sale Date:** 1/1/2006
- **Sale Doc No:** 2006-00331689
- **Transfer Doc No:** 2013000398184
- **Sale Type:** From code table
- **Deed Type:**
- **Title Company:**
- **Lender:**
- **Seller Name:**

## Property Characteristics
- **Building Area:** 801
- **Living Area:** 801
- **Garage Area:**
- **Basement Area:**
- **Parking Type:**
- **Yr Built/Effective:** 1898

## Tax and Value Information
- **Assessed Value:** $28,537
- **Land Value:** $18,748
- **Improvement Value:** $9,789
- **Total Taxable Value:** $1
- **Assessed Year:** 2012
- **Property Tax:** $540
- **Improvement %:** 34.3
- **Tax Exemption:** $1
- **Est Market Val:** $466,200
- **Assessor Appd Val:**

## Site Information
- **Assessor Acres:** 0.17
- **Assessor Lot SqFt:** 7,500
- **Lot W/D:**
- **Calculated Acres:** 0.1723
- **Calculated Lot SqFt:** 7,505
- **Zoning:**
- **No of Buildings:**
- **Res/Comm Units:**
- **Sewer Type:**
- **Water Type:**

## Additional Information
- **Map Ref:** J2-796
- **Census Trct/Blk:** 110108 / 1
- **1st Mtg Amount:**
- **1st Mtg Int Type:**
- **2nd Mtg Amount:**
- **2nd Mtg Int Type:**
- **Construction:**
- **Heat Type:**
- **Air Cond:**
- **Roof Type:**
- **Roof Material:**
- **Style:**
- **No of Buildings:**
- **Res/Comm Units:**
- **Sewer Type:**
- **Water Type:**
STATE OF CALIFORNIA
County of Orange ss.

MARGARET J. MERCHANT, of legal age, being first duly sworn, deposes and says:

That DANIEL ALBAN MERCHANT, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as DANIEL A. MERCHANT named as one of the parties in that certain JOINT TENANCY GRANT DEED dated August 19, 1964, executed by Richard D. Grapp and Ricardo P. Grapp, husband and wife to Daniel A. Merchant and Margaret J. Merchant, husband and wife, as joint tenants, and recorded on January 12, 1965, in Book/Reel 7376 at Page/Image 84, Series/Instrument Number 5843 of Official Records of Orange County, California, covering the following described real property in Los Alamitos, in said County, State of California:

See attached Exhibit "A" made a part hereof for complete legal Description.

A.P.N. 242-202-17

Dated:

[Signature]

MARGARET J. MERCHANT

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 24th day of May, 2013, by MARGARET J. MERCHANT, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature] (Seal)

Notary Stamp or Seal

Form provided by California Title Company
Merchant, Margaret J; Margaret J Merchant Revocable Trust, 10901 Chestnut St, Los Alamitos, CA 90720

Property Details

**Owner Information**

Primary Owner: MERCHANT, MARGARET J; MARGARET J MERCHANT REVOCABLE TRUST,

Mail Address: 10901 CHESTNUT ST
LOS ALAMITOS CA 90720

Assessor Parcel Number: 242-202-17

Census Tract: 1101.08

Lot Number: 20

Legal description: Lot: 20 Block: 33 Tract No: 441 Abbreviated Description: LOT:20 BLK:33 SUBD: TOWN OF LOS ALAMITOS TR#441 A TR 441 BLK 33 LOT 20

**Sale Information**

Sale Date: 07/01/2013

Document #: 2013000398181

Sale Type: Cost/SF: N/A

Sale Amount: N/A

**Assessment & Tax Information**

Assessed Value: $29,107

Land Value: $19,123

Imp. Value: $9,984

% Improvement: 34.3%

Tax Amount: $562.92

Tax Status: Current

Tax Year: 2013

Tax Rate Area: 22-006

Tax Account ID:

**Property Characteristics**

Bedrooms: 2

Year Built: 1898

Pool:

Bathrooms: 1

Square Feet: 801 SF

Lot Size: 7,500 SF

Partial Baths: 0

Number of Units: 0

No of Stories: 3

Total Rooms: 5

Garage:

Fire Place:

Property Type: Single Family Residential

Use Code: Single Family Residential

Building Style:

Zoning:
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**Merchant, Margaret J; Margaret J Merchant Revocable Trust, 10801 Chestnut St, Los Alamitos, CA 90720**

**APN:** 242-202-17

**Orange County Trust, 10901 Chestnut St, Los Alamitos, CA 90720**
First TD: N/A

Mortgage Doc #: N/A

Lender Name: N/A

Buyer Name: MERCHANT MARGARET J

Buyer Vesting: N/A

Seller Name: N/A

Legal description: Lot: 20 Block: 33 Tract No: 441

Abbreviated Description: A TR 441 BLK 33 LOT 20

Type of Sale: Per Assessor Transaction History

Interest Rate: 
EXHIBIT “A”

Legal Description:

Lot 20 in Block 33 of the Town of Los Alamitos, of Tract No. 441, in the County of Orange, State of California, as shown on a Licensed Surveyor’s Map filed in Book 1, Page 25 of Record of Surveys, in the office of the County Recorder of said County.

Common Address: 10901 Chestnut Street, Los Alamitos, CA 90720

APN#: 242-202-17
Recording requested by and unless stated below, mail future tax statements to, and when recorded, mail to:

Margaret J. Merchant
10901 Chestnut St.
Los Alamitos, Ca.
90720

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder
1200
200600531669 12:46pm 05/17/06
116 15 ADB 3
0.00 0.00 0.00 0.00 6.00 0.00 0.00 0.00

AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF California
COUNTY OF Orange

Margaret J. Merchant, of legal age, being first duly sworn, deposes and says:

THAT Daniel A. Merchant, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Daniel A. Merchant named as one of the parties in that certain Joint Tenancy Grant Deed, dated Jan.13, 1965 executed by Richard D. Grapp and Richard Grapp to Daniel A. and Margaret J. Merchant as Joint Tenants, recorded as Instrument No. 7376, on Jan.13, 1965, in Book 7376, in the Office of the County Recorder of Orange County, State of California, describing the following real property in the Los Alamitos, County of Orange, State of California:

Lot 20 in block 33 of the Town of Los Alamitos, in the County of Orange, State of California as shown on a licensed surveyors map, filed in Book 1 page 25, of record of surveys in the office of the County Recorder of said County.

ASSESSOR'S PARCEL NUMBER: 242-262-17

Dated: May 17, 2006

Signature of Declarant

"I hereby certify under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: May 17, 2006

Signature of Declarant

Place of signing: ANA Mail Center
11878 Los Alamitos Blvd
Los Alamitos CA 90720

Mail future tax statements to: Margaret J. Merchant
10901 Chestnut St.
Los Alamitos, Ca.
90720

"SEE ATTACHED DOCUMENT"
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On May 17, 2006 before me, Azucena Sanchez (Santos)

personally appeared Margaret Jean Merchant

□ personally known to me

□ proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

[Signature]

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Affidavit of Death of Joint Tenant

Document Date: May 17, 2006

Number of Pages: 1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Margaret Jean Merchant

□ Individual

□ Corporate Officer — Title(s):  

□ Partner — □ Limited □ General  

□ Attorney in Fact

□ Trustee

□ Guardian or Conservator

□ Other:

Signer is Representing: [ ]

[Signature]

[Signature]

[Signature]
10802 Chestnut Street
Delivering Revenue, Insight and Efficiency to Local Government.

The City Of Los Alamitos
2,653 parcels

Parcel: 242-19-06
Use: RGR Residential SINGLE FAMILY RESIDENCE
Owner: LAYTON LEO TRUST
Situs: 10802 CHESTNUT ST
LOS ALAMITOS CA: 90720

TRA: 22006 The City Of Los Alamitos
Agency: Los Alamitos General Fund
Parcel Type: TG Page: 795-12
Zoning: Census Tract: 1101.081 Lot # 7
Region: (unknown)
Tract # 00441
Net Total AV: $67,274 2.0% Change from prior fiscal year

Mail Name: LAYTON LEO TRUST
Mail Address: 10802 CHESTNUT ST LOS ALAMITOS CA: 90720-2326

This Parcel Is: Adjustments Denied Pre Prop 13

Values: Sales General Appeals Unsecured Cross-Ref SBE Utilities

Current Year Values:
Land: 38,472 Exemptions
Improvements: 29,103

Total: 67,574
Net Total AV: 67,274 HOX: 7,000

Prior Year Values:
Land: 37,423 Exemptions
Improvements: 28,532

Total: 65,955
Net Total AV: 65,955 HOX: 7,000

2009 2010 2011 2012 2013

http://ptx.hdlcc.info/ 1/22/2014
Property Detail Report for:

10802 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2326

**Owner Information:**
- **Owner Name:** LAYTON, LEO
- **Mailing Address:** 10802 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2326

**Location Information:**
- **Legal Description:** A TR 441 BLK 21 LOT 7 LOS ALAMITOS LOT 7 BLK 21
- **County:** ORANGE
- **APN:** 242-193-06
- **Twspn-Rnge-Sect:** -
- **Legal Lot:**
- **Subdivision:**
- **Census Trct/Blk:** 110108 / 1
- **Map Ref:** J2-796
- **Tract No:** 441

**Last Market Sale Information:**
- **Sale Date:** 4/30/1987
- **Sale Doc No:** 87-0240573
- **Transfer Doc No:**
- **Sale Type:** From code table
- **Deed Type:**
- **Title Company:**
- **Lender:**
- **Seller Name:**
- **1st Mtg Doc No:**
- **2nd Mtg Doc No:**

**Property Characteristics:**
- **Building Area:** 1,408
- **Living Area:** 1,408
- **Garage Area:**
- **Basement Area:**
- **Parking Type:**
- **Yr Built/Effective:** 1899 /
- **Total Rooms:** 8
- **Bedrooms:** 5
- **Baths:** 1
- **No of Stories:** 3
- **Quality:**

**Tax and Value Information:**
- **Assessed Value:** $65,955
- **Land Value:** $37,423
- **Improvement Value:** $28,532
- **Total Taxable Value:**
- **Property Tax:** $1,056
- **Assessor Appd Val:**
- **Assessed Year:** 2012
- **Improvement %:** 43.26
- **Tax Exemption:** CA HOMEOWNER
- **Est Market Val:** $655,666

**Site Information:**
- **Assessor Acres:** 0.34
- **Assessor Lot SqFt:** 15,000
- **Lot W/D:**
- **Calculated Acres:** 0.3443
- **Calculated Lot SqFt:** 14,998
- **Zoning:**
- **No of Buildings:**
- **Res/Comm Units:**
- **Sewer Type:**
- **Water Type:**
- **Land Use Code:** 163
- **Land Use Desc:** SFR
- **County Use Code:** 122
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LEO LAYTON and FLORENCE M. LAYTON, husband and wife as community property,

hereby REMISE(S), RELEASE(S) AND FOREVER QUIET CLAIM(S) to

LEO LAYTON and FLORENCE M. LAYTON, CO-TRUSTEES OF THE LAYTON FAMILY TRUST, UNDER DECLARATION OF TRUST DATED DECEMBER 22, 1986, AND ANY AMENDMENTS THERETO,

the following described real property in the county of Orange, state of California:

Lots 7 and 8, in Block 21, of "Town of Los Alamitos", in the County of Orange, State of California, as shown on a Licensed Surveyor's Map filed in Book 1, page 25 of Records of Surveys in the office of the County Recorder of Orange County.

REVOCABLE TRUST TRANSFER EXEMPT FROM REAPPRAISAL

Dated December 22, 1986

LEO LAYTON

FLORENCE H. LAYTON

FOR NOTARY SEAL OR STAMP

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On December 22, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared LEONARD LAYTON and FLORENCE M. LAYTON and subscribed to the within instrument and acknowledged that they executed the same.

Signature of Notary

Name (Typed or Printed) of Notary
## Owner Information

<table>
<thead>
<tr>
<th>Primary Owner:</th>
<th>Secondary Owner:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layton Leo</td>
<td>Site Address:</td>
</tr>
<tr>
<td>10802 Chestnut St, Los Alamitos, CA 90720</td>
<td>10302 CHESTNUT ST, LOS ALAMITOS CA 90720</td>
</tr>
</tbody>
</table>

- Assessor Parcel Number: 242-193-06
- Census Tract: 1101.08
- Lot Number: 7
- Legal description: Lot: 7 Block: 21 Tract No: 441
- Abbreviated Description: LOT:7 BLK:21 TR#:441 A TR 441 BLK 21 LOT 7 LOS ALAMITOS LOT 7 BLK 21

## Sale Information

<table>
<thead>
<tr>
<th>Sale Date:</th>
<th>Document #:</th>
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</thead>
<tbody>
<tr>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Seller:</th>
<th>Sale Type:</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Sale Amount: N/A</th>
<th>Cost/SF: N/A</th>
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</table>

## Assessment & Tax Information

<table>
<thead>
<tr>
<th>Assessed Value: $67,274</th>
<th>Land Value: $38,172</th>
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<tbody>
<tr>
<td>Homeowner H Exemption:</td>
<td>% Improvement: 43.26%</td>
</tr>
<tr>
<td>Tax Amount: $1,096.88</td>
<td>Tax Status: Current</td>
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<tr>
<td>Tax Rate Area: 22-006</td>
<td>Tax Year: 2013</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Imp. Value: $29,102</th>
<th>Tax Account ID:</th>
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</table>

## Property Characteristics

<table>
<thead>
<tr>
<th>Bedrooms: 5</th>
<th>Year Built: 1899</th>
<th>Pool:</th>
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</thead>
<tbody>
<tr>
<td>Bathrooms: 1</td>
<td>Square Feet: 1,408 SF</td>
<td>Lot Size: 15,000 SF</td>
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<tr>
<td>Partial Baths:</td>
<td>Number of Units: 0</td>
<td>No of Stories: 3</td>
</tr>
<tr>
<td>Total Rooms: 8</td>
<td>Garage:</td>
<td>Fire Place:</td>
</tr>
<tr>
<td>Property Type: Single Family Residential Properties</td>
<td>Building Style:</td>
<td>Zoning:</td>
</tr>
</tbody>
</table>
Transaction History

Layton Leo
16002 Chestnut St, Los Alamitos, CA 90720

APN: 242-193-06
Orange County

Recording Date: 04/30/1987
Price: N/A
First TD: N/A

Mortgage Doc #: N/A
Lender Name: N/A
Buyer Name: LAYTON LEO
Buyer Vesting: N/A
Seller Name: N/A

Legal description: Lot: 7 Block: 21 Tract No: 441
Abbreviated Description: A TR 441 BLK 21 LOT 7 LOS ALAMITOS LOT 7 BLK 21

Document #: 87-0240573 BK-PG -
Document Type: N/A
Type of Sale: Per Assessor Transaction History
Interest Rate:
3372 Florista Street
| **Parcel** | 242-202-21 |
| **Use** | RSFR Residential SINGLE FAMILY RESIDENCE |
| **Owner** | PEREZ MIKE L TRUST MIKE AND RITA PEREZ 2012 TRUST |
| **Situs** | 3572 FLORISTA ST, LOS ALAMITOS CA 90720 |
| **DBA** | |
| **Mail Name** | PEREZ MIKE L TRUST MIKE AND RITA PEREZ 2012 TRUST |
| **Mail Address** | 5102 TRIPOLI AVE, LOS ALAMITOS CA 90720 |
| **Zoning** | |
| **Census Tract** | 1101.081 |
| **Lot #** | 24 |
| **Tract #** | (unknown) |
| **Net Total Av:** | $13,802 |
| **1.98% Change from prior fiscal year** |  |
| **Revenue:** | $13,631 |
| **Secured:** | $13,631 |
| **Unsecured:** | $0.00 |
| **Cross-Ref:** | $0.00 |
| **Total Rev:** | $13,631 |
| **Last Sale:** | 2/27/2013 |
| **Last Sale Amount:** | $0 |

<table>
<thead>
<tr>
<th><strong>Current Year Values</strong></th>
<th><strong>Exemptions</strong></th>
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</thead>
<tbody>
<tr>
<td>Land</td>
<td>6,683</td>
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<tr>
<td>Improvements</td>
<td>6,617</td>
</tr>
<tr>
<td>Totals</td>
<td>13,300</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Prior Year Values</strong></th>
<th><strong>Exemptions</strong></th>
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<tbody>
<tr>
<td></td>
<td>6,554</td>
</tr>
<tr>
<td></td>
<td>6,684</td>
</tr>
<tr>
<td></td>
<td>13,238</td>
</tr>
<tr>
<td></td>
<td>13,238</td>
</tr>
</tbody>
</table>
## Property Detail Report for:

**3372 FLORISTA ST, LOS ALAMITOS, CA, 90720-2383**

### Owner Information:

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>PEREZ, MIKE L</th>
<th>PEREZ, RITA M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>5182 TRIPOLI AVE, LOS ALAMITOS, CA, 90720-2739</td>
<td></td>
</tr>
<tr>
<td>Vesting Code</td>
<td>TRUST</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td></td>
<td></td>
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### Location Information:

<table>
<thead>
<tr>
<th>Legal Description</th>
<th>A TR 441 BLK 33 LOT 24 LOS ALAMITOS LOT 24 BLK 3</th>
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</thead>
<tbody>
<tr>
<td>County</td>
<td>ORANGE</td>
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<tr>
<td>FIPS Code</td>
<td>06059</td>
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<tr>
<td>Census Trct/Bk</td>
<td>110108 / 1</td>
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<td>Map Ref</td>
<td>J2-796</td>
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<tr>
<td>APN</td>
<td>242-202-21</td>
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<tr>
<td>Alternative APN</td>
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<tr>
<td>Legal Book/Page</td>
<td></td>
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<tr>
<td>Legal Lot</td>
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</tr>
<tr>
<td>Legal Block</td>
<td></td>
</tr>
<tr>
<td>Subdivision</td>
<td>TOWNSHIP OF LOS ALAMITOS</td>
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### Last Market Sale Information:

<table>
<thead>
<tr>
<th>Sale Date</th>
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<tbody>
<tr>
<td>Sale Doc No</td>
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<tr>
<td>Transfer Doc No</td>
<td>2013000119818</td>
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<td>1st Mtg Doc No</td>
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<tr>
<td>Sale Type</td>
<td>From code table</td>
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<tr>
<td>Deed Type</td>
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<tr>
<td>Lender</td>
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### Property Characteristics:

<table>
<thead>
<tr>
<th>Building Area</th>
<th>560</th>
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<tbody>
<tr>
<td>Living Area</td>
<td>660</td>
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<tr>
<td>Garage Area</td>
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<tr>
<td>Basement Area</td>
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<tr>
<td>Parking Type</td>
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</table>
| Yr Built/Effective | 1912 /

### Tax and Value Information:

<table>
<thead>
<tr>
<th>Assessed Value</th>
<th>$13,238</th>
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<tbody>
<tr>
<td>Land Value</td>
<td>$6,554</td>
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<tr>
<td>Improvement Value</td>
<td>$6,684</td>
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<tr>
<td>Total Taxable Value</td>
<td>$1</td>
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<td>Assessed Year</td>
<td>2012</td>
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<td>Property Tax</td>
<td>$602</td>
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<td>Improvement %</td>
<td>50.49</td>
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<td>Est Market Val</td>
<td>$372,250</td>
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<td>Assessor Appd Val</td>
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### Site Information:

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<tr>
<th>Assessor Acres</th>
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<tr>
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<td>Lot W/D</td>
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<tr>
<td>Calculated Acres</td>
<td>0.062</td>
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<td>Calculated Lot SqFt</td>
<td>2,701</td>
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<td>Zoning</td>
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<td>No of Buildings</td>
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<td>Res/Comm Units</td>
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<tr>
<td>Sewer Type</td>
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<td>Water Type</td>
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http://dc1.parcelstream.com/GetByKey.aspx?dataSource=%24%28ACCOUNT_NAME%2... 1/22/2014
RECORDING REQUESTED BY
Williamson & Gentilini
Attorneys At Law
AND WHEN RECORDED MAIL TO
Mike and Rita Perez
5182 Tripoli Ave
Los Alamitos, CA, 90720
APN: 242-202-21

RECORDING REQUESTED BY
Williamson & Gentilini
Attorneys At Law
AND WHEN RECORDED MAIL TO
Mike and Rita Perez
5182 Tripoli Ave
Los Alamitos, CA, 90720
APN: 242-202-21

_____SPACE ABOVE THIS LINE FOR RECORDER’S USE_____

TRUST TRANSFER DEED
(Exclusive from Reappraisal Under Proposition 13, Cal. Const Art 13A §1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct.

This conveyance is a Trust Transfer under Section 62 of the California Revenue and Taxation Code. By this Trust Transfer Deed, the Grantor(s) transfer his/her/their interest in the property described below to or from Grantor’s revocable inter vivos trust. There is no consideration given for this transfer. "This conveyance transfers the grantor’s interest into or out of his or her revocable living trust, R & T 11930." Documentary transfer tax is $ NONE. (0)

GRANTOR(S): Mike L. Perez and Rita M. Perez, Husband and wife, as joint tenants

hereby GRANTS to

GRANTEE(S): Mike L. Perez and Rita M. Perez, Trustees of the Mike and Rita Perez 2012 Trust
Dated February 16, 2012

The following described property in the City of Los Alamitos, County of Orange, State of California,

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

Document Date: February 16, 2012

STATE OF CALIFORNIA )SS
COUNTY OF LOS ANGELES )

On February 16, 2012, before me, Anette E. Kerr, Notary Public, Personally appeared Mike L. Perez and Rita M. Perez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

MAIL TAX STATEMENTS TO: SAME AS ABOVE

APN: 242-202-21
Lot 24 excepting the east 90 feet thereof block 33, township of Los Angeles as per map recorded in book 1, page 25, of License surveyors maps.
### Property Details

**Owner Information**

<table>
<thead>
<tr>
<th>Primary Owner</th>
<th>Secondary Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>PEREZ, MIKE L; PEREZ, RITA M</td>
<td></td>
</tr>
<tr>
<td>Mall Address: 5182 TRIPOLI AVE LOS ALAMITOS CA 90720</td>
<td>Site Address: 3372 FLORISTA ST LOS ALAMITOS CA 90720</td>
</tr>
<tr>
<td>Assessor Parcel Number: 242-202-21</td>
<td></td>
</tr>
<tr>
<td>Census Tract: 1101.08</td>
<td>Tract Number: 441</td>
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<tr>
<td>Lot Number: 24</td>
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**Sale Information**

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Document #:</th>
<th>Sale Amount: N/A</th>
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<tbody>
<tr>
<td>Seller:</td>
<td>Sale Type:</td>
<td>Cost/SF: N/A</td>
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</table>

**Assessment & Tax Information**

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<th>Land Value: $6,685</th>
<th>Imp. Value: $5,817</th>
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<tr>
<td>Homeowner Exemption: % Improvement: 50.49%</td>
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<tr>
<td>Tax Amount: $627.38</td>
<td>Tax Status: Current</td>
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<td>Tax Rate Area: 22-006</td>
<td>Tax Account ID:</td>
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**Property Characteristics**

<table>
<thead>
<tr>
<th>Bedrooms: 1</th>
<th>Year Built: 1912</th>
<th>Pool:</th>
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<tbody>
<tr>
<td>Bathrooms: 1</td>
<td>Square Feet: 560 SF</td>
<td>Lot Size: 2,700 SF</td>
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<td>Partial Baths:</td>
<td>Number of Units: 0</td>
<td>No of Stories: 1</td>
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<tr>
<td>Total Rooms: 3</td>
<td>Garage: Detached</td>
<td>Fire Place:</td>
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<td>Property Type: Single Family Residential Properties</td>
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<tr>
<td>Use Code: Single Family Residential</td>
<td>Zoning:</td>
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</table>
### Transaction History

**Perez, Mike L.; Perez, Rita M.**

3372 Florista St, Los Alamitos, CA 90720

#### Prior Transfer

<table>
<thead>
<tr>
<th>Recording Date: 02/27/2013</th>
<th>Document #: 201300119818_BK-PG-</th>
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<tbody>
<tr>
<td>Price: N/A</td>
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<td>Type of Sale: Non-Arms Length Transfer</td>
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<tr>
<td>Mortgage Doc #:</td>
<td>Interest Rate:</td>
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<td>Lender Name:</td>
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#### Prior Transfer

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11062 Los Alamitos Bl.
CITY OF LOS ALAMITOS
LOCAL LANDMARK AUTHORIZATION FORM

Community Development Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538 Fax: (562) 493-0678

APPLICANT INFORMATION

Property Owner: City of Los Alamitos – Angie Avery, City Manager (legal representative)
Parcel Address: Los Alamitos Museum – 11062 Los Alamitos Boulevard
Telephone Number: 562-431-3538 x249 Email: aavery@cityoflosalamitos.org

AUTHORIZATION

I/we, Angie Avery, City Manager (legal representative), owner(s)/legal representative(s) of the owners of the
structure and parcel at 11062 Los Alamitos Boulevard, do hereby support the Los Alamitos Museum's efforts to
designate the property as a local landmark in accordance with Section 17.22.050 of the Los Alamitos Municipal Code.

17.22.050 Criteria for designation.

In considering a request for a local landmark designation, the following criteria shall be used in determining eligibility:

A. Character, interest, or value as part of the heritage of the city;
B. Location as a site of historical event;
C. Identification with a person or persons or groups who significantly contributed to the culture and development of
   the city;
D. Exemplification of a particular architectural style or way of life important to the city;
E. Identification as the work of a person or persons whose work has influenced the heritage of the city, the state of
   California, or the United States;
F. Embodiment of elements of outstanding attention to architectural design, detail, materials, craftsmanship, or the
   best remaining architectural type in an area;
G. Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another;
H. A unique location or singular physical characteristic representing an established and familiar visual feature of a
   neighborhood;
I. Integrity as a natural environment that strongly contributes to the well being of the people of the city. (Ord. 688 § 1
   (part), 2006)

APPLICANT CERTIFICATION: I hereby certify that all information contained in this application is, to the best of my
knowledge, true and correct. FALSE OR MISLEADING INFORMATION GIVEN IN THIS APPLICATION SHALL BE
GROUNDS FOR DENYING APPLICATION.

Applicant Signature ___________________________ Date __8/13/12________________

If you have any questions or concerns, please feel free to contact the
Community Development Department at (562) 431-3538, ext. 301.
Dear Mr. Plumlee,

The Los Alamitos Museum Association, Inc. has received a letter from J. Eric LeVine, attorney representing the Estate of Reinhard F. Meyer. This letter is regarding the Historical Designation of the home on 10872 Chestnut St., Los Alamitos, CA 90720 and the allegation that the signature is fictitious. We understand that the City of Los Alamitos has received a similar letter resulting in the placement of this item on the Planning Commission agenda for the meeting on Monday, January 13, 2014.

The Board of Directors of the Museum had an emergency meeting on Saturday, January 11, 2014 to address this letter and discuss the ensuing ramifications. After much discussion, there was a unanimous decision by the Board of Directors to support the removal of 10872 Chestnut St., Los Alamitos Ca 90720 from the Historic Designation list and we request the removal of the other residences that were also designated in Resolution No. 2012-03 in May of 2012.

Single family residence at 10901 Chestnut Street,
Single family residence at 10802 Chestnut Street,
Single family residence at 3372 Florista Street

At no time did the Los Alamitos Museum Association, Inc. Board of Directors ever have an interest in affecting the property value of any property. To the contrary, our desire was to enhance the properties by acknowledging in a public way their significance to our communities history. We also understand that the City of Los Alamitos Local Landmark Code had no legal standing and was ceremonial in nature.

We also would like to state that the signature of Reinhard F. Meyer is not a forgery. He signed the permission in the presence of a Museum Board member. The signature was obtained after a meeting with Mr. Meyer in front of the residence. The permission statement was attached to a clipboard, Mr. Meyer was standing and holding the clipboard while signing the permission. He expressed at the time great pleasure in having part of his property involved with Historic Designation.

We still believe the ordinance is ceremonial but are fearful that with only the removal of the 10872 Chestnut St. residence, the remaining property owners with the Historic Designation will become uneasy and one by one request their property be removed. Therefore, we request the removal of the other residences.

We are so very sorry that the City of Los Alamitos's staff, attorney and Planning Commission have had to take their valuable time to deal with this issue. We are appreciative of actions that will put this to rest.

Respectfully,

Marilynn Poe
President
Los Alamitos Museum Association, Inc.
City of Los Alamitos  
Planning Commission

Agenda Report  
February 10, 2014  
Item No: 8

Staff Report

To:  
Chair Loe and Members of the Planning Commission

Via:  
Steven A. Mendoza, Community Development/Public Works Director

From:  
Tom Oliver, Planning Aide

Subject:  
Zoning Ordinance Amendment (ZOA) 13-05 regarding "Guest homes"  
ZOA 14-01 regarding "Driveways"  
ZOA 14-02 regarding "Accessory Structures"

Summary:  
The Commission is in the process of considering Zoning Ordinance Amendments related to "Detached Guest home," "Guest House," "Accessory Structures," and "Driveways." The Commission has provided direction to Staff for the amendments. Staff is requesting more time to solidify the changes and present them to the Commission at the March meeting (City Initiated).

Recommendation:

1. Continue the discussion to the next regularly-scheduled Planning Commission meeting.

Discussion

The Planning Commission approved a Resolution of Intent at its meeting on December 9, 2013 to clarify the definitions and other municipal codes concerning the terms "Detached Guest home," "Guest House," "Accessory Structures," and "Driveways." At the January 13, 2014 Planning Commission meeting, the Commission discussed the terms and then directed Staff to research the terms and/or write draft ordinances to make code changes to these terms.

Recommendation

As of the date of agenda publication, Staff is still in the midst of modifying changes that would be required as well as conducting research; therefore, Staff recommends that the Commission continue the discussion to the next regularly scheduled Planning Commission meeting in order to give Staff additional time.