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 Culty
   Commissioner Daniel
   Commissioner DeBolt
   Commissioner Grose
   Commissioner Riley
   Vice-Chair Sofelkanik
   Chair Loe

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

5. **APPROVAL OF MINUTES**
   None.

6. **CONSENT CALENDAR**
   None.

7. **PUBLIC HEARINGS**

   **A. Conditional Use Permit (CUP) 13-09**
   Request to Allow an Outdoor Generator to be Installed at 10851 Portal Drive
   Consideration of a Conditional Use Permit to install an outdoor generator for a wireless tower installation in the Planned Light Industrial (P-M) Zone at 10851 Portal Drive.

   Recommendation:
   1. Open the Public Hearing; and, if appropriate,
   2. Determine that the project is a Class 3 Categorical Exemption, pursuant to Section 15303(e) – *New Construction or Conversion of Small Structures*, as an accessory structure -- will be prepared for the proposed project in accordance with the California Environmental Quality Act; and, if appropriate,

   **B. Conditional Use Permit (CUP) 14-05**
   Consideration of a Conditional Use Permit to allow an Athletic Attribute Development and Training Service (Indoor Recreation) at 3831 Catalina Street, Units B & C, in the Planned Light Industrial (P-M) Zone, APN 242-151-18 (Applicant: Preston A. Rawlings – PARperformance).

   Recommendation:
   1. Open the Public Hearing; and, if appropriate;
   2. Adopt Resolution No. 14-17, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING CONDITIONAL USE PERMIT (CUP) 14-05 TO ALLOW AN INDOOR RECREATION ESTABLISHMENT (ATHLETIC ATTRIBUTE DEVELOPMENT.
AND TRAINING SERVICE) IN A 961 SQUARE FOOT UNIT IN A 15,114 SQUARE FOOT BUILDING AT 3831 CATALINA STREET, UNITS B & C, IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT, APN 242-151-18 (APPLICANT: PRESTON A. RAWLINGS – PARPERFORMANCE); and/or,

3. Other Direction deemed appropriate by the Commission

C. Zoning Ordinance Amendment 14-05

The Planning Commission has been asked by City Council to draft the appropriate Zoning Code amendments to facilitate "Remote Caller Bingo" within the Community Facilities (C-F) Zone (Zoning Ordinance Amendment 14-05) (City initiated). The Ordinance also clarifies that regular Bingo is allowed in the CO, CG, PM, and C-F zones.

Recommendation:

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

2. Determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 – minor alterations in land use limitations and 15061(b) (3) – activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; and,

3. Adopt Resolution No. 14-15, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 14-05 TO ADD "BINGO" TO LOS ALAMITOS MUNICIPAL CODE SECTION 17.10.020, TABLE 2-04, AS PERMITTED USE IN THE COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS, TO ADD BOTH "BINGO" AND "REMOTE CALLER BINGO" TO LOS ALAMITOS MUNICIPAL CODE SECTION 17.12.020, TABLE 2-06, AS PERMITTED USES IN THE COMMUNITY FACILITIES (C-F) ZONING DISTRICT, AND TO ADD THEIR RESPECTIVE DEFINITIONS TO SECTION 17.76, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (CITY INITIATED)."

D. Zoning Ordinance Amendment 14-04

A Municipal Code Amendment to allow Affordable Housing in the Residential Zoning Districts (R-1, R-2 & R-3) of the City without a Conditional Use Permit, as required by the State Department of Housing and Community Development (Citywide) (City initiated).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Determine that the proposed ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 – minor alterations in land use limitations and 15061(b)(3) – activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; and,


E. Continued Consideration of Zoning Ordinance Amendment (ZOA) 14-03
Continued consideration of a Zoning Ordinance Amendment to allow more flexible uses in the Planned Light Industrial Zone (Citywide) (City initiated).

Recommendation:

1. Continue the Public Hearing; and, if appropriate,

2. Direct Staff to draft an ordinance incorporating amendments that are agreed upon by the Commissioners at the end of the discussion; or alternatively,

3. Resolve to continue or cease, continued discussion of this subject.

F. General Plan Update – Draft Land Use Element
The General Plan Update has advanced with the completion of the Land Use Element. The Commission is tasked with finalizing the Element and providing a recommendation for adoption by meetings end.

Recommendation: Review the attached draft Open Space, Recreation and Conservation Element and if appropriate recommend approval to the City Council.

8. STAFF REPORTS
None.

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

**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.

[Signature]

Tom Oliver
Associate Planner

[Date] 7/8/14
To: Chair Loe and Members of the Planning Commission  
Via: Steven Mendoza, Community Development/Public Works Director  
From: Tom Oliver, Associate Planner  
Subject: Conditional Use Permit (CUP) 13-09
Request to Allow an Outdoor Generator to be Installed at 10851 Portal Drive

Summary: Consideration of a Conditional Use Permit to install an outdoor generator for a wireless tower installation in the Planned Light Industrial (P-M) Zone at 10851 Portal Drive.

Recommendation:

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

2. Determine that the project is a Class 3 Categorical Exemption, pursuant to Section 15303(e) – New Construction or Conversion of Small Structures, as an accessory structure -- will be prepared for the proposed project in accordance with the California Environmental Quality Act; and, if appropriate,


Applicant: Al Gamboa, Milestone Wireless, for Verizon Wireless  
Location: 10851 Portal Drive, APN 241-241-19  
Environmental: If approved, a Class 3 Categorical Exemption, pursuant to Section 15303(e) – New Construction or Conversion of Small Structures, as an accessory structure -- will be
prepared for the proposed project in accordance with the California Environmental Quality Act.

Approval Criteria: Section 17.10.020, Table 2-04 of the Los Alamitos Municipal Code (LAMC) requires that a Conditional Use Permit (CUP) be considered by the Planning Commission to allow the installation of a Wireless Telecommunications Facility.

Noticing: Notices announcing the Public Hearing were mailed to all property owners and commercial occupants within 500 feet of the proposed location on July 2, 2014. A Public Hearing notice regarding this meeting was also published in the News Enterprise on July 2, 2014.

Permitting History: 2006 Installation of Wireless Telecommunications Facility 2013 Minor Modification of Antennas and Equipment

Background

An application has been filed for a Conditional Use Permit (CUP 13-09). The project involves the installation of a generator, with a block wall screening it, behind a building at 10851 Portal. The main part of the wireless installation -- which is existing, owned by Verizon, and already has a CUP -- is at the front of the building on Portal Drive. This building is leased by Metro PCS from VDAP Properties. The generator is for emergencies and will test run once a week for 15 minutes at approximately 69 decibels and -- as its main purpose -- to operate during emergencies for undetermined periods of time.

Discussion

This emergency generator is proposed to be located on the opposite side of the building from the existing wireless installation that it will support on Portal Drive. The existing installation already has a Conditional Use Permit. When the applicant originally submitted this application, the generator installation was to be exposed and unscreened. The generator, when running, is louder than Los Alamitos Municipal Code allows in Section 17.24. Since the installation is next to Los Alamitos Elementary, separated only by a chain link fence, the applicant was asked by Staff to conduct a noise study.

In the zoning code chapter 17.24 “Noise,” zones for decibel levels are delineated. Schools are in noise zone 2 and industrial properties are in noise zone 4. The highest noise level for the school parcel would be 55 dB(a), and for the industrial property the limit would be 70 dB(a). The generator level is below 70 dB(a) (at 69 dB(a)) which is acceptable on the industrial property where it will be placed, however, it is over the 55 dB(a) limit for the school property next door. The ambient noise in the area has been measured to be between 50 to 60 decibels, so the ambient noise is above code limits for the area surrounding this subject property from time-to-time with existing conditions.
as they stand. With the wall/barrier, the noise study has found that the 55 decibel level will not be exceeded.

A study was indeed conducted by a consultant for the applicant, and it was determined that a block wall should be built around the generator. While it will only be turned on for 15 minutes a week, if there were an emergency, it would run 24 hours a day, and might disrupt classes if students have returned to classes after a disruption in power. The wall that is proposed to be built would be adequate to mitigate this noise problem, according to the noise study.

In addition to the noise question, Chapter 17.30 of the Zoning Code also has certain requirements for Wireless Telecommunication Facilities. In the particular sections 17.30.070 Additional Requirements, and in 17.30.090 Screening and site selection guidelines, wireless installations are subject to certain development standards which the main installation has previously met and been approved for concerning subjects such as location and height. This generator would be in a new location as an ancillary part of the main installation. On its own merits, this separate location of the generator complies with these standards, being behind an industrial building and buffered by a block wall.

Staff feels that this project is an admirable disaster recovery effort on the part of the Verizon to keep communications facilities open in the aftermath of a disaster. The City’s code allows an exemption from the code in Section 17.24.020.C for “A mechanical device, apparatus, or equipment used, related to or connected with emergency machinery, vehicle or work...” However, this is contradicted by Code Section 17.24.090 Special Provisions—Schools, Hospitals and Religious Institutions, which states that, “It is unlawful for a person to create noise that causes the noise level at a school, hospital, or religious institution while the facility is in use, to exceed the noise limits specified for exterior noise in this chapter, or which noise level unreasonably interferes with the use of the facility or which unreasonably disturbs or annoys patients in a hospital, provided conspicuous signs are displayed in three separate locations within one-tenth of a mile of the institution indicating the presence of a school, hospital, or religious institution.” Staff believes that the proposed block wall will mitigate this noise issue. The noise study is attached to this report for more information about how this mitigation was determined.

Findings for a Conditional Use Permit

In order to approve a conditional use permit, three findings are required which must be supported by additional evidence (LAMC 17.42.050). These findings are:

1. The generator will not endanger the public health, safety or general welfare if located where proposed and developed with the block wall structure that will surround it, and the generator with the wall as insulation will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibrations. The generator will be adequately view-screened and sound-screened to fit squarely within the City’s noise standard; and,

2. The generator meets the required conditions and specifications set forth in the P-M zoning district where it proposes to locate; and,
3. The location and character of the generator, if developed according to the plan as submitted for approval, will be in harmony with the area in which it is to be located, which is the Planned Light Industrial (P-M) Zone. It must also be in general conformity with the Los Alamitos General Plan, which, for example, in Policy 3-3.2 of the Safety Element states, “Maintain and expand the City’s flooding disaster preparedness and emergency response capabilities.” In the event of a power outage, and if this wireless installation were to be disabled during that outage, this generator would help those response capabilities.

**Conditions for Wireless Telecommunications Installations**

As currently shown, the proposed generator would meet required conditions and specifications set forth in the zoning district; it meets the development requirements noted in the Wireless Telecommunications Facilities chapter (LAMC 17.30) as noted below:

**17.30.060 Development requirements**

Facilities shall comply with the following requirements:

A. Signs Not Allowed. Facilities shall not bear signs or advertising devices other than certification, warning, or other required seals or required signage.

B. Accessory Equipment. Accessory equipment associated with the operation of a facility shall be located within a structure, enclosure, or underground vault that complies with the development standards of the zoning district in which the accessory equipment is located. If the equipment is to be located above ground, it shall be visually compatible with the surrounding structures and include sufficient landscaping to screen the structure from view.

C. Colors and Materials. Facilities shall have colors and nonreflective materials that blend with surrounding materials and colors.

D. Screening. Screening for wall mounted and/or roof-mounted facilities shall be compatible with the existing architecture, color, texture, and or materials of the structure to which it is mounted. (Ord. 688 § 1, 2006)

**Recommendation**

Based on the above report and its considerations, Staff recommends that the Planning Commission adopt Resolution No. 14-16, approving the request for a Conditional Use Permit.
Attachments
1) Resolution 14-16
2) Current Plans for Generator
3) Noise Study
4) Previous Resolution 621-94
5) Previous Resolution 06-13
6) Previous Modification Letter (CUP 06-08M)

WHEREAS, an application for a Conditional Use Permit was submitted by Al Gamboa on November 13, 2013, requesting approval for the installation of an outdoor generator for a wireless telecommunications facility at 10851 Portal Drive in the Planned Light Industrial (P-M) Zoning District, APN No. 241-241-19; and,

WHEREAS, the verified application constitutes a request as required by Section 17.42.040 (Conditional Use Permits) of the Los Alamitos Municipal Code; and,

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

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES 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 13-09 is hereby approved for the installation of an outdoor generator for a wireless telecommunications facility at 10851 Portal Drive in the Planned Light Industrial (P-M) Zoning District, APN No. 241-241-19, based upon the following findings in accordance with Section 17.42.050 of the Los Alamitos Municipal Code and subject to the conditions set forth below:

1. The generator will not endanger the public health, safety or general welfare if located where proposed and developed with the block wall structure that will surround it, and the generator with the wall as insulation will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibrations. The generator will be adequately view and sound-screened to fit squarely within the City’s noise standard; and,

2. The generator meets the required conditions and specifications set forth in the P-M zoning district where it proposes to locate; and,

3. The location and character of the generator, if developed according to the plan as submitted for approval, will be in harmony with the area in which it is to be
located, which is the Planned Light Industrial (P-M) Zone. It must also be in general conformity with the Los Alamitos General Plan, which for example, in Policy 3-3.2 of the Safety Element states, "Maintain and expand the City's flooding disaster preparedness and emergency response capabilities." This generator would help those response capabilities in the event of a power outage and this wireless installation were to be disabled; and,

4. The decision to conditionally approve the application is based on substantial evidence in view of the record as a whole before the Commission; and,

5. A Class 3 Categorical Exemption, pursuant to Section 15303(e) – New Construction or Conversion of Small Structures, as an accessory structure -- will be prepared for the proposed project in accordance with the California Environmental Quality Act; and,

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

Planning

1. Approval of this application is to allow the installation of a generator, with a block wall screening it, behind a building at 10851 Portal Drive in the Planned Light Industrial (P-M) Zoning District with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 13-09 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. Failure to satisfy and/or comply with the conditions herein may result in revocation by the Planning Commission and/or City Council of this approval.

3. The applicant and the applicant's successors, in interest, shall be fully responsible for knowing and complying with all conditions of approval. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees, and park development fees, are not included under this noticing requirement.

CUP 13-09
July 14, 2014
Page No. 2
Pursuant to Government Code Section 66020(d)(1), the applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:

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

4. The applicant has 90 days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.

5. 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. 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.

6. The property owner/applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department prior to issuance of any permits.

7. Applicant shall comply with applicable City, County, and/or State regulations.

8. 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.

9. The project shall comply with all requirements of Chapter 17.40, Noise Control, of the Los Alamitos Municipal Code.

10. The applicant will display a sign visible to the public with a contact number should any person have any questions about the generator.
11. Signs Not Allowed. Facilities shall not bear signs or advertising devices other than certification, warning, or other required seals or required signage.

12. Accessory Equipment. Accessory equipment associated with the operation of a facility shall be located within a structure, enclosure, or underground vault that complies with the development standards of the zoning district in which the accessory equipment is located. If the equipment is to be located above ground, it shall be visually compatible with the surrounding structures and include sufficient landscaping to screen the structure from view.

13. Colors and Materials. Facilities shall have colors and nonreflective materials that blend with surrounding materials and colors.

14. Screening. Screening for wall mounted and/or roof-mounted facilities shall be compatible with the existing architecture, color, texture, and/or materials of the structure to which it is mounted. (Ord. 688 § 1, 2006)

**Building Department**

15. The applicant shall submit complete plans for any new construction and obtain all necessary permits for building, electrical, plumbing, and mechanical work.

16. The applicant shall obtain City permits for all improvements.

**Orange County Fire Authority**

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

**Prior to issuance of any permits or approvals:**

- tanks storing hazardous materials (service codes PR300-PR305)
- hazardous materials compliance and chemical classification (service codes PR315-PR328)
- battery (service codes PR370-PR375) for any system containing an aggregate quantity of electrolyte with hazard classification(s) in excess of the permit issuance threshold amount listed in CFC Appendix Chapter 1, Section 105

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting www.ocfa.org and clicking on “Fire Prevention” and then “Planning & Development Services.”
If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.

SECTION 5. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 14th day of July, 2014.

ATTEST: ____________________________

Gary Loe, Chair

______________________________
Steven Mendoza, Secretary

APPROVED AS TO FORM:

______________________________
Lisa Kranitz, Assistant City Attorney

STATE OF CALIFORNIA  )
COUNTY OF ORANGE  ) ss
CITY OF LOS ALAMITOS  )
I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 14th day of July, 2014, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven Mendoza, Secretary
Looking North from Site
ROSSMOOR
10851 Portal Drive Los Alamitos CA 90720

Looking Northeast from Site

Accuracy of photo simulation based upon information provided by project applicant.
STANDBY GENERATOR NOISE ANALYSIS
FOR THE ROSSMOOR CELL SITE
CITY OF LOS ALAMITOS

Project #552001-0100
February 18, 2014

Prepared For:
Milestone Wireless, Inc.
14110 Ramona Boulevard
Whittier, CA 90605

Prepared By:
Fred Greve, P.E.
Keith Turner
Mestre Greve Associates
Division of Landrum & Brown
27812 El Lazo Road
Laguna Niguel, CA 92677
949-349-0671
Standby Generator Noise Analysis for the
Rossmoor Cell Site
City of Los Alamitos

1.0 INTRODUCTION

This report addresses compliance of the proposed Rossmoor Cell Site located at 10851 Portal Drive with the City of Los Alamitos Noise Ordinance. Exhibit 1 shows the location of the site on a vicinity map and Exhibit 2 presents the proposed site plan. The only considerable source of noise from the proposed cell site is a 30-kilowatt emergency generator. As shown in Exhibit 2, the generator will be located near the southwest corner of the subject property on the west side of an existing building adjacent to a sunken loading dock. We understand that the generator will be tested approximately once per week and will operate during a power outage. When not in use, the generator will not produce noise.

The analysis will determine the potential noise levels at the adjacent property lines. Noise impacts on adjacent properties will then be compared to the City of Los Alamitos Noise Ordinance limits.

2.0 BACKGROUND ON NOISE

Sound is technically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more usable range of numbers in a manner similar to the Richter scale used to measure earthquakes. In terms of human response to noise, a sound 10 dB higher than another is judged to be twice as loud; and 20 dB higher four times as loud; and so forth. Everyday sounds normally range from 30 dB (very quiet) to 100 dB (very loud).

Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear. Community noise levels are measured in terms of the "A-weighted decibel," abbreviated dBA. Exhibit 3 provides examples of various noises and their typical A-weighted noise level.

Sound levels decrease as a function of distance from the source as a result of wave divergence, atmospheric absorption and ground attenuation. As the sound wave travels away from the source, the sound energy is dispersed over a greater area, thereby dispersing the sound power of the wave. Intervening topography or sound walls can also have a substantial effect on the effective perceived noise levels.

Noise has been defined as unwanted sound and it is known to have several adverse effects on people. From these known effects of noise, criteria have been established to help protect the public health and safety and prevent disruption of certain human activities. This criteria is based on such known impacts of noise on people as hearing loss, speech interference, sleep interference, physiological responses and annoyance. Each of these potential noise impacts on people are briefly discussed in the following narratives:
<table>
<thead>
<tr>
<th>Noise Level (dBA)</th>
<th>Outdoor</th>
<th>Indoor</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>threshold of hearing (0 dBA)</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>rustling of leaves (20 dBA)</td>
<td>whispering at 5 feet (20 dBA)</td>
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<tr>
<td>40</td>
<td>quiet residential area (40 dBA)</td>
<td>refrigerator (50 dBA)</td>
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<tr>
<td>60</td>
<td>air-conditioner at 100 feet (60 dBA)</td>
<td>sewing machine (60 dBA)</td>
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<td></td>
<td>car at 25 feet at 65 mph (77 dBA)</td>
<td>normal conversation (50 to 65 dBA)</td>
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<td>dishwasher (55-70 dBA)</td>
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<td></td>
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<td>living room music or TV (70-75 dBA)</td>
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<tr>
<td>80</td>
<td>diesel truck at 50 feet at 40 mph (84 dBA)</td>
<td>garbage disposal (80 dBA)</td>
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<td>propeller airplane flyover at 1000 feet (88 dBA)</td>
<td>ringing telephone (80 dBA)</td>
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<td></td>
<td>motorcycle at 25 feet (90 dBA)</td>
<td>vacuum cleaner (60-85 dBA)</td>
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<td></td>
<td>lawnmower (96 dBA)</td>
<td>shouted conversation (90 dBA)</td>
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<tr>
<td></td>
<td>backhoe at 50 feet (75-95 dBA)</td>
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<tr>
<td>100</td>
<td>snowmobile (100 dBA)</td>
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<td></td>
<td>pile driver at 50 feet (90-105 dBA)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>car horn (110 dBA)</td>
<td>baby crying on shoulder (110 dBA)</td>
</tr>
<tr>
<td></td>
<td>rock concert (110 dBA)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>leaf blower (110 dBA)</td>
<td></td>
</tr>
<tr>
<td>120</td>
<td>ambulance siren (120 dBA)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>stock car races (130 dBA)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>jackhammer (130 dBA)</td>
<td></td>
</tr>
<tr>
<td>140</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sources: League For The Hard Of Hearing, www.lhh.org
Handbook of Noise Control, McGraw Hill, Edited by Cyril Harris, 1979
Measurements by Mestre Greve Associates
HEARING LOSS is not a concern in community noise situations of this type. The potential for noise induced hearing loss is more commonly associated with occupational noise exposures in heavy industry or very noisy work environments. Noise levels in neighborhoods, even in very noisy airport environs, are not sufficiently loud to cause hearing loss.

SPEECH INTERFERENCE is one of the primary concerns in environmental noise problems. Normal conversational speech is in the range of 60 to 65 dBA and any noise in this range or louder may interfere with speech. There are specific methods of describing speech interference as a function of distance between speaker and listener and voice level.

SLEEP INTERFERENCE is a major noise concern for traffic noise. Sleep disturbance studies have identified interior noise levels that have the potential to cause sleep disturbance. Note that sleep disturbance does not necessarily mean awakening from sleep, but can refer to altering the pattern and stages of sleep.

PHYSIOLOGICAL RESPONSES are those measurable effects of noise on people that are realized as changes in pulse rate, blood pressure, etc. While such effects can be induced and observed, the extent is not known to which these physiological responses cause harm or are signs of harm.

ANNOYANCE is the most difficult of all noise responses to describe. Annoyance is a very individual characteristic and can vary widely from person to person. What one person considers tolerable can be quite unbearable to another of equal hearing capability.

3.0 CITY OF LOS ALAMITOS NOISE ORDINANCE CRITERIA

Noise ordinances are designed to protect adjacent noise-sensitive land uses from non-transportation related noise sources (e.g., manufacturing facilities, music, mechanical equipment, and activities on private property). To control these types of non-transportation related noise, many communities have developed noise ordinances. The City of Los Alamitos Noise Ordinance is presented in Chapter 17.25 of the City’s Zoning Code (Title 17) and is summarized in Tables 1 through 3 below. Table 1 presents the exterior noise standards defined in the Ordinance and Table 2 presents the interior noise standards. Table 3 presents the definitions for the Noise Zones referenced in Table 1 and 2.

The exterior noise level limits presented in Table 1 are the baseline standards, which are the noise levels that cannot be exceeded for a cumulative period more than 30 minutes in an hour based on the receiving land use Noise Zone designation. The baseline limit plus five dB cannot be exceeded for a cumulative period of more than 15 minutes in an hour and the limit plus 10 dB cannot be exceeded for more than 5 minutes in an hour. The limit plus 20 dB cannot be exceeded for more than 1 minute in an hour and the limit plus 20 dB cannot be exceeded for any period of time.
For noise sources impacting residential uses, i.e.; Noise Zone 1, the noise level cannot exceed 55 dBA for 30 minutes in an hour or 75 dBA for any period of time during the daytime, 7 a.m. to 10 p.m. During the nighttime hours, 10 p.m. to 7 a.m., the noise level cannot exceed 50 dBA for 30 minutes in an hour or 70 dBA for any period of time. The limit for sources impacting professional offices and public institutional properties during all hours of the day is the same as the daytime residential standard. The noise standards for commercial and industrial properties are 5 dB and 10 dB higher, respectively, than the residential daytime standard.

**Table 1**

**EXTERIOR NOISE STANDARDS**

<table>
<thead>
<tr>
<th>Noise Zone</th>
<th>Noise Level</th>
<th>Time Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: Day;</td>
<td>55 dBA</td>
<td>7 a.m. to 10 p.m.</td>
</tr>
<tr>
<td>1: Night;</td>
<td>50 dBA</td>
<td>10 p.m. to 7 a.m.</td>
</tr>
<tr>
<td>2:</td>
<td>55 dBA</td>
<td>Anytime</td>
</tr>
<tr>
<td>3:</td>
<td>60 dBA</td>
<td>Anytime</td>
</tr>
<tr>
<td>4:</td>
<td>70 dBA</td>
<td>Anytime</td>
</tr>
</tbody>
</table>

* Taken from Chapter 17: Noise, Section 17.24.050

The interior noise standards presented in Table 2 are the baseline interior noise standards, which cannot be exceeded for more than 5 minutes in an hour. The baseline interior limit plus five dB cannot be exceeded for more than 1 minute in an hour and the baseline limit plus 10 dBA cannot be exceeded for any period of time.

**Table 2**

**INTERIOR NOISE STANDARDS**

<table>
<thead>
<tr>
<th>Noise Zone</th>
<th>Noise Level</th>
<th>Time Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: Day;</td>
<td>55 dBA</td>
<td>7 a.m. to 10 p.m.</td>
</tr>
<tr>
<td>1: Night;</td>
<td>45 dBA</td>
<td>10 p.m. to 7 a.m.</td>
</tr>
<tr>
<td>2, 3, and 4:</td>
<td>55 dBA</td>
<td>Anytime</td>
</tr>
</tbody>
</table>

* Taken from Chapter 17: Noise, Section 17.24.070

**Table 3**

**DESIGNATED NOISE ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Noise Zone 1:</td>
<td>All residential properties</td>
</tr>
<tr>
<td>B. Noise Zone 2:</td>
<td>All professional office and public institutional properties</td>
</tr>
<tr>
<td>C. Noise Zone 3:</td>
<td>All commercial properties with the exception of professional offices</td>
</tr>
<tr>
<td>D. Noise Zone 4:</td>
<td>All industrial properties</td>
</tr>
</tbody>
</table>

* Taken from Chapter 17: Noise, Section 17.24.070
Section 17.24.020 specifies activities that are exempt from the Noise Ordinance. Item C exempts “a mechanical device, apparatus, or equipment used, related to or connected with emergency machinery, vehicle or work.” As discussed above, the only considerable source of noise from the project will be the emergency generator. When the generator is operated during a power outage, it is providing emergency service to allow wireless communication during the power disruption. Therefore, when the emergency generator is operating during a power outage it is exempt from the Noise Ordinance.

To ensure that the generator is operational and will be available for use during a power outage it will be tested on a regular basis. This testing involves starting the generator and allowing it to run for 15 to 30 minutes. Testing will occur no more than once a week during the daytime hours. Because this is not considered emergency operation, testing of the generator is subject to the Noise Ordinance Limits. The generator results in a nearly constant noise level when it is operating. Therefore, the generator noise will not be able to exceed baseline noise level limits presented in Tables 1 and 2 and demonstrating compliance with the baseline noise level limits will demonstrate compliance with the City’s Noise Ordinance.

A school, public institutional property, is located on the property directly west of the generator and residential apartments are located directly south of the generator. Therefore, the noise from the generator will not be able to exceed 55 dBA at or beyond the property line for a ground level observer, or within the apartments located to the south. Typical construction provides at least 20 dB of outdoor to indoor noise reduction with windows closed. The amount of noise reduction falls to approximately 12 dB when windows are open. As a worst-case condition, windows will be assumed to be open. Therefore, the generator will not be able to generate a noise level exceeding 67 dBA at the building face in order for the interior noise level to remain below the 55 dBA interior noise limit.

The land use directly south of the project is assumed to be residential space. The land use directly west of the project is a public school (public institutional property). The most stringent requirement for the proposed equipment is in Section 17.24.050 of the City’s Noise Ordinance and specifies that the equipment at the site may not exceed a daytime (7 a.m. to 10 p.m.) exterior noise level of 55 dBA at either the southern or western property lines. The standby generator should only be tested during the daytime between the hours of 7 a.m. and 10 p.m. Note that it appears that most of the apartments have through the wall air conditioners, which would allow for windows to remain closed.
4.0 AMBIENT NOISE LEVELS

Noise measurements were conducted during the morning of January 27, 2014 hours, in order to document the ambient noise levels at the site. The noise measurements were taken at locations adjacent to the southern and western property lines of the project site as shown in Exhibit 4. The results of these measurements are presented below in Table 4 and Table 5. These tables show the measured average, Leq, noise level along with the maximum and minimum noise levels during the measurement period. The remaining values present the L% (L percentile) levels corresponding with the Noise Ordinance Limits. The L% represents the noise level that was exceeded cumulatively during the specified percentage of time of the measurement. The L50 represents the noise level exceeded half the measurement period, or the noise level exceeded for 30 minutes in an hour. The L25 represents the noise level exceeded for 15 minutes in an hour, L8 represents the noise level exceeded for 5 minutes in an hour and L2 is the noise level exceeded for one minute in an hour.

The noise monitor used for the measurements was a Brüel & Kjær Type 2236 sound level meter, with a Brüel & Kjær Type 4188 1/2” electret condenser microphone. The measurement system was calibrated before and after the measurements with a Brüel & Kjær Type 4231 sound level calibrator with calibration traceable to the National Institute of Standards and Technology.

<table>
<thead>
<tr>
<th>Table 4</th>
<th>SUMMARY OF AMBIENT NOISE LEVELS AT SITE 1</th>
<th>SOUTHERN PROPERTY LINE (dBA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time:</td>
<td>Leq</td>
<td>Lmax</td>
</tr>
<tr>
<td>10:31 to 10:46 a.m.</td>
<td>60.9</td>
<td>74.2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 5</th>
<th>SUMMARY OF AMBIENT NOISE LEVELS AT SITE 2</th>
<th>WESTERN PROPERTY LINE NEAR SCHOOLYARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time:</td>
<td>Leq</td>
<td>Lmax</td>
</tr>
<tr>
<td>10:51 to 11:06 a.m.</td>
<td>50.1</td>
<td>56.6</td>
</tr>
</tbody>
</table>

The results of the measurements indicate that the ambient noise level was about 60.9 dBA (Leq) at the southern property line. At the west property line near the schoolyard, the ambient noise level was about 50.1 dBA (Leq). The daytime noise levels for Site 1 were primarily due to children playing in the schoolyard. The noise levels at Site 2 were due to loading dock activities at the rear of the existing building located on the project site.
5.0 POTENTIAL NOISE LEVELS

Exhibit 2 shows the standby generator location and the adjacent properties. This exhibit shows that the generator will be located approximately 60 feet from the western property line and approximately 98 feet from the southern property line. The apartment building to the south is situated approximately 10 feet from the southern property line and 108 feet from the generator. This building has three floors.

The nearest building on the school property to the west is located approximately 160 feet from the property line and 220 feet from the proposed generator. All of the buildings located on the school property are single story. Compliance with the City’s exterior standard will result in outdoor noise levels from the generator being less than 55 dBA at the school. Therefore, indoor noise levels at the school will be less than 43 dBA with open windows and less than 35 dBA with closed windows. Therefore, demonstrating compliance with the exterior noise standard at the school to the west will also demonstrate compliance with the interior noise standard.

The standby generator planned for use at the site is a Kohler 30-kW emergency backup generator. At this time, the specific model of generator is not known but it is known that the generator will include the manufacturer’s noise reducing enclosure. Noise data for a comparable Kohler generator, Model 30REOZJB, was obtained from the manufacturer and is presented in the Appendix. The manufacturer’s data shows that the generator noise level will be approximately 69 dBA at a distance of 23 feet to the side (east-west) of the generator. The data shows that the noise level at radiator end of the generator, which will face the southern property line, will be about 74 dBA at 23 feet.

As discussed in Section 3, the operation of the emergency generator during a power outage is specifically exempt from the Noise Ordinance. However, the noise produced by the generator during periodic testing to ensure proper operation is not exempt. This testing will occur at most once a week by starting and running the generator for a 15 to 30 minute period. In order to comply with the City’s Noise Ordinance, the noise level from the generator will need to be less than 55 dBA at the western and southern property lines and less than 55 dBA inside the apartments located south of the site.

Using the data above, generator noise levels were projected for each property line. The noise levels from the standby generator will be approximately 60.7 dBA at the western property line and approximately about 61.4 dBA at the southern property line. Therefore, without mitigation, the proposed generator will result in noise levels exceeding the City of Los Alamitos exterior Noise Ordinance Limits at the properties to the south and west. Mitigation is discussed below in Section 6.

The noise level at the face of the apartment building to the south is approximately 60.6 dBA. This results in an estimated interior noise level of 48.6 dBA with open windows and 40.6 dBA with closed windows. Therefore, the proposed generator will not result in noise levels exceeding the City of Los Alamitos interior Noise Ordinance Limits at the apartments to the south. No mitigation is required for the project to comply with the interior noise limits.
6.0 NOISE MITIGATION MEASURES

Since the unmitigated noise levels of the standby generator will exceed the 55 dBA standard at the property lines to the south and west, mitigation is required to meet the City’s exterior noise standard. Exterior noise mitigation typically is provided through the construction of a noise barrier. A noise barrier provides noise reduction when it blocks the line-of-sight between a noise source and a receptor. The barrier requires the noise to bend around the top of the wall to get to the observer, which reduces the level of the noise. The higher the wall, the more the noise has to bend and the greater the noise reduction provided.

Calculations show that a 6-foot tall noise barrier will reduce the generator noise level to less than 55 dBA at the south and west property lines. The relevant information used for these calculations is presented in the appendix. The location of the barrier is presented in Exhibit 5. The barrier must wrap the entire installation except for the northeast portion of the lease area, where an opening will be allowed to gain access to the generator. The noise barrier must have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps (other than as mentioned above and shown on the exhibit to permit access to the generator). The wall may be constructed of stud and stucco, any masonry material, or a combination of these materials.

With the 6-foot tall noise barrier shown in Exhibit 5 generator noise levels will not exceed 55 dBA at the property lines and the project will operate in compliance with the City of Los Alamitos Noise Ordinance.
Exhibit 5 - Noise Barrier Required to Meet the City's Noise Ordinance Criteria
APPENDIX
CALCULATION SPREADSHEETS

DATA USED TO DETERMINE
EXTERIOR NOISE LEVELS
"Rossmoor Cell Site" (Standby Generator), Los Alamitos
Milestone Wireless - Al Gamboa
Project #552001-0100
FRED / KEITH TURNER; February 2014

<table>
<thead>
<tr>
<th>CASE 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standby Generator</td>
</tr>
<tr>
<td>(at South Property Line)</td>
</tr>
<tr>
<td>REFERENCE DISTANCE</td>
</tr>
<tr>
<td>REFERENCE LEVEL</td>
</tr>
<tr>
<td>dB / DOUBLING OF DISTANCE</td>
</tr>
<tr>
<td>dB / DECADE OF DISTANCE</td>
</tr>
<tr>
<td>RECEIVER DISTANCE</td>
</tr>
<tr>
<td>SOUND LEVEL</td>
</tr>
</tbody>
</table>

Radiator End (Position 3; Sound Enclosure Data)

Noise Ordinance Criteria (Applied): 55 dB
(per Los Alamitos Municipal Code;)
Chapter 17.24, Noise)
"Rossmoor Cell Site" (Standby Generator), Los Alamitos
Milestone Wireless - Al Gamboa
Project #552001-0100
FRED / KEITH TURNER; February 2014

| CASE 1 |
| Standby Generator |
| (at West Property Line) |
| REFERENCE DISTANCE | 23 |
| REFERENCE LEVEL | 69.0 |
| dB / DOUBLING OF DISTANCE | 6 |
| dB / DECADE OF DISTANCE | 20 |
| RECEIVER DISTANCE | 60 |
| SOUND LEVEL | 60.7 |

Opposite Cabinet Doors (Position 1; Sound Enclosure Data)

Noise Ordinance Criteria (Applied): 55 dB
(Per Los Alamitos Municipal Code; Chapter 17.24, Noise)
Based on nearest distance to prop line (SE prop line)

<table>
<thead>
<tr>
<th>Sound Pressure Level of</th>
<th>74.0</th>
<th>dBA at 23.0 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical Freq. (Hz)</td>
<td>500</td>
<td>(FG)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dist.</th>
<th>dBA</th>
<th>Dist.</th>
<th>dBA</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>81.2</td>
<td>48</td>
<td>459</td>
</tr>
<tr>
<td>17</td>
<td>76.6</td>
<td>49</td>
<td>459</td>
</tr>
<tr>
<td>20</td>
<td>75.2</td>
<td>50</td>
<td>365</td>
</tr>
<tr>
<td>25</td>
<td>73.3</td>
<td>51</td>
<td>325</td>
</tr>
<tr>
<td>30</td>
<td>71.7</td>
<td>52</td>
<td>290</td>
</tr>
<tr>
<td>35</td>
<td>70.4</td>
<td>53</td>
<td>258</td>
</tr>
<tr>
<td>40</td>
<td>69.2</td>
<td>54</td>
<td>230</td>
</tr>
<tr>
<td>50</td>
<td>67.3</td>
<td>55</td>
<td>205</td>
</tr>
<tr>
<td>60</td>
<td>65.7</td>
<td>60</td>
<td>115</td>
</tr>
<tr>
<td>75</td>
<td>63.7</td>
<td>65</td>
<td>65</td>
</tr>
<tr>
<td>100</td>
<td>61.2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot</th>
<th>Elevation</th>
<th>Source Ht</th>
<th>Source Elevation</th>
<th>Distance</th>
<th>Base Of Wall</th>
<th>Dist. To Wall</th>
<th>Pad Elevation</th>
<th>Observer Elevation</th>
<th>Wall Height</th>
<th>Barrier Reduction</th>
<th>Noise Level (dBA)</th>
<th>Standard Applied</th>
<th>NR Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>South PL no mitigation</td>
<td>0.0</td>
<td>3.5</td>
<td>3.5</td>
<td>5</td>
<td>0.0</td>
<td>98</td>
<td>0.0</td>
<td>5</td>
<td>0.0</td>
<td>0.0</td>
<td>61.4</td>
<td>55</td>
<td>-5.4 dB</td>
</tr>
<tr>
<td>Bldg @ South PL</td>
<td>0.0</td>
<td>3.5</td>
<td>3.5</td>
<td>5</td>
<td>0.0</td>
<td>108</td>
<td>0.0</td>
<td>15</td>
<td>0.0</td>
<td>0.0</td>
<td>60.6</td>
<td>67</td>
<td>-5.6 dB</td>
</tr>
<tr>
<td>Northern PL with mitigation</td>
<td>0.0</td>
<td>3.5</td>
<td>3.5</td>
<td>5</td>
<td>0.0</td>
<td>98</td>
<td>0.0</td>
<td>5</td>
<td>6.0</td>
<td>6.5</td>
<td>52.9</td>
<td>55</td>
<td>-2.1 dB</td>
</tr>
<tr>
<td>Bldg @ South PL with mitigation</td>
<td>0.0</td>
<td>3.5</td>
<td>3.5</td>
<td>5</td>
<td>0.0</td>
<td>108</td>
<td>0.0</td>
<td>15</td>
<td>6.0</td>
<td>7.0</td>
<td>53.0</td>
<td>67</td>
<td>-14.0 dB</td>
</tr>
<tr>
<td>Bldg @ South PL with mitigation</td>
<td>0.0</td>
<td>3.5</td>
<td>3.5</td>
<td>5</td>
<td>0.0</td>
<td>108</td>
<td>0.0</td>
<td>25</td>
<td>6.0</td>
<td>6.6</td>
<td>53.9</td>
<td>67</td>
<td>-14.1 dB</td>
</tr>
</tbody>
</table>
**MacPoint Barrier Sum.xls**

WEST PL

**BARRIER PREDICTION WORKSHEET, POINT SOURCE**

Last Update: 5-25-99

---

### Based on nearest distance to prop line (SE prop line)

<table>
<thead>
<tr>
<th>Sound Pressure Level of</th>
<th>69.0</th>
<th>dB</th>
<th>at</th>
<th>23.0</th>
<th>feet</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Critical Freq. (Hz)</th>
<th>500 (FG)</th>
</tr>
</thead>
</table>

| Noise Level at 50° | 62.3 |

<table>
<thead>
<tr>
<th>Dist.</th>
<th>dBA</th>
<th>Dist.</th>
<th>dBA</th>
<th>Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>76.2</td>
<td>48</td>
<td>253</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>71.6</td>
<td>49</td>
<td>230</td>
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<td>25</td>
<td>68.3</td>
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<td>183</td>
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<td>30</td>
<td>66.7</td>
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<td>163</td>
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<td>35</td>
<td>65.4</td>
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<tr>
<td>40</td>
<td>64.2</td>
<td>54</td>
<td>123</td>
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</tr>
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<td>50</td>
<td>62.3</td>
<td>55</td>
<td>115</td>
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</tr>
<tr>
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<td>60.7</td>
<td>60</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>75</td>
<td>58.7</td>
<td>65</td>
<td>66</td>
<td></td>
</tr>
<tr>
<td>100</td>
<td>56.2</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Noise Level at 50° based on nearest distance to prop line

**Lot** | **Elevation** | **Source Elevation** | **Distance to Wall** | **Base of Wall** | **Dist. To Observer** | **Pad Elevation** | **Observer Height** | **Wall Height** | **Barrier Reduction** | **Noise Level (dBA)** | **Standard Applied** | **nR Achieved Below Std.** |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>West PL no mitigation</td>
<td>0.0</td>
<td>3.5</td>
<td>3.5</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>60</td>
<td>0</td>
<td>0</td>
<td>0.0</td>
<td>60.7</td>
<td>55</td>
</tr>
<tr>
<td>West PL with mitigation</td>
<td>0.0</td>
<td>3.5</td>
<td>3.5</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>60</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>6.0</td>
<td>52.2</td>
</tr>
</tbody>
</table>
RESOLUTION NO. 621-94

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 365-93 TO PERMIT THE INSTALLATION OF A SIXTY (60) FOOT HIGH STEEL MONOPOLE FOR CELLULAR TELEPHONE COMMUNICATION PURPOSES AND A 448 SQUARE FOOT LEASE SPACE FOR AN EQUIPMENT AND MAINTENANCE SHELTER IN THE PLANNED LIGHT INDUSTRIAL (P-M) DISTRICT.

Applicants: PacTel Cellular, Tom Ciccone
File No.: CUP 365-93
Location: 10851 Portal Drive
A.P. No.: 241-241-19

The Planning Commission for the City of Los Alamitos does hereby resolve as follows:

WHEREAS, a verified application has been filed for a certain property, to wit: 10851 Portal Drive; and,

WHEREAS, said verified application constitutes a request as required by Section 22-61 of the Zoning Code; and,

WHEREAS, the Planning Commission did on the 18th day of April, 1994, hold a duly noticed public hearing as prescribed by law to consider said request; and,

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Conditional Use Permit 365-93.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Los Alamitos as follows:

A) That the above recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission adopts the following findings and conditions:

FINDINGS:

1. The Planned Light Industrial (P-M) District permits the operation of a public utility and the installation of a sixty (60) foot high monopole with the approval of a conditional use permit. Conditions of approval have been developed to ensure that the proposed use will not adversely affect the surrounding neighborhood or public safety communications. This is a limited approval so that future information regarding public health risks can be evaluated when the conditional use permit is renewed. Therefore, the requested conditional use permit will not endanger the public health or safety if located where proposed and the use will not allow
conditions that tend to generate nuisance conditions, including but not limited to noise, glare, odor, or vibrations.

2. The proposed use will be located in an industrial area zoned for industrial development. The zone permits the development of public utilities and sixty foot high antennae with the approval of a conditional use permit. Additionally, the proposed antenna will not create an adverse obstruction of views, light or air to the surrounding land uses. Therefore, the use meets the required conditions and specifications set forth in the Zone where it is proposed to be located.

3. The proposed use will be located in an existing industrial area. The location and character of the use, developed according to the plan as submitted, will be in harmony with the area in which it is to be located and in conformity with the Los Alamitos General Plan.

4. A Categorical Exemption, Section 15303, Class 3, was prepared in accordance with the California Environmental Quality Act (CEQA).

CONDITIONS:

General:

1. Approval of this application is for the installation of a sixty (60) foot high steel monopole for cellular telephone communication purposes and a 448 square foot lease space for an equipment and maintenance shelter as approved by Conditional Use Permit 365-93. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in substantial compliance with the applicable land use regulations of the Los Alamitos Zoning Code.

2. Approval of Conditional Use Permit 365-93 shall be valid for a period of one (1) year from the date of determination. If the use approved by this action is not established within such time period, the application shall be terminated and shall thereafter be null and void.

3. Conditional Use Permit 365-93 is approved exclusively as a precise plan for the location and design of the uses, structures, materials, and features as conditioned and shown on the site plan identified as Exhibit 5 of the Agenda Report dated April 18, 1994. Any relocation, alteration, addition, or material, not specifically approved will nullify this approving action. If any changes are proposed regarding the location or alteration of a use or structure, an amendment to this permit must be submitted to the Community Development Department for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that action would have been the same for the amendment as for the approved plot plan, the amendment may be approved without requiring a new public hearing.
4. All conditions must be fulfilled to the satisfaction of the Community Development Department. Failure to satisfy the conditions herein may result in a recommendation to the City Council for revocation of approval.

5. The applicant and the applicant's successors in interest shall be fully responsible for complying with all conditions of approval.

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

7. Conditional Use Permit (CUP) 365-93 shall remain in effect for three (3) years from the date of this approval. If substantiated health concerns or aesthetic issues are raised by the public or city staff, the applicant shall be required to reapply and receive approval for continued operation and maintenance of the use.

8. The six (6) foot chain link fences shall be screened with vines or other appropriate landscape materials to screen the equipment. Landscaping shall be of a type and variety capable of growing within one (1) year to a landscape screen that obscures the visibility of the equipment.

9. The monopole and antenna shall be painted a pale blue color to blend with the horizon. The Community Development Director shall approve the color to be used.

10. The applicant shall have the sole and exclusive obligation for safe and proper installation and operation of the monopole. The applicant shall hold the City free and harmless and defend the City from all claims and damages resulting from and in connection with the installation or operation of the system or any part thereof.

11. Within forty-eight (48) hours of Planning Commission approval of the project, the applicant shall deliver to the Community Development Department a check payable to the County Clerk in the amount of twenty-five dollars ($25.00) for County administrative fees relating to Fish and Game Code Section 711.4(e). If within the forty-eight (48) hour period the applicant has not delivered to the Community Development Department the check required above, the approval for the project granted herewith shall be void.

Police:

12. If radio interference to the public safety communication systems is caused by PacTel Cellular monopole communication systems, then PacTel Cellular agrees to make immediate adjustments to its telecommunication equipment located in the City of Los Alamitos within 24-hour notice from any City of Los Alamitos Public Safety Department.
Prior to the issuance of a Building Permit, the applicant shall meet the following conditions:

Planning:

13. All applicable conditions herein must appear on, and be noted on the final working drawings prior to the issuance of a building permit.

14. The property owner and applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department. The property owner and applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department.

15. The applicant shall submit to the City of Los Alamitos and receive approval of a building permit. The applicant shall pay all applicable plan check and building permit fees.

16. The applicant shall provide verification of approval of the monopole from all governmental agencies, including but not limited to the Public Utilities Commission, the Federal Communications Commission, and the Orange County Airport Land Use Commission.

Special Conditions:

17. Within 60 days of the final building inspection, the applicant shall provide testing results from surrounding properties including the near and far school boundary sites and the tower site that show the emissions are within acceptable levels. If said emissions exceed acceptable levels, this Conditional Use Permit shall be presented before the Planning Commission for reconsideration.

The Secretary of the Commission shall certify to the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Alamitos, California hereby approves Conditional Use Permit No. 365-93, as conditioned.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Los Alamitos, California held on this 18th day of April, 1994.

Robert W. Lee, Chairman
Los Alamitos Planning Commission
RESOLUTION NO. 06-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT C06-08 A REQUEST TO CO-LOCATE COMMERCIAL WIRELESS COMMUNICATION ANTENNAS AND INSTALL GROUND EQUIPMENT TO AN EXISTING MONOPOLE AT 10851 PORTAL DRIVE IN THE PLANNED-LIGHT INDUSTRIAL (P-M) DISTRICT (APPLICANT: ROYAL STREET COMMUNICATIONS, L.L.C.)

SECTION 1. The Planning Commission does hereby find, determine and declare as follows:

A. That on May 4, 2006, an application for Conditional Use Permit C06-08 was submitted by Royal Street Communication, L.L.C. on behalf of MetroPCS and the property owner for the installation of antennas and ground mounted equipment at 10851 Portal Drive in the Planned Light Industrial (P-M) District; and,

B. That said verified application constitutes a request as required by Section 17.42.050 (Conditional Use Permits) of the Los Alamitos Municipal Code; and,

C. That the proposed project was reviewed pursuant to the California Environmental Quality Act and the City's Local Guidelines for implementing CEQA and found to be categorically exempt under Section 15303, Class 3, "New Construction or Conversion of Small Structures"; and,

D. That a duly noticed Public Hearing as prescribed by law was held on said application by the Planning Commission on June 12, 2006, and based upon the evidence presented, it was determined that the findings required by Section 17.30.100 E. and Section 17.42.050 of the Los Alamitos Municipal Code are:

1. The requested Site Development Permit will not adversely affect the purpose and intent of this Chapter, and the proposed use is consistent with the General Plan.

   The project, as proposed and conditioned, is consistent with the General Plan Land Use designation Planned Light Industrial and the Zoning Code permits the installation of a major wireless communication facility in the Planned Light Industrial (P-M) District with the approval of a Conditional Use Permit.
RESOLUTION NO. 06-13

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B. That said verified application constitutes a request as required by Section 17.42.050 (Conditional Use Permits) of the Los Alamitos Municipal Code; and,

C. That the proposed project was reviewed pursuant to the California Environmental Quality Act and the City's Local Guidelines for implementing CEQA and found to be categorically exempt under Section 15303, Class 3, "New Construction or Conversion of Small Structures"; and,

D. That a duly noticed Public Hearing as prescribed by law was held on said application by the Planning Commission on June 12, 2006, and based upon the evidence presented, it was determined that the findings required by Section 17.30.100 E. and Section 17.42.050 of the Los Alamitos Municipal Code are:

1. The requested Site Development Permit will not adversely affect the purpose and intent of this Chapter, and the proposed use is consistent with the General Plan.

The project, as proposed and conditioned, is consistent with the General Plan Land Use designation Planned Light Industrial and the Zoning Code permits the installation of a major wireless communication facility in the Planned Light Industrial (P-M) District with the approval of a Conditional Use Permit.
2. The proposed use, activity and/or improvement(s) are consistent with the provisions of the Zoning Code for the City.

The proposed use complies with the standards for the Planned Light Industrial (P-M) District Section 17.10.030 Table 2.05, for height, and location. The maximum height allowed is 60 feet and the existing Monopole structure is 60 feet. The site is more than 200 feet distance as required from residential and is more than 500 feet from any existing major facility. In addition, the use is allowed in the zone with an approved Conditional Use Permit.

3. The proposed use will not have significant adverse effects on adjoining land uses and other allowed uses of the area in which it is proposed to be located.

The location of the wireless antennas and ground equipment, developed according to the submitted plans and as conditioned below, is consistent with the General Plan and complementary to adjoining uses, and compatible in character with the facilities in the adjacent area, which are predominately industrial in nature.

4. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.

The proposed project has been reviewed based upon the California Environmental Quality Act (CEQA), and the City's Local Guidelines for CEQA, and it has been determined to be in compliance. A Categorical Exemption, Section 15303, Class 3, was prepared in accordance with CEQA and the City's Local Guidelines for Implementing CEQA.

5. 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.

Due to the location and type of use of the proposed project, it has been determined that it will not endanger the public health, safety or general welfare. The commercial wireless antennas and ground mounted equipment is a type of use that would not cause a nuisance, such as noise, glare, odor, or vibrations.

6. That the use does or does not meet the required conditions and specifications set forth in the zoning district where it proposes to locate.
The proposed use, as conditioned, complies with Section 17.30 (Wireless Telecommunications Facilities) for height, distance from residences, distance from other major facilities, and screening. However, Section 17.30.070 B.4, does state that “Monopoles and other antennas of this nature shall be placed in rear or back of building.” In this case, the existing Monopole was approved under the previous zoning code that allowed Monopoles in the front of buildings. Additionally, the proposed use complies with the standards for the Planned Light Industrial (P-M) District, for height, and location.

7. 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.

The location of the wireless antennas and ground equipment developed according to the submitted plans and as conditioned below is consistent with the General Plan and complementary to adjoining uses, and compatible in character with the industrial facilities in the adjacent area.

8. That the decision to approve, conditionally approve, or disapprove the application for a Conditional Use Permit is based on substantial evidence in view of the record as a whole before the Commission, or Council on appeal.

The decision to approve Conditional Use Permit C06-08 is based upon the review by the Planning Commission of the staff report, plans and specifications submitted for the proposed project and on oral and written testimony given at the Public Hearing before the Planning Commission.

SECTION 2. Based upon such findings and determinations, the Planning Commission hereby approves C06-08, subject to the following conditions:

**Planning**

1. Approval of this application is for the co-location of commercial wireless antennas on an existing sixty (60) foot Monopole and installation of ground mounted equipment as represented in relevant drawings, submitted by the applicant as part of C06-08, on file in the Community Development Department. Subsequent submittals for this project shall be consistent with such plans, subject to such additions, revisions, changes, or modifications as...
2. Approval of Conditional Use Permit C06-08 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.

3. Conditional Use Permit C06-08 is approved exclusively as a precise plan for the location and configuration of the uses, and for the structures, materials and features as shown on the relevant drawings referenced in No. 1, above, and subject to such additions, revisions, changes or modifications as may be required by the Planning Commission hereunder. Any relocation, alteration, addition to, or use of any building or property contrary to the conditions hereunder nullifies this approving action. If any changes are proposed regarding the location or alteration of a use or structure, an amendment to this permit 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 and intent of this approved action, and that action would have been the same for 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.

4. 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.

5. The applicant, and the applicant’s successors in interest, shall be fully responsible for knowing and complying with all conditions of approval. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including planning processing fees, building permit fees and park development fees, are not included under this noticing requirement.

Pursuant to Government Code Section 66060(d)(1), the applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:
The applicant has 90 days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90 day period is a prerequisite.

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

7. The applicant, and applicant’s successors in interest, shall be responsible for payment of all applicable fees.

8. The property owner/applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department.

9. A building permit is required and all applicable conditions herein must appear on, and be noted on the final working drawing prior to the issuance of a building permit.

10. The applicant shall comply with applicable City, County, and/or State regulations.
11. The antenna panels and support structures that are visible from ground level shall be enclosed in structure. (LAMC 17.30.090B) All wiring and related antenna components shall not be exposed and shall be installed internally within the panel assembly and support structures.

The existing Monopole is sixty (60) feet tall. The tops of the proposed antennas will be 50.5' from ground level. The dimensions of the proposed antennas are 4.75' tall by 10.5” wide by 2.4” deep. The proposed ground floor equipment will be located within an 11’ by 17’ lease area, inside of metal cabinets on a concrete pad enclosed by a 6' chain link fence. This area will be screened from public view by landscaping similar to those used around the Monopole. The wall mounted GPS antenna will be located on the exterior portion of the building adjacent to the ground equipment.

12. The equipment shelter shall be constructed to the specifications described in Exhibit 3, which is on file in the Community Development Department.

13. The wireless antennas shall be at least 500 feet away from the police station. If the wireless antennas interfere with police electronic communications, the applicant shall remedy the situation or discontinue use of the antenna.

14. Prior to the issuance of a building permit, the applicant shall conduct a test to measure the antenna’s interference with police communications. The applicant shall provide the results of such test to the Community Development Department. A building permit will not be issued unless the test reveals that the antennas will not interfere with police communications.

15. Prior to issuance of any building permits, the site must conform to all of the current zoning standards for the Planned-Light Industrial District.

16. The Monopole shall be maintained properly in appearance for the duration of its existence.

17. In the event the Industrial Center, known as the Los Alamitos Commerce Center, should be redeveloped, or the building structures demolished, the Conditional Use Permit for the Monopole and its accompanying equipment shall expire and the wireless operator and/or property owner shall remove the system from the site within 30-days.
18. Prior to the issuance of any building permits for the installation of the wireless communication antennas or equipment, the property owner shall submit for review and approval a landscape and irrigation plan illustrating the existing conditions and proposed alterations, if any, to meet the current landscape requirements for the P-M zone. If any such alterations are identified as necessary in order to comply with the current landscaping regulations of the Zoning Code, such improvements shall be installed, prior to building permits being finaled, and the use becoming operational.

Building Department

19. The applicant shall submit complete plans, including necessary engineered drawings, for plan check prior to building permit application.

Orange County Fire Authority

20. The applicant shall comply with all standards given by the Orange County Fire Department.

SECTION 3. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant, and any person requesting the same.

PASSED AND APPROVED this 12th day of June, 2006, by the following vote:

AYES: Sofelkanik, Schleuter, Wahlstrom, Daniel, Shloss
NOES: None
ABSENT: Harty
ABSTAIN: Hult

ATTEST:

Lisa Heep, Secretary
LOS ALAMITOS PLANNING COMMISSION
May 1, 2013

Al Gamboa
Milestone Wireless for Verizon Wireless
14110 Ramona Drive
Whittier, CA  90605

SUBJECT:  10851 PORTAL DRIVE – APPROVAL OF MODIFICATION TO CONDITIONAL USE PERMIT (CUP) 06-08

Dear Mr. Gamboa:

Thank you for submitting your application for a modification to the above wireless installation on April 29, 2013.  On June 12, 2006, Planning Commission Resolution 06-13 (Conditional Use Permit - CUP 06-08) was approved for the collocation of wireless antennas and to install ground equipment for an existing monopole.  This Resolution states that minor modifications to the project can be reviewed by the Community Development Director. Your request for a modification has been reviewed and approved as described below.

The Community Development Director has determined this to be minor and has therefore approved this alteration to a wireless installation at 10851 Portal Drive, APN number 241-241-19, as shown in the site plan and elevations dated January 30, 2013. The requested modifications/alterations are as follows:

- The replacement of six (6) previously approved panel antennas on the existing monopole, installation of six (6) RRU's behind proposed antennas and one (1) fiber distribution box mounted to (E) t-arm on (E) monopole.

The Community Development Director has made the following findings:

1. The requested alteration will not adversely affect the spirit and intent of Planning Commission Resolution 06-13, the Los Alamitos Municipal Code, Section 17.30, and is consistent with the General Plan; and,

2. The proposed alteration is consistent with the provisions of the Zoning Code for the City; and,

3. The proposed alteration will not have significant adverse effects on adjoining land uses and other allowed uses of the area in which it is proposed to be located; and,
4. As shown in the plans and application materials submitted, the proposed alteration appears visually compatible with existing and surrounding structures. As proposed, the building complies with the development standards of the Conditional Use Permit 06-08.

The modifications are approved and subject to conditions stated in Planning Commission Resolution 06-13. You will need to submit your plans to our Building Department for approval by the Building Official. We have forwarded your plans to the Orange County Fire Authority for their comments on the modification. I am returning your $50.00 check #14950 for the Orange County Clerk Recorder as that will be unnecessary for this modification.

If you have any questions, please contact me at (562) 431-3538, ext. 300, or by email at: smendoza@cityoflosalamitos.org.

Sincerely,

CITY OF LOS ALAMITOS

Steven A. Mendoza
Director of Community Development

Attachment: Check #14950

cc: File - CUP 06-08 & CUP 06-08M
Orange County Fire Authority
# City of Los Alamitos
## Planning Commission

### Agenda Report Public Hearing

**July 14, 2014**

**Item No: 7B**

**To:** Chair Loe and Members of the Planning Commission  
**Via:** Steven Mendoza, Community Development/Public Works Director  
**From:** Tom Oliver, Associate Planner  
**Subject:** Conditional Use Permit (CUP) 14-05
Athletic Attribute Development and Training Service (Indoor Recreation) at 3831 Catalina Street in the Planned Light Industrial (P-M) Zone, APN 242-151-18

**Summary:** Consideration of a Conditional Use Permit to allow an Athletic Attribute Development and Training Service (Indoor Recreation) at 3831 Catalina Street, Units B & C, in the Planned Light Industrial (P-M) Zone, APN 242-151-18 (Applicant: Preston A. Rawlings – PARperformance).

**Recommendation:**

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

2. Adopt Resolution No. 14-17, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING CONDITIONAL USE PERMIT (CUP) 14-05 TO ALLOW AN INDOOR RECREATION ESTABLISHMENT (ATHLETIC ATTRIBUTE DEVELOPMENT AND TRAINING SERVICE) IN A 961 SQUARE FOOT UNIT IN A 15,114 SQUARE FOOT BUILDING AT 3831 CATALINA STREET, UNITS B & C, IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT, APN 242-151-18 (APPLICANT: PRESTON A. RAWLINGS – PARPERFORMANCE);” and/or,

3. Other direction deemed appropriate by the Commission

**Applicant:** Applicant: Preston A. Rawlings – PARperformance

**Location:** 3831 Catalina Street in the Planned Light Industrial (P-M) Zone, APN 242-151-18

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

Background

Preston A. Rawlings, the owner of PARperformance, has submitted an application for a Conditional Use Permit (CUP) 14-05 asking that the City allow his business, an athletic attribute development and training service, to be located in a 961 square foot unit at 3831 Catalina Street, Units B & C, in the Planned Light Industrial (P-M) Zone.

Discussion

The subject tenant space is approximately 961 square feet, located in a unit that is part of a larger Industrial building. Here is what the applicant has said that the use will involve at this location:

“PARperformance is owned and operated by Preston A. Rawlings II. We are an athletic attribute development and training service. We are committed to guiding young athletes along the path to success by building self-confidence. Our athletes will learn more about themselves and their surroundings while becoming mature and well-disciplined athletes as well as outstanding individuals. With over 30 years of experience, we are committed to developing in the areas of speed, balance, agility, strength and life skills. Life coaching is a large part of what we provide in our location at 3831 Catalina St., Suite B & C. In addition to providing high-level training for our youth athletes we also provide adult training, CRUX (core resistance ultimate crossover). The program is designed to provide an alternative to the large unsupervised workout facilities. CRUX focuses on the client’s specific needs as well as educating the client on proper technique, form and nutrition. Each class is tailored toward attendee’s specific capabilities and their personal goals.”
The Applicant says he will not have a set schedule, but most sessions would primarily be between 5:00 p.m. and 9:00 p.m. The classes will comprise up to 10 students, but 8 or less students will be the average.

The Planning Commission recognized last December that Crossfit classes should be treated as an indoor recreational use and allowed in the P-M zone with a CUP. These classes are another type of class which would be considered as an indoor recreational use. This application continues the blurring of lines that has occurred between recreation and instructional classes. This current request would continue the trend of these types of businesses moving into Industrial buildings in the Planned Light Industrial Zone that was not necessarily designed for these recreational tenants.

The permit decision is a question of whether a Conditional Use Permit should be approved for this use in this particular space. Although similar uses have been approved in the Industrial zone, those approvals are adjacent to lighter Industrial uses that are generally more compatible with Indoor Recreation. These other like uses are within orderly, master-planned, business parks. In comparison, this area is more intense and caters to heavier uses such as auto repair, towing, trucking and manufacturing uses.

Staff remains concerned about the proliferation of non Industrial business in the Industrial zone, however, this particular application brings with it, additional compatibility and safety related concerns based upon its location.

Staff has compiled a list of concerns related to the Industrial area.

**Preservation of Industrial Area**
- The Industrial zone is valuable to the City and should be reserved for Industrial uses, jobs and industry.
- The Industrial area of the City consists of both master planned Industrial parks and other Industrial areas that are grittier. The grittier areas lack sidewalks, defined parking and curb, gutters and parkways.
- Existing zoning should be preserved for future Industrial type uses where light and heavy Industrial businesses can thrive uninterrupted by uses not as gritty as their own.
- The introduction of recreational uses may constrain future use of the subject site for Industrial purposes. While many recreation uses desire to be in the Industrial area, the existing tow companies, distribution facilities, and manufacturers enjoy the freedoms of being separated from such uses.

**Compatibility**
- A large portion of the City’s Industrial area is incompatible with businesses catering to recreational uses for children.
- The Industrial area includes construction yards, lumber yards, large-scale printing firms, and two tow yards.
- This area is intended for Industrial uses with nuisance or hazardous characteristics which for reasons of health, safety, environmental effects, or general welfare are best segregated from recreational uses.
- Industrial uses are more intense and are not always compatible with businesses that cater to children such as batting cages, dance & cheer, or sports related training facilities.
Recreational uses may restrict or preclude the ability of surrounding Heavy Industrial uses from realizing the full enjoyment of their properties by introducing sensitive receptors (children) into the area.

Safety
- Recreation uses have a different traffic generator and the area was not designed to support this type of use.
- Speed limits established within the Industrial area do not take into consideration the loading and unloading of children.
- The Industrial zone has been subject to review and consideration in regards to the uses that are traditionally within the Industrial zones. The Industrial area has never been evaluated as a place for children to hang out, explore, and wait for parent pickup.
- Truckers do not normally expect to be dodging children or adult joggers in an Industrial area.

Consequently, staff received a recent comment from a concerned citizen:

"Today at 9:30am another girl in soccer uniform, earphones in ears, walking on the street just west of Soccer Place. She had NO idea what was going on around her. She was walking in the street as the cars work around her. Children should be taught better but the City also needs to THINK before they approve children-type businesses in an Industrial Park. Youth Sports belong near a school, park or Youth Center. I am concerned for the children’s safety. Children DO NOT belong walking on a street full of Commercial trucks."

In summary, it is difficult to make a case for this business to be allowed in this area of the P-M zone. Heavier industrial businesses surround this location. This is possibly the most "Industrial" of the Industrial zones in the City. Truck traffic abounds here, especially since it is between Trend Offset Printing and two towing businesses. There are no curbs, parkways or sidewalks to clearly delineate where traffic should be. Drivers can drive freely without impediment, especially with this being a corner where trucks have to make wide turns. It is problematic that there are no crosswalks at this corner and difficult in general for children who might cross the street from Deft Touch Soccer to this business, or are dropped off nearby. Industrial hours of operation are 24 hours a day and this business intends to be open from 5:00 p.m. to 10:00 p.m.

That said, the existing location of Deft Touch Soccer (across the street) and its success makes the suitability question of this type of business being here a tough call. Deft Touch has existed next to this location without incident since 2007, and the building looks a bit cleaner and has no code violations since the current business, Deft Touch, took over. Deft Touch Soccer was approved in 2007. Its hours were limited to 5:00 p.m. to 10:00 p.m., Monday through Friday, and 7:00 a.m. to 10:00 p.m. on Saturday and Sunday.
Location

The adjacent properties are developed and zoned as follows:

**North:** Developed with the rest of the same light Industrial building as the proposed business in the Planned Light Industrial (P-M) Zoning District. Automotive Electric Industries (AEI) is located next door in this same building.

**South:** Developed with another light Industrial building across Catalina in which is located Deft Touch Soccer, another indoor recreation use in the Planned Light Industrial (P-M) Zoning District.

**East:** Developed with industrial buildings in the Planned Light Industrial (P-M) Zoning District. Pro System Orthotics is next door in the same building and beyond that are the Mr. C's Towing and Rossmoor Towing Service, including their tow yards.

**West:** Developed with another light Industrial building in the Planned Light Industrial (P-M) Zoning District. Trend Offset Printing's nine building campus is next door.
Parking

According to the applicant, he will be allowed to use all 11 parking spaces after 5:00 p.m., but they are shared before this time. The business plans to open only between 5:00 p.m. and 10:00 p.m. Right now, people who are visiting the hospital are filling the lot without permission, and it is difficult to park here. Below is a plan of parking for the unit, as provided by the property owner. The hospital parking is a 24 hour a day occurrence.

The Unit Space

The units to be combined are much like office units in they have no Industrial doors and have office type layouts with one bathroom per suite. This space is the public face of the remainder of the Industrial building behind it. The exterior walls of the building are made of concrete block as well as the walls between these subject units and other tenants of the building. Below is a floor plan of the B & C units that will be combined:
Findings

In order to approve a CUP, certain findings are required under Municipal Code Section 17.42.050.

The first finding is that the use, as indoor recreation (athletic attribute development and training service), will not endanger the public health or general welfare if located where proposed and will not allow conditions which tend to generate nuisance conditions, including noise, glare, odor, or vibrations (LAMC Section 17.42.050A.1.). The use itself would not foster circumstances that tend to generate a nuisance as the use is not one that generates excessive noise, glare, odors or vibrations, or other troublesome conditions since the classes are small and are often individualized. This type of use would, in fact, contribute favorably to the health and welfare of City residents in that this recreational use is a form of exercise. However, there is little infrastructure in this location to separate customers, and in particular children, from the harmful or negative effects of the surrounding Industrial businesses. Truck deliveries and general manufacturing uses are more dangerous uses that should probably not occur around children.
Second, the use meets the required conditions and specifications set forth in the zoning district where it proposes to locate (LAMC Section 17.42.050A.2). This is an Industrial building surrounded by Industrial buildings on all sides, although it is across Bloomfield Street from Deft Touch Soccer (a fitness business) that exists in an Industrial building to the South. Indoor recreational uses are specifically allowed in this zone with a CUP, but this particular area would not be appropriate for such a business. There are many of the negative aspects of an Industrial area that exist in this area and would conflict or need to be buffered from this business. This would continue the loss of Industrial space. Existing Planned Light Industrial zoning should be preserved for future Industrial type uses.

Third, the proposed indoor recreation establishment should be compatible with other uses located in the Planned Light Industrial (P-M) Zoning District and with the Los Alamitos General Plan. This use would be in an Industrial area in a unit that is set up like a storefront office and is across the street from Deft Touch Soccer where the applicant currently performs similar functions to this business and from which students would often come over to this business. The area is clearly industrial with none of the amenities that should accompany a business such as this, such as sidewalks, curbs, crosswalks, a buffer between uses, and a safe area where children would be separated from cars and trucks.

The decision to deny or approve the application for a Conditional Use Permit must be based on substantial evidence in view of the record as a whole before the Planning Commission (LAMC Section 17.42.050A.4.).

**Recommendation**

There is a hard case to make for this type business to be allowed in this section of the Planned Light Industrial (P-M) Zone. The City wears many hats. As ambassadors for business we seek out new businesses to join our community. Often times, business persons select sites that fit their needs but are not necessarily compatible. This is the reasoning for requiring a Conditional Use Permit, because all sites have their own characteristics and must be evaluated based upon site conditions and the surrounding area. Industrial businesses surround this location and this is possibly the corner with the most Industrial-type atmosphere in the City. Truck and other traffic abound on this street. It is situated between Trend Offset Printing and two towing businesses. There are no curbs, parkways or sidewalks to provide an impediment to trucks driving freely onto private property. It is problematic that there are no crosswalks at this corner and problematic for the children who may cross the street from Deft Touch Soccer to this business or be dropped off by parents on the opposite side of the street.

It is reasonable to conclude this application should not be approved due to its location and the conditions of the surrounding area. Due to our inability to reconcile the use with the surrounding areas, Staff recommends denial of the application as presented.
While staff feels that the use has the potential to be compatible within a master planned Industrial park, if insulated (buffered) from such intense uses or traffic, this is not the case for this site.

Staff is recommending denial of the application, as presented, unless additional or contrary information is received during the meeting and based upon the evidence submitted to the Commission, including the evidence presented in this Staff Report, and any oral and written evidence presented at the Public Hearing.

Attachments: 1) Draft Planning Commission Resolution 14-17  
2) Site Plan  
3) Parking Support Letter

WHEREAS, the application is for a Conditional Use Permit to allow an indoor recreation establishment (athletic attribute development and training service) in an existing 961 square foot space at 3831 Catalina Street, Units B & C, in the Planned Light Industrial (P-M) Zoning District; and,

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

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on July 14, 2014; and,

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

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

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

SECTION 1. The above recitals are true and correct.

SECTION 2. The athletic attribute development and training service classes are similar to the Crossfit use which was recently approved in that they are both indoor recreational uses and should be treated the same.

SECTION 3. The Los Alamitos Municipal Code recognizes that the uses requiring conditional use permits are not appropriate in all circumstances and gives the Planning Commission the discretion to disapprove such proposed uses. Conditional Use Permit 14-05 is hereby denied to allow athletic attribute development and training service as an indoor recreation establishment in an existing 961 square foot space at 3831 Catalina Street, Units B & C, in the Planned Light Industrial (P-M) Zoning District based upon the following findings, each and every one of which constitutes separate and independent grounds for denial:
1. The use, as indoor recreation (athletic attribute development and training service), may endanger the public health or general welfare of its participants if located at 3831 Catalina Street. The use itself would not foster circumstances that tend to generate a nuisance as the use is not one that generates excessive noise, glare, odors or vibrations, or other troublesome conditions since the classes are small and are often individualized. However, the area's infrastructure does not protect PARperformance participants from conditions generated by the Industrial neighbors as there is no buffer to separate customers, and in particular children, from the harmful or negative effects of the surrounding Industrial businesses. This industrial area in particular has heavy truck traffic 24 hours a day, during all hours of proposed use. There are no curbs, crosswalks, warning signs, traffic lights, etc. to provide a safe environment for pedestrians.

2. The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate (LAMC Section 17.42.050A.2). However this is an Industrial building surrounded by Industrial buildings on all sides, although it is across Bloomfield Street from Deft Touch Soccer (a fitness business) that exists in an Industrial building to the South. Indoor recreational uses are specifically allowed in this zone with a CUP, but this particular area would not be appropriate for such a business. There are many negative aspects of an Industrial area that would conflict or need to be buffered from this business. This would continue the loss of Industrial space. Existing Planned Light Industrial zoning should be preserved for future Industrial type uses, especially in one of the most intensely industrial areas of the City.

3. The proposed indoor recreation establishment will not be compatible with other uses located in the Planned Light Industrial (P-M) Zoning District and with the Los Alamitos General Plan. This use would be in an Industrial area in a unit that is set up like a storefront office and is across the street from Deft Touch Soccer where the applicant currently performs similar functions to this business and from which students would often come over to this business. The area is clearly industrial with none of the amenities that should accompany a business of this nature, such as sidewalks, curbs, crosswalks, a buffer between uses, and a safe area where children would be separated from cars and trucks.

4. The decision to deny the application for a Conditional Use Permit is based on substantial evidence in view of the record as a whole before the Planning Commission (LAMC Section 17.42.050A.4.).

SECTION 4. The Custodian of Record for this matter is Steven Mendoza, Community Development Director, whose office is located at Los Alamitos City Hall, 3191 Katella Avenue, Los Alamitos, California.

SECTION 5. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same.

PASSED, APPROVED, AND ADOPTED this 14th day of July, 2014.
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 14th day of July, 2014, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:
May 12, 2014

Hello neighbors, this is Preston Rawlings II with ParPerformance. I am located at 3831 Catalina St, Suite B & C. I would like to use up to 10 spaces after 5:00PM, Monday - Friday.

I'm notifying each of you to see if this will be of any conflict to you or your business.

Please sign below if this will be acceptable for you.

Thank you for your time and consideration.

Preston Rawlings II
ParPerformance

______________________________
Business Name and Printed Name:

__________________________
Signature:

__________________________
Date: 5-20-14
City of Los Alamitos
Planning Commission

Agenda Report
Public Hearing

July 14, 2014
Item No: 7C

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

Subject: Zoning Ordinance Amendment 14-05
A Municipal Code Amendment to Facilitate Remote Caller Bingo within the Community Facilities (C-F) Zone (City initiated)

Summary: The Planning Commission has been asked by City Council to draft the appropriate Zoning Code amendments to facilitate "Remote Caller Bingo" within the Community Facilities (C-F) Zone (Zoning Ordinance Amendment 14-05) (City initiated). The Ordinance also clarifies that regular Bingo is allowed in the CO, CG, PM and C-F zones.

Recommendation:

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

2. Determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 – minor alterations in land use limitations and 15061(b) (3) – activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; and,

3. Adopt Resolution No. 14-15, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 14-05 TO ADD "BINGO" TO LOS ALAMITOS MUNICIPAL CODE SECTION 17.10.020, TABLE 2-04, AS PERMITTED USE IN THE COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS, TO ADD BOTH "BINGO" AND "REMOTE CALLER BINGO" TO LOS ALAMITOS MUNICIPAL CODE SECTION 17.12.020, TABLE 2-06, AS PERMITTED USES IN THE COMMUNITY FACILITIES (C-F) ZONING DISTRICT, AND TO ADD THEIR RESPECTIVE DEFINITIONS TO SECTION 17.76, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA
Applicant: City Initiated

Location: Community Facilities (C-F) Zoning District

Approval Criteria: Section 17.70.020 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment be recommended by a resolution to the City Council.

Noticing: Since the number of real property owners exceeds 1,000, notices announcing the Public Hearing were published as a 1/8 page ad in the News Enterprise on June 30, 2014, for a hearing on July 14, 2014.

Environmental: The proposed ordinance has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 - minor alterations in land use limitations and 15061(b) (3) - activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

Background

In 2008, the Legislature passed, and the Governor signed, Senate Bill (SB) 1369 (Cedillo) Chapter 748 Statutes of 2008. SB 1369 -- known as the “California Remote Caller Bingo Act.” This act permits local governments to adopt an ordinance allowing Remote Caller Bingo, to set up regulations for Remote Caller Bingo, and to specify what type of non-profits could operate Remote Caller Bingo, among other regulations.

“Remote Caller Bingo” is defined by the State of California as:

"a game of Bingo... in which the numbers or symbols on randomly drawn plastic balls are announced by a natural person present at the site at which the live game is conducted, and the organization conducting the Bingo game uses audio and video technology to link any of its in-state facilities for the purpose of transmitting the remote calling of a live Bingo game from a single location to multiple locations owned, leased, or rented by that organization... The audio or video technology used to link the facilities may include cable, Internet, satellite, broadband, or telephone technology, or any other means of electronic transmission that ensures the secure, accurate, and simultaneous transmission of the announcement of numbers or symbols in the game from the location at
which the game is called by a natural person to the remote location or locations at which players may participate in the game."

The City of Los Alamitos permits "Bingo" through conditions set forth in Municipal Code Section 5.16. Although it is not clearly mentioned as a permitted use in the Land Use Table of the Zoning Code, the use is recognized as being allowed in the C-O, C-G and P-M zones Monday through Friday after 6 p.m. and on weekends and holidays. The Municipal Code does not currently permit "remote caller" Bingo. In order for this use to be allowed in the City of Los Alamitos, a Municipal Code amendment and corresponding Zoning Code amendment would have to be processed. City Staff has been approached by Ms. Shelley Green of Bingo Innovations of California, a charity management company that works exclusively with California non-profits to enable them to fundraise by participating in Remote Caller Bingo. She has contacted the City on behalf of St. Isidore Historical Plaza. Amendments to the Los Alamitos Municipal Code require review and approval by the City Council. Further, since this topic amends the Zoning Ordinance, the Planning Commission has an advisory role.

Discussion

Although it is not clearly mentioned as a permitted use in the Land Use Table of the Zoning Code, the City of Los Alamitos permits Bingo through Municipal Code Section 5.16. Bingo is recognized as being allowed in the C-O, C-G and P-M zones Monday through Friday after 6 p.m. and on weekends and holidays in section 5.16.180; additionally, most of the licensed Bingo games take place in the C-F zone. Bingo is defined in Penal Code Section 326.5(o) as shown below and the language in Los Alamitos Municipal Code Section 5.16.010 is essentially the same:

As used in this chapter, "Bingo" means a game of chance in which prizes are awarded on the basis of designated numbers or symbols that are marked or covered by the player on a tangible card in the player's possession and that conform to numbers or symbols, selected at random and announced by a live caller. (See California Penal Code Section 326.5(o).)

"Remote Caller Bingo" games allow several chapters of the same approved organization, or a limited number of approved different organizations, to join together through various communication mediums to hold larger Bingo games than can traditionally be held. In addition, Penal Code Section 326.3 allows Remote Caller Bingo games to award prizes of up to 37% of the gross receipts from any Bingo game, and allows up to 750 players to participate in any single game. Because of the large number of players allowed to participate, and the larger prizes awarded, Remote Caller Bingo games allow organizations to raise significantly larger amounts of money for charitable purposes and individual players to win significantly larger prizes than is possible in traditional Bingo games.
Remote Caller Bingo is defined in Penal Code Section 326.3(u) as a game of Bingo as defined above, in which the numbers or symbols on randomly drawn plastic balls are announced by a natural person present at the site at which the live game is conducted, and the organization conducting the Bingo game uses audio and video technology to link any of its in-state facilities for the purpose of transmitting the remote calling of a live Bingo game from a single location to multiple locations owned, leased, or rented by that organization, or as otherwise authorized by Penal Code Section 326.3(o).

Staff recommends that the zoning ordinance be amended to specifically provide where Bingo and Remote Caller Bingo are allowed. Bingo will be added as an allowed use to the land use charts for the C-F zone and to the C-O, C-G, and P-M zones subject to the limited hours of operation that currently exist in section 5.16.180. In light of the fact that Remote Caller Bingo is likely to draw larger numbers of players, Staff recommends that Remote Caller Bingo be limited to the Community Facilities (C-F) Zone of the City.

A separate ordinance will be provided to the City Council which will amend Title 5 relating to Bingo and Remote Caller Bingo.

Findings

The Planning Commission is required by Los Alamitos Municipal Code Section 17.70.050 to make certain findings for Zoning Ordinance Amendments. The first finding is that the proposed amendment ensures and maintains consistency with the General Plan and the Zoning Code. The proposed code amendments relating to Bingo simply codifies in the zoning code what is already allowed by other provisions of the Los Alamitos Municipal Code. The proposed code amendment to permit Remote Caller Bingo in the Community Facilities (C-F) Zoning District is consistent with General Plan Land Use Policy 1-6.6.2 to “Define and promote uses which afford Los Alamitos residents a variety of shopping, dining, and entertaining alternatives within the context of the small-scale, low-profile character of Los Alamitos.” As this would immediately help with the preservation of St. Isidore Historical Plaza, it is also consistent with General Plan Conservation Element Policy 2-4.2 to “Encourage and provide incentives for the preservation of significant architectural, historical, and cultural buildings.”

Second, the proposed amendment will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse impacts anticipated in the Code amendment. Bingo is already allowed in the C-F zone as well as the CO, CG and PM zones. Chapter 5.16 of the Municipal Code includes additional regulations specifically for Bingo that provides an extra level of scrutiny for these types of businesses in an effort to lessen their impacts through a licensing process administered by the City Manager’s office. The ordinance allowing for Remote Caller Bingo will provide similar protections.

The proposed amendment is internally consistent with other applicable provisions of this Zoning Code and does not provide any conflicts with any other provision of the Los Alamitos Municipal Code.
Recommendation

Staff has found no concerns in a review of other Cities comments on this use.

Staff recommends that the Planning Commission conduct a Public Hearing to discuss this subject and then approve to recommend or make changes to the attached draft Ordinance that would amend the Los Alamitos Municipal Code to allow permitting of “Remote Caller Bingo,” clear up the existing omission of “Bingo” on the Land Use Table to show it as a permitted use in various zones, and add both of their definitions to the Zoning Code.

Attachments: 1) Planning Commission Resolution No. 14-15  
2) Draft City Council Ordinance No. 2014-xx
RESOLUTION NO. 14-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 14-05 TO ADD "BINGO" TO LOS ALAMITOS MUNICIPAL CODE SECTION 17.10.020, TABLE 2-04, AS PERMITTED USE IN THE COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS, TO ADD BOTH "BINGO" AND "REMOTE CALLER BINGO" TO LOS ALAMITOS MUNICIPAL CODE SECTION 17.12.020, TABLE 2-06, AS PERMITTED USES IN THE COMMUNITY FACILITIES (C-F) ZONING DISTRICT, AND TO ADD THEIR RESPECTIVE DEFINITIONS TO SECTION 17.76, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (CITY INITIATED).

WHEREAS, the Los Alamitos City Council, at its meeting of May 19, 2014, requested that the Planning Commission explore the possibility of permitting "Remote Caller Bingo" establishments in the City; and,

WHEREAS, the Planning Commission opened a duly noticed Public Hearing concerning this Amendment on July 14, 2014; and,

WHEREAS, the Planning Commission recommends the permitting of "Remote Caller Bingo" in the Community Facilities (C-F) Zoning District; and,

WHEREAS, the Planning Commission recommends that the Zoning Code be clarified to specify that "Bingo" is allowed in the Community Facilities (C-F) Zoning District and in the Commercial Professional Office (C-O) Zoning District, General Commercial (C-G) Zoning District, and the Planned Light Industrial (P-M) Zoning District consistent with the existing provisions of Chapter 5.16; and,

WHEREAS, on July 14, 2014, the Planning Commission was presented with a draft of Zoning Ordinance Amendment 14-05 which includes related changes in order to accomplish this direction of the Planning Commission; and,

WHEREAS, the proposed amendments as described in Attachment 2 represent only minor changes of the Los Alamitos Municipal Code; and,

WHEREAS, after consideration of all applicable Staff Reports and all public testimony and evidence presented at the Public Hearings, the Planning Commission does hereby make the following findings for a Zoning Ordinance Amendment as required by Los Alamitos Municipal Code Section 17.70.050:

1. The proposed amendments ensure and maintain consistency with the General Plan and the Zoning Code. The proposed code amendment to permit Remote Caller Bingo in the Community Facilities (C-F) Zoning District, and the amendment to...
correct the omission of Bingo where it is currently allowed in Community Facilities (C-F) Zoning District and in the Commercial Professional Office (C-O) Zoning District, General Commercial (C-G) Zoning District, and the Planned Light Industrial (P-M) Zoning District, are consistent with General Plan Land Use Policy 1-6.6.2 to “Define and promote uses which afford Los Alamitos residents a variety of shopping, dining, and entertaining alternatives within the context of the small-scale, low-profile character of Los Alamitos.” As this would immediately help with the preservation of St. Isidore Historical Plaza, it is also consistent with General Plan Conservation Element Policy 2-4.2 to “Encourage and provide incentives for the preservation of significant architectural, historical, and cultural buildings.”

2. Second, the proposed amendments will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse impacts anticipated in the Code amendments, especially as Bingo is already being played in the City. Chapter 5.16 of the Municipal Code provides additional regulations specifically for Bingo that provides an extra level of scrutiny for these types of businesses in an effort to lessen their impacts through a permitting process administered by the City Manager’s office and Remote Caller Bingo will be subject to similar restrictions.

3. The proposed amendments are internally consistent with other applicable provisions of this Zoning Code and do not provide any conflicts with any other provision of the Los Alamitos Municipal Code.

4. The proposed amendments have 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 and pursuant to Section 15305 as a minor alteration in land use limitations.

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, which findings are incorporated by reference herein.

SECTION 2. Based upon such findings and determinations, the Planning Commission hereby recommends to the City Council of the City of Los Alamitos to approve Zoning Ordinance Amendment 14-05 as shown in Attachment 2, which ordinance is attached hereto and incorporated by reference herein.
PASSED, APPROVED, AND ADOPTED this 14th day of July, 2014.

_____________________________________
Gary Loe, Chairperson

ATTEST:

_____________________________________
Steven Mendoza, Secretary

APPROVED AS TO FORM:

_____________________________________
Lisa Kranitz
Assistant City Attorney

STATE OF CALIFORNIA   )
COUNTY OF ORANGE    ) ss
CITY OF LOS ALAMITOS )

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 14th day of July, 2014, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

_____________________________________
Steven Mendoza, Secretary
DRAFT ORDINANCE NO. 2014-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT (ZOA) 14-05 TO ADD "BINGO" TO LOS ALAMITOS MUNICIPAL CODE SECTION 17.10.020, TABLE 2-04, AS PERMITTED USE IN THE COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS, TO ADD BOTH "BINGO" AND "REMOTE CALLER BINGO" TO LOS ALAMITOS MUNICIPAL CODE SECTION 17.12.020, TABLE 2-06, AS PERMITTED USES IN THE COMMUNITY FACILITIES (C-F) ZONING DISTRICT, AND TO ADD THEIR RESPECTIVE DEFINITIONS TO SECTION 17.76, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (CITY INITIATED).

WHEREAS, the Los Alamitos City Council, at its meeting of May 19, 2014, requested that the Planning Commission explore the possibility of permitting “Remote Caller Bingo” establishments in the City; and,

WHEREAS, the Planning Commission, at a duly noticed Public Hearing concerning this Amendment on July 14, 2014, recommended that the City Council approve this Ordinance; and,

WHEREAS, the City Council opened a duly noticed Public Hearing concerning this Amendment on ___, 2014; and,

WHEREAS, the proposed amendments set forth herein represent only minor changes of the Los Alamitos Municipal Code; and,

WHEREAS, after consideration of all applicable Staff Reports and all public testimony and evidence presented at the Public Hearings, the City Council does hereby make the following findings for a Zoning Ordinance Amendment to modify Los Alamitos Municipal Code Section 17.12.020, Table 2-06, and Section 17.76, as required by Los Alamitos Municipal Code Section 17.70.050:

1. The proposed amendments ensure and maintain consistency with the General Plan and the Zoning Code. The proposed code amendment to permit Remote Caller Bingo in the Community Facilities (C-F) Zoning District, and the amendment to correct the omission of Bingo where it is currently allowed in Community Facilities (C-F) Zoning District and in the Commercial Professional Office (C-O) Zoning District, General Commercial (C-G) Zoning District, and the Planned Light Industrial (P-M) Zoning District, are consistent with General Plan Land Use Policy 1-6.6.2 to “Define and promote uses which afford Los Alamitos residents a variety of shopping, dining, and entertaining alternatives within the context of the small-scale, low-profile character of Los Alamitos.” As this would immediately help with the preservation of St. Isidore Historical Plaza, it is also consistent with General Plan Conservation Element Policy 2-
4.2 to “Encourage and provide incentives for the preservation of significant architectural, historical, and cultural buildings.”

2. Second, the proposed amendments will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse impacts anticipated in the Code amendments, especially as Bingo is already being played in the City. Chapter 5.16 of the Municipal Code provides additional regulations specifically for Bingo that provides an extra level of scrutiny for these types of businesses in an effort to lessen their impacts through a permitting process administered by the City Manager’s office and Remote Caller Bingo will be subject to similar restrictions.

3. The proposed amendments are internally consistent with other applicable provisions of this Zoning Code and do not provide any conflicts with any other provision of the Los Alamitos Municipal Code.

4. The proposed amendments have 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 and pursuant to Section 15305 as a minor alteration in land use limitations.

THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

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

SECTION 2. Los Alamitos Municipal Code Section 17.10.020, Table 2-04 “Allowed Uses and Permit Requirements for Commercial/Industrial Zoning Districts” is amended to read as follows:
Table 2-04
Allowed Uses and Permit Requirements for Commercial / Industrial Zoning Districts (see Parking Requirements, Chapter 17.26)

<table>
<thead>
<tr>
<th>PERMITTED USE</th>
<th>PERMIT REQUIRED BY ZONING DISTRICT</th>
<th>SPECIFIC USE REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
<td>C-O</td>
<td>C-G</td>
</tr>
<tr>
<td>CUP</td>
<td>Conditional use permit required</td>
<td>Use not allowed</td>
</tr>
<tr>
<td>TUP</td>
<td>Temporary use permit</td>
<td></td>
</tr>
</tbody>
</table>

### EDUCATION, PUBLIC ASSEMBLY AND RECREATION

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>PERMIT REQUIRED BY ZONING DISTRICT</th>
<th>SPECIFIC USE REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult entertainment businesses</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Amusement and recreation establishments, indoor (3)</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Amusement and recreation establishments, outdoor (3)</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Arcades</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Auditoriums, meeting halls, and theaters</td>
<td>CUP</td>
<td>—</td>
</tr>
<tr>
<td>Bingo(22)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Health/fitness facilities/spas</td>
<td>—</td>
<td>CUP</td>
</tr>
<tr>
<td>Industrial training center</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Libraries and reading rooms</td>
<td>P</td>
<td>—</td>
</tr>
<tr>
<td>Live entertainment, incidental to an allowed use</td>
<td>CUP</td>
<td>CUP (3)</td>
</tr>
<tr>
<td>Museums</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor commercial recreation facilities</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Religious facilities</td>
<td>CUP</td>
<td>—</td>
</tr>
<tr>
<td>Schools, commercial - small</td>
<td>P (1)</td>
<td>P (1)</td>
</tr>
<tr>
<td>Schools, commercial - large</td>
<td>CUP (2)</td>
<td>CUP (2)</td>
</tr>
</tbody>
</table>

(22) Only between the hours of 10 a.m. – midnight on weekends and holidays; only between the hours of 6 p.m. – midnight Monday through Friday.

SECTION 3. Los Alamitos Municipal Code Section 17.12.020, Table 2-06 “Land Uses and Permit Requirements” is amended to read as follows. The changes are highlighted in red.
Table 2-06
Allowed Uses and Permit Requirements for Special Purpose Zoning Districts

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>PERMIT REQUIRED BY ZONING DISTRICT</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>O-A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>C-F</td>
<td></td>
</tr>
</tbody>
</table>

**EDUCATION, PUBLIC ASSEMBLY, AND RECREATION**

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>PERMIT REQUIRED BY ZONING DISTRICT</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>O-A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>C-F</td>
<td></td>
</tr>
<tr>
<td>Amusement and recreation establishments, outdoor</td>
<td>P</td>
<td>CUP</td>
</tr>
<tr>
<td>Bingo(^1)</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Bingo, remote caller(^1)</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Community /cultural centers</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Educational and research institutions</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Schools and colleges, public or private nonprofit</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Golf courses/country clubs</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Libraries and reading rooms</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Museums</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Outdoor commercial recreation facilities</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Religious facilities</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Zoos</td>
<td>CUP</td>
<td>CUP</td>
</tr>
</tbody>
</table>

\(^1\) Only between the hours of 10 a.m. and midnight.

SECTION 4. Los Alamitos Municipal Code Section 17.76 “Definitions” is amended to include these definitions to read as follow:

“Bingo” means a game of chance in which prizes are awarded on the basis of designated numbers or symbols that are marked or covered by the player on a tangible card in the player’s possession and that conform to numbers or symbols, selected at random and announced by a live caller, as further defined by Penal Code Section 326.5(o), as the same may be amended from time to time.

“Bingo, remote caller” means a game of Bingo as defined herein in which the numbers or symbols on randomly drawn plastic balls are announced.
by a natural person present at the site at which the live game is conducted, and the organization conducting the Bingo game uses audio and video technology to link any of its in-state facilities for the purpose of transmitting the remote calling of a live Bingo game from a single location to multiple locations owned, leased, or rented by that organization, as further defined by Penal Code Section 326.3(u)(1), as the same may be amended from time to time.

SECTION 5. To the extent the provisions of the Los Alamitos Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 6. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

SECTION 7. This Ordinance shall take effect thirty days after approval as provided in Government Code Section 36937.

SECTION 8. Staff is hereby directed to file a Notice of Exemption with the County Clerk's office relating to the adoption of this Ordinance under Guidelines Section 15061(b)(3) of the California State Government Code because the Code Amendments will have no significant effect on the environment and pursuant to Section 15305 as a minor alteration in land use limitations.

PASSED, APPROVED AND ADOPTED THIS ___ DAY OF __________, 2014.

__________________________
Gerri L. Graham-Mejia, Mayor

ATTEST:

________________________
Windmera Quintanar, CMC
City Clerk
STATE OF CALIFORNIA )
COUNTY OF ORANGE ) ss.
CITY OF LOS ALAMITOS )

I, Windmera Quintanar, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. 14-xx was duly introduced and placed upon its first reading at a regular meeting of the City Council on the ___ day of __________, 2014 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the ___ day of __________, 2014, by the following vote, to wit:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Windmera Quintanar, City Clerk
City of Los Alamitos
Planning Commission

Agenda Report
Public Hearing
July 14, 2014
Item No: 7D

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

Subject: Zoning Ordinance Amendment 14-04
A Municipal Code Amendment to allow Affordable Housing in the City without a Conditional Use Permit, as required by the State Department of Housing and Community Development (Citywide) (City initiated)

Summary: A Municipal Code Amendment to allow Affordable Housing in the Residential Zoning Districts (R-1, R-2 & R-3) of the City without a Conditional Use Permit, as required by the State Department of Housing and Community Development (Citywide) (City initiated).

Recommendation:

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

2. Determine that the proposed ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 – minor alterations in land use limitations and 15061(b)(3) – activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; and,

Applicant: City Initiated

Location: Residential Zoning Districts (R-1, R-2 & R-3)

Approval Criteria: Section 17.70.020 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment be recommended by a resolution to the City Council.

Noticing: Since the number of real property owners exceeds 1,000, notices announcing the Public Hearing were published as a 1/8 page ad in the News Enterprise on July 2, 2014, for a hearing on July 14, 2014.

Environmental: The proposed ordinance has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 – minor alterations in land use limitations and 15061(b)(3) – activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

Background

The 2014-2021 Los Alamitos Housing Element was approved by the City Council on February 3, 2014. The Department of Housing and Community Development found the City’s Housing Element to be in compliance with State Housing Law, in part based upon the City’s commitment to adopt a policy to allow Affordable Housing in the City without a Conditional Use Permit. That agreement became Policy 5.6 in the document and states:

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

Affordable Housing is currently allowed only through Conditional Use Permit (CUP) in the three Residential Zoning Districts of the City. The objective of the above Policy statement is to prevent obstacles to Affordable Housing, which is a goal that the State of California required the City to embrace to obtain approval of our Housing Element. The CUP requirement violates State law.

In its June 9, 2014 meeting, the Planning Commission approved a Resolution of Intention directing Staff to bring back to tonight’s meeting a draft Zoning Ordinance Amendment, recommending to the City Council modifications to the Los Alamitos
Municipal Code, thereby allowing Affordable Housing to be permitted in the City without requiring a Conditional Use Permit to be obtained.

Findings

The Planning Commission is required by Los Alamitos Municipal Code Section 17.70.050 to make the certain findings for Zoning Ordinance Amendments. The first finding is that the proposed amendment ensures and maintains consistency with the General Plan and the Zoning Code. The proposed code amendment to permit “Affordable Housing” in the Residential (R-1, R-2 & R-3) Zoning Districts is consistent with General Plan Housing Element Policy 5.6 that states, “Within one year the City will make changes to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC) 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing.” This simple change will not affect consistency of the Zoning Code in any way.

Second, the proposed amendments will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse impacts anticipated in the Code amendments. This helps to maximize the efficiency and effectiveness of existing and estimated future local resources in the development of affordable housing and to provide additional housing opportunities for lower income households.

Lastly, the proposed amendment is internally consistent with other applicable provisions of this Zoning Code and does not provide any conflicts with any other provision of the Los Alamitos Municipal Code.

Recommendation

Staff recommends that the Planning Commission conduct a Public Hearing to discuss this subject and then approve to recommend or make changes to draft Ordinance 14-04. This ordinance would amend the Los Alamitos Municipal Code to allow “Affordable Housing,” without requiring a Conditional Use Permit. It would appear on the Land Use Table as a permitted use in all residential zones.

Attachments: 1) Planning Commission Resolution No. 14-14
2) Draft City Council Ordinance No. 2014-xx
RESOLUTION NO. 14-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 14-04 TO ALLOW AFFORDABLE HOUSING AS A PERMITTED USE IN THE RESIDENTIAL ZONING DISTRICTS (R-1, R-2 & R-3) OF THE CITY WITHOUT A CONDITIONAL USE PERMIT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (CITY INITIATED)

WHEREAS, the 2014-2021 Los Alamitos Housing Element was approved by the City Council on February 3, 2014; and,

WHEREAS, Policy 5.6 of the Housing Element states that within one year the City will make changes to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC) 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing; and,

WHEREAS, the Planning Commission opened a duly noticed Public Hearing concerning this Amendment on July 14, 2014; and,

WHEREAS, the Planning Commission recommends the permitting of "Affordable Housing" in all Residential (R-1, R-2 & R-3) Zoning Districts; and,

WHEREAS, on July 14, 2014, the Planning Commission was presented with a draft of an ordinance for Zoning Ordinance Amendment 14-04 which includes related changes to Section 17.08.020, Table 2-02, in order to accomplish this direction of the Planning Commission; and,

WHEREAS, the proposed amendments as described in Attachment 2 represent only minor changes of the Los Alamitos Municipal Code; and,

WHEREAS, after consideration of all applicable Staff Reports and all public testimony and evidence presented at the Public Hearings, the Planning Commission does hereby make the following findings for a Zoning Ordinance Amendment to modify Los Alamitos Municipal Code Section 17.08.020, Table 2-02 as required by Los Alamitos Municipal Code Section 17.70.050:

1. The proposed amendments ensure and maintain consistency with the General Plan and the Zoning Code. The proposed code amendments to permit "Affordable Housing" in the Residential (R-1, R-2 & R-3) Zoning Districts is consistent with General Plan Housing Element Policy 5.6 that states, "Within one year the City will make changes to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC) 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing." This change will not affect consistency of the Zoning Code.
2. The proposed amendments will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse impacts anticipated in the Code amendments. This will help to maximize the efficiency and effectiveness of existing and estimated future local resources in the development of affordable housing and to provide additional housing opportunities for lower income households.

3. The proposed amendments are internally consistent with other applicable provisions of this Zoning Code and do not provide any conflicts with any other provision of the Los Alamitos Municipal Code.

4. The proposed amendments have 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 and pursuant to Section 15305 as a minor alteration in land use limitations.

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, which findings are incorporated by reference herein.

SECTION 2. Based upon such findings and determinations, the Planning Commission hereby recommends to the City Council of the City of Los Alamitos to approve Zoning Ordinance Amendment 14-04 to amend Municipal Code Section 17.08.020, Table 2-02 as shown in Attachment 2, which ordinance is attached hereto and incorporated by reference herein.

PASSED, APPROVED, AND ADOPTED this 14th day of July, 2014.

Gary Loe, Chairperson
ATTEST:

Steven Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz
Assistant City Attorney

STATE OF CALIFORNIA  )
COUNTY OF ORANGE    ) ss
CITY OF LOS ALAMITOS )

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 14th day of July, 2014, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven Mendoza, Secretary
WHEREAS, the 2014-2021 Los Alamitos Housing Element was approved by the City Council on February 3, 2014; and,

WHEREAS, Policy 5.6 of the Housing Element states that within one year the City will make changes to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC) 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing; and,

WHEREAS, the Planning Commission, at a duly noticed Public Hearing concerning this Amendment on July 14, 2014, resolved to recommend that the City Council approve permitting of “Affordable Housing” in the Residential (R-1, R-2 & R-3) Zoning Districts; and,

WHEREAS, the City Council opened a duly noticed Public Hearing concerning this Amendment on __ __, 2014; and,

WHEREAS, the proposed amendments as described in Section 2 represents only minor changes of the Los Alamitos Municipal Code; and,

WHEREAS, after consideration of all applicable Staff Reports and all public testimony and evidence presented at the Public Hearings, the City Council does hereby make the following findings for a Zoning Ordinance Amendment to modify Los Alamitos Municipal Code Section 17.08.020, Table 2-02 as required by Los Alamitos Municipal Code Section 17.70.050:

1. The proposed amendments ensure and maintain consistency with the General Plan and the Zoning Code. The proposed code amendments to permit “Affordable Housing” in the Residential (R-1, R-2 & R-3) Zoning Districts is consistent with General Plan Housing Element Policy 5.6 that states, “Within one year the City will make changes to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC) 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing.” This is a simple change which will not affect consistency of the Zoning Code.

2. The proposed amendments will not adversely affect the public convenience, health, interest, safety, or welfare of the City as there are no adverse
impacts anticipated in the Code amendments. This will help to maximize the efficiency and effectiveness of existing and estimated future local resources in the development of affordable housing and to provide additional housing opportunities for lower income households.

3. The proposed amendments are internally consistent with other applicable provisions of this Zoning Code and do not provide any conflicts with any other provision of the Los Alamitos Municipal Code.

4. The proposed amendments have 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 and pursuant to Section 15305 as a minor alteration in land use limitations.

THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

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

SECTION 2. Los Alamitos Municipal Code Section 17.08.020, “Land Uses and Permit Requirements,” Table 2-02, is amended to read as follows: (The changes are highlighted in red.)

<table>
<thead>
<tr>
<th>Table 2-02</th>
<th>Allowed Uses and Permit Requirements for Residential Zoning Districts (See also Parking Requirements, Chapter 17.26)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PERMIT REQUIRED BY ZONING DISTRICT</td>
</tr>
<tr>
<td>LAND USE</td>
<td>R-1</td>
</tr>
<tr>
<td>RESIDENTIAL USES</td>
<td></td>
</tr>
<tr>
<td>Accessory uses and structures, including noncommercial greenhouses</td>
<td>P</td>
</tr>
<tr>
<td>Affordable housing</td>
<td>CUP</td>
</tr>
</tbody>
</table>

ZOA 14-04
July 14, 2014
Page 2
<table>
<thead>
<tr>
<th>LAND USE</th>
<th>PERMIT REQUIRED BY ZONING DISTRICT</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-1</td>
<td>R-2</td>
</tr>
<tr>
<td>Boarding and rooming houses</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Condominiums</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Duplexes</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Home occupations</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Mobilehome parks</td>
<td>—</td>
<td>CUP</td>
</tr>
<tr>
<td>Mobilehome</td>
<td>P</td>
<td>(1)</td>
</tr>
<tr>
<td>Addition of mobilehome spaces</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Multiple-family dwellings</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Organizational houses</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Residential care facilities for 6 or fewer persons</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Resident manager's unit</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Secondary residential units</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Detached guesthome (no rental)</td>
<td>CUP</td>
<td>—</td>
</tr>
<tr>
<td>Senior residential housing projects</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Single-family dwellings</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Supportive housing</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Townhomes</td>
<td>—</td>
<td>CUP</td>
</tr>
<tr>
<td>Transitional housing</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

SECTION 3. To the extent the provisions of the Los Alamitos Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 4. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the

ZOA 14-04
July 14, 2014
Page 3
same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

SECTION 5. This Ordinance shall take effect thirty days after approval as provided in Government Code Section 36937.

SECTION 6. Staff is hereby directed to file a Notice of Exemption with the County Clerk's office relating to the adoption of this Ordinance under Guidelines Section 15061(b)(3) of the California State Government Code because the Code Amendments will have no significant effect on the environment and pursuant to Section 15305 as a minor alteration in land use limitations.

PASSED, APPROVED AND ADOPTED THIS ____ DAY OF __________, 2014.

____________________________
Gerri L. Graham-Mejia, Mayor

ATTEST:

____________________________
Windmera Quintanar, CMC
City Clerk

APPROVED AS TO FORM:

____________________________
Cary Reisman
City Attorney

STATE OF CALIFORNIA )
COUNTY OF ORANGE ) ss.
CITY OF LOS ALAMITOS )

ZOA 14-04
July 14, 2014
Page 4
I, Windmera Quintanar, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. 14-XX was duly introduced and placed upon its first reading at a regular meeting of the City Council on the ____ day of __________, 2014 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the ____ day of __________, 2014, by the following vote, to wit:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

______________________________
Windmera Quintanar, City Clerk
To: Chair Loe and Members of the Planning Commission
Via: Steven Mendoza, Community Development/Public Works Director
From: Tom Oliver, Associate Planner
Subject: Continued Consideration of Zoning Ordinance Amendment (ZOA) 14-03 Relating to a Review of Allowable Uses in the Planned Light Industrial Zone (Citywide) (City initiated)

Summary: Continued consideration of a Zoning Ordinance Amendment to allow more flexible uses in the Planned Light Industrial Zone (Citywide) (City initiated).

Recommendation:
1. Continue the Public Hearing; and, if appropriate,
2. Direct Staff to draft an ordinance incorporating amendments that are agreed upon by the Commissioners at the end of tonight’s discussion; or alternatively,
3. Resolve to continue or cease continued discussion of this subject.

Applicant: City Initiated
Location: Citywide
Approval Criteria: Section 17.70.020 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment be recommended by a resolution to the City Council.

Noticing: Since the number of real property owners exceeds 1,000, notices announcing the Public Hearing were published as a 1/8 page ad in the News Enterprise on May 28, 2014.
Background

This Public Hearing is a continuation from the June 9, 2014, Planning Commission meeting.

The Planning Commission has made the determination to review the Los Alamitos Municipal Code (LAMC) pertaining to the permitting of certain commercial land uses in the industrial zone, and particularly along major thoroughfares. These uses are described in the land use table, Section 17.10.020, Table 2-04 Allowed Uses and Permit Requirements for Commercial/Industrial Zoning Districts. The Commission would like to discuss this possibility due to the desirability of these industrial buildings for certain types of retail or other commercial operations. The Planning Commission began this process on April 14, 2014, by approving a Resolution of Intention which is required as a first step in evaluating this subject. Due to the May meeting becoming a joint session to discuss the General Plan, the discussion of this issue has been delayed to tonight's meeting.

The discussion tonight was brought forward through a request by Commissioner DeBolt at the January 9, 2014 Planning Commission meeting. At the June 9, 2014 meeting, the Commissioners decided that the item would be continued so that Commissioner DeBolt, who was out of town, could be present.

Recommendation

Staff recommends that the Planning Commission continue the Public Hearing to discuss this subject and then direct Staff to draft an Ordinance to amend the Los Alamitos Municipal Code relating to the permitting of certain uses that would normally be associated with the General Commercial (C-G) Zone in the Planned Light Industrial (P-M) Zoning district.

Attachments: 1) PC Staff Report from June 9, 2014, Commission Meeting
# City of Los Alamitos Planning Commission

## Agenda Report Public Hearing

**June 9, 2014**  
**Item No: 7A**

<table>
<thead>
<tr>
<th>To:</th>
<th>Chair Loe and Members of the Planning Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Via:</td>
<td>Steven A. Mendoza, Community Development/Public Works Director</td>
</tr>
<tr>
<td>From:</td>
<td>Tom Oliver, Planning Aide</td>
</tr>
</tbody>
</table>
| Subject:  | Zoning Ordinance Amendment 14-03  
Review of allowable uses in the Planned Light Industrial Zone (Citywide) (City initiated) |

### Summary:
Consideration of a Zoning Ordinance Amendment to allow more flexible uses in the Planned Light Industrial Zone (Citywide) (City initiated).

### Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Direct Staff to draft an ordinance incorporating amendments that are agreed upon by the Commissioners at the end of tonight’s discussion; or alternatively,
3. Resolve to continue or cease continued discussion of this subject.

### Applicant:
City Initiated

### Location:
Citywide

### Approval Criteria:
Section 17.70.020 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment be recommended by a resolution to the City Council.

### Noticing:
Since the number of real property owners exceeds 1,000, notices announcing the Public Hearing were published as a 1/8 page ad in the News Enterprise on May 28, 2014 for a hearing on June 9, 2014.
Background

The Planning Commission has made the determination to review the Los Alamitos Municipal Code (LAMC) pertaining to the permitting of certain commercial land uses in the industrial zone, and particularly along major thoroughfares. These uses are described in the land use table, Section 17.10.020, Table 2-04 Allowed Uses and Permit Requirements for Commercial/Industrial Zoning Districts. The Commission would like to discuss this possibility due to the desirability of these industrial buildings for certain types of retail or other commercial operations. The Planning Commission began this process on April 14, 2014 by approving a Resolution of Intention which is required as a first step in evaluating this subject. Due to the May meeting becoming a joint session to discuss the General Plan, the discussion of this issue has been delayed to tonight's meeting.

Discussion

The discussion tonight was brought forward through a request by Commissioner DeBolt at January’s Planning Commission meeting. Commissioner DeBolt said that he thought it might serve the City and the business owners well if the City might consider expanding the permitted uses in the PM zone to include any type of use that have classes but of a limited size for the size of the location. The use should also have a start and stop time where it’s not open 24-hours a day with continual traffic and also limited by the available parking. He suggested that this might help to accommodate the changing business demographics that are occurring.
This has also been a recurring topic at other Commission meetings as well. A number of types of land uses have been discussed in past meetings by the Planning Commission that might be a good fit to be permitted by right when located in certain areas of the Planned Light Industrial area; possibly along major thoroughfares of the City since these prime retail-looking areas often sit empty. Types of businesses mentioned are those such as "Schools, Commercial – Small," "Retail Sales, General," "Secondhand/Consignment Shops," and "Indoor Amusement and Recreation Establishments (under which Fitness Classes have been interpreted to be consistent)."

Possible Zoning Code Changes

To accomplish any changes to the Zoning Code regarding this subject, Staff has identified a variety of ways that the Los Alamitos Municipal Code could be amended to make these changes:

- Amend Section 17.10.020, Table 2-04, after a full review of the permitted uses and desired permitted uses by the Planning Commissioners.

- Amend definitions of certain uses within Section 17.76.020 to provide wider descriptions that would encompass more uses.
- Amend the zoning map to change zoning on certain industrial areas or create overlays of certain areas for these uses.
- Wait for an overhaul of the Zoning Code which may happen soon after a new General Plan is approved.
- Conduct a study of the future viability of the Industrial Zones if non-Industrial businesses continue to fill the area.

Staff Concerns

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

Staff has additional questions concerning this subject, such as:

Will this degrade the value and potential of the P-M Zone?

How can it be decided which businesses would be permitted?

Is there enough parking in industrial parking lots when they were built for industrial uses that require less parking?

Are the industrial buildings and parking areas safe enough for children?

Will industrial businesses want to locate next to these businesses?

Will industrial businesses that historically have higher-paying jobs leave the area?

Recommendation

Staff recommends that the Planning Commission conduct a Public Hearing to discuss this subject and then direct Staff to draft an Ordinance to amend the Los Alamitos Municipal Code relating to the permitting of certain uses that would normally be associated with the General Commercial (C-G) Zone in the Planned Light (P-M) Zoning district.
City of Los Alamitos
Planning Commission

Agenda Report
Discussion Item

July 14, 2014
Item No: 7F

To: Chair Loe and Members of the Planning Commission

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

From: Tom Oliver, Associate Planner

Subject: General Plan Update – Draft Land Use Element

Summary: The General Plan Update has advanced with the completion of the Land Use Element. The Commission is tasked with finalizing the Element and providing a recommendation for adoption by meeting's end.

Recommendation: Review the attached draft Open Space, Recreation and Conservation Element, and, if appropriate, recommend approval to the City Council.

Background

California State law requires cities to adopt and periodically update a long-range plan for their physical development known as the General Plan. The General Plan serves as a blueprint and foundation upon which land use, development, and capital improvement decisions should be based. The City of Los Alamitos General Plan consists of a collection of nine topical elements that were adopted in May 1990 and amended at various points since then, including a major amendment in 2000. The City is now undergoing its update of the General Plan.

Discussion

The General Plan update is now in its third year of progress and a great deal of work has been completed to understand the existing conditions, the opportunities for the Los Alamitos community, and the next steps in the process.

Tonight, an overview will be provided of the process and progress to date concerning the City’s General Plan Land Use Element. Staff will present these issues for review and discussion with the Planning Commission. During the discussion period, City staff anticipates that the Planning Commission and members of the general public may wish to add new issues and revise those shown in the presentation.
The intent of the documents is that each element provides:

- A brief review of background information summarizing current conditions in the City.
- Clearly articulated goals that the City is attempting to attain.
- Policies and actions that the City will implement to achieve its goals (though the implementation actions will now be separated from the General Plan and placed into an Implementation Plan).
- Maps, tables, and other graphics to clarify and illustrate key concepts.

**Recommendation**

With the Joint Meeting behind us, the Planning Commission is now tasked with finalizing the Draft Land Use Element. The goal for tonight is to obtain a consensus of the entire Commission in recommending approval of the Draft Element. The other Commissions will be doing the same at their July meetings for their applicable Elements. During this meeting, the Commissioners will be expected to provide input, edits and suggested changes that can be ratified by the entire Commission. The goal is to walk away with a Land Use Element that has the Commission's support.

To that end, staff is providing the Commission with another copy of the Draft Land Use Element. We are also providing a list of comments/questions and the related staff responses to those comments/questions we have received thus far.

Attachments:
1) Comments/Questions & Responses
2) Draft Open Space, Recreation, and Conservation
<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A bit of clarification about the inclusion of El Dorado Park Estates East and the Bungalows (Fig2)</td>
<td>Is the question about city limits? If so, both those neighborhoods are located within City boundaries.</td>
</tr>
<tr>
<td>• The last line under Land Use Plan (Pg14) ‘fiscally sustainable community.’ What is the meaning and how would it be measured?</td>
<td>Will include a definition - Sustainability is defined in a rather standard way - fiscal policy is said to be sustainable if the present value of future primary surpluses equals the current level of debt. Simply put, financial sustainability is not just about getting money through donations, grants, user fees, or all of the above, to name a few examples, but that is not the whole story. A financial sustainability plan will also include other types of resources you might obtain, such as in-kind support, volunteer staff, or shared resources from other organizations.</td>
</tr>
<tr>
<td>• Table 4 (Pg21) is there a legal definition of ‘sphere of influence?’</td>
<td>Will include a definition - The sphere is to be “a plan for the probable physical boundaries and service area of a local government agency.”</td>
</tr>
<tr>
<td>• Action 1.9 (Pg23) Gateway. Let me put it this way. No. No way. No how. I do not agree with any of the features, on a number of levels: No measurable noted; Impediment to large truck traffic going to the JFTB, if we have to yell who we are…then we really aren’t. Won’t bore you with more.</td>
<td>How should this comment be balanced with support received from others on the concepts?</td>
</tr>
<tr>
<td>• Action 5.6 (Pg30) Nothing has been done since it became a LUST Cleanup Site in 1992 because of gasoline contamination. Currently there are 22 monitoring wells. Pressure needs to be put on Unocal by the City or else nothing will change for until the next General Plan.</td>
<td>Should the action be strengthened?</td>
</tr>
<tr>
<td>• Under Mixed-use project (Pg19). 1. Are there industry standards that will be used by the Director to determine proportions, and, why exclude parking structures?</td>
<td>Need clarification; exclude parking due to cost tradeoff for efficiency of land use and walk-ability.</td>
</tr>
<tr>
<td>Bicycle and Pedestrian Facilities (Pg35) 1st sentence. How does the City have adequate infrastructure for bicycles? Needs more clarification.</td>
<td>Combined with pedestrian, but the point is well taken --- we should call out that bike facilities are not adequate. Comment will be forwarded to Traffic Commission.</td>
</tr>
<tr>
<td>• Pedestrian Bridges (Pg38) “...without the risk of being struck by a moving vehicle.” We need to see the statistics that back up this statement.</td>
<td>We can generate statistics, though near-misses and a feeling of safety are hard to calculate. The bridges are also designed to improve traffic flow. Comment will be forwarded to Traffic Commission.</td>
</tr>
<tr>
<td>• Policy 1.7 (Pg43) How did this play out with the new Tenet building?</td>
<td>The Los Alamitos Medical Center has been financially responsible for all physical improvement along Katella for Phase 1 of their build out. Additionally, they will be financially responsible for their fair share of improvements to the Los Alamitos Blvd/Cerritos intersection for Phase 3.</td>
</tr>
<tr>
<td>• Action 1.7 (Pg44) What has been the measureable effects of the red light cameras? If we do not know, then get rid of them.</td>
<td>A review of accident history from 2003 - 2012 indicates there has been a slight reduction in the number of accidents at the two photo enforced intersections. A two year sample of accidents (2003 &amp; 2004) preceding the implementation of the photo enforcement program reflected 48 accidents; however supporting data to indicate the cause of those accidents is no longer available. A closer examination of recent data (2011 &amp; 2012) reflected that there were a total of 27 reported collisions</td>
</tr>
<tr>
<td>Action 4.11 (Pg48) I believe the bus stop vendor has been driving this bus, not the OCTA and local businesses. There is no logical (quality of life) reason to have lighted ads.</td>
<td>The lighted ads were a way to obtain free, newly constructed bus benches and bus enclosures in exchange for the advertising company to advertise along public right of ways.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Pg 2 of Attach 3. Other Spaces and Facilities. Since Arbor Dog Park and Fields are within our City limits, let's pursue getting them back. If any areas are within our &quot;sphere of influence,&quot; it would seem reasonable to include this area.</td>
<td>Strengthen action?</td>
</tr>
<tr>
<td>Pg 4 Attach 3. Oak Field and McAuliffe Field dates need more clarification. (2003 and 3011).</td>
<td>3011 should be 2011.</td>
</tr>
<tr>
<td>By including the implementation items in the General Plan, it is becoming more of a Specific Plan. Can we remain more general with more flexibility?</td>
<td>Staff has listened to this and we are taking the implementation measures out of the General Plan and having them in a standalone document. This allows us to change implementation items at a later date without having to process a General Plan Amendment.</td>
</tr>
<tr>
<td>The document needs a glossary or definitions.</td>
<td>Staff is developing an addendum to the document.</td>
</tr>
</tbody>
</table>
Los Alamitos General Plan  
April 2014

Land Use Element

Existing Land Uses

Los Alamitos

Los Alamitos is a small but balanced community bordered by the cities of Cypress, Garden Grove, and Seal Beach in Orange County and the City of Long Beach in Los Angeles County. The Joint Forces Training Base (JFTB) represents roughly half of the land area within the City boundaries and nearly 60 percent of all its parcelized land uses.

The City offers housing options that include small and large detached homes, townhomes, and medium- and high-density apartments, with the residential areas grouped into 16 different neighborhoods. Unlike the majority of Orange County jurisdictions, Los Alamitos actually has more multiple family housing units than single family homes.

The City enjoys a healthy retail and office market, along with an emphasis on medical service and the Los Alamitos Medical Center. Other businesses and employment opportunities span from aerospace to commercial printing to specialty produce. Public uses include numerous school campuses, parks and recreational facilities, religious institutions, civic facilities, and the Joint Forces Training Base.

As of 2013, over 11,000 people called Los Alamitos home, over 14,000 people were employed by businesses in Los Alamitos, and roughly 6,600 students attended schools in the city.

Rossmoor

Rossmoor is within the City’s sphere of influence and was originally developed as a master planned community nestled between Los Alamitos, Long Beach, and Seal Beach. Its land use patterns remain largely the same today, and a little over 10,000 people reside within its boundaries. Approximately 2,600 students attend one of the four elementary schools in Rossmoor.

The dominant land use is single family residential, complemented by a small amount of multiple family units, elementary schools, a church, parks, and shops and restaurants.

Charts 1 to 3, Table 1, and Figures 1 and 2 provide a more precise breakdown of existing land uses and neighborhoods in Los Alamitos and Rossmoor. In total, the City estimates that nearly 22,000 people and 15,000 employees lived and worked in the entire sphere of influence for Los Alamitos in 2013. Approximately 10,000 students attend schools in Los Alamitos and Rossmoor.
Chart 1. Los Alamitos, Detailed Existing Land Use Breakdown by Acreage (without JFTB)

Note: These figures consider only parcelized land and exclude right-of-way. Source: PlaceWorks, 2013.

Chart 2. Rossmoor, Detailed Existing Land Use Breakdown by Acreage

Note: These figures consider only parcelized land and exclude right-of-way. Source: PlaceWorks, 2013.
Chart 3. Los Alamitos and Rossmoor, Generalized Existing Land Use by Acreage

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joint Forces Training Base</td>
<td>1,317</td>
</tr>
<tr>
<td>Public/Quasi Public</td>
<td>318</td>
</tr>
<tr>
<td>Commercial and Employment</td>
<td>315</td>
</tr>
<tr>
<td>Residential</td>
<td>1,069</td>
</tr>
</tbody>
</table>

Note: These figures consider only parcelized land and exclude right-of-way. Source: PlaceWorks, 2013.

Notes on Table 1

1. Existing land use categories and GP designations do not match. This is not an error or an indication of land use change or nonconformity. The existing land use figures and maps are provided as a snapshot in time to provide context and better understanding for implementation of the goals and policies.

2. Employment totals for the JFTB are estimates of day-to-day employees and include those who work at the golf course. It does not include personnel that train periodically at the facility, which can total up to 3,000 Army reservists and National Guard units.
Table 1. Existing Conditions (2013)

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Acres</th>
<th>Units</th>
<th>Population</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CITY OF LOS ALAMITOS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>275</td>
<td>1,680</td>
<td>4,322</td>
<td>-</td>
</tr>
<tr>
<td>Mobile Home Residential</td>
<td>12</td>
<td>112</td>
<td>288</td>
<td>-</td>
</tr>
<tr>
<td>Multiple Family Residential</td>
<td>122</td>
<td>2,629</td>
<td>6,764</td>
<td>-</td>
</tr>
<tr>
<td>Commercial and Employment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>67</td>
<td>-</td>
<td>-</td>
<td>2,896</td>
</tr>
<tr>
<td>General Office</td>
<td>19</td>
<td>-</td>
<td>-</td>
<td>1,788</td>
</tr>
<tr>
<td>Medical Office</td>
<td>31</td>
<td>-</td>
<td>-</td>
<td>3,065</td>
</tr>
<tr>
<td>Business Park</td>
<td>96</td>
<td>-</td>
<td>-</td>
<td>3,264</td>
</tr>
<tr>
<td>Industrial</td>
<td>95</td>
<td>3</td>
<td>10</td>
<td>2,149</td>
</tr>
<tr>
<td>Public/Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public/Quasi Public Facility</td>
<td>172</td>
<td>-</td>
<td>-</td>
<td>680</td>
</tr>
<tr>
<td>Parks</td>
<td>17</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Joint Forces Training Base</td>
<td>1,317</td>
<td>-</td>
<td>-</td>
<td>800</td>
</tr>
<tr>
<td>Base Facility</td>
<td>1,063</td>
<td>-</td>
<td>-</td>
<td>700</td>
</tr>
<tr>
<td>General Office</td>
<td>12</td>
<td>-</td>
<td>-</td>
<td>100</td>
</tr>
<tr>
<td>Golf Course</td>
<td>220</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td>22</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>45</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>3</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal of Parcelized Land</strong></td>
<td>2,270</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Right of Way/Easement</td>
<td>349</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>All Land within City Boundaries</strong></td>
<td>2,619</td>
<td>4,424</td>
<td>11,384</td>
<td>14,642</td>
</tr>
<tr>
<td><strong>ROSSMOOR / SPHERE OF INFLUENCE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>642</td>
<td>3,445</td>
<td>9,330</td>
<td>-</td>
</tr>
<tr>
<td>Multiple Family Residential</td>
<td>18</td>
<td>334</td>
<td>904</td>
<td>-</td>
</tr>
<tr>
<td>Commercial</td>
<td>6</td>
<td>-</td>
<td>-</td>
<td>219</td>
</tr>
<tr>
<td>Medical Office</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>30</td>
</tr>
<tr>
<td>Public/Quasi Public Facility</td>
<td>45</td>
<td>-</td>
<td>-</td>
<td>146</td>
</tr>
<tr>
<td>Parks</td>
<td>19</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>17</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal of Parcelized Land</strong></td>
<td>749</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Right of Way</td>
<td>233</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>All Land within Rossmoor Boundaries</strong></td>
<td>982</td>
<td>3,779</td>
<td>10,234</td>
<td>395</td>
</tr>
<tr>
<td><strong>TOTAL SPHERE OF INFLUENCE</strong></td>
<td>3,601</td>
<td>8,203</td>
<td>21,618</td>
<td>15,037</td>
</tr>
</tbody>
</table>

Source: PlaceWorks, 2013.
Figure 1
Existing Land Use

Land Use Element

- Single Family Residential
- Multi-Family Residential
- Mobile Home Residential
- General Office
- Business Park
- Medical Office
- Commercial
- Industrial
- Parks
- Water
- Airport
- Other/Essential

City Boundary
Sphere of Influence
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Figure 2
Residential Neighborhoods

Los Alamitos
- Single Family Residential (R1)
  1. Carrier Row
  2. Country Square
  3. College Park North
  4. El Dorado Park Estates East
  5. Greenbrook
  6. Highlands
  7. New Dutch Haven
  8. Old Dutch Haven
  9. Suburbia
  10. Woodcrest

Limited Multi Family Residential (R2)
  11. Old Town East
  12. Parkwood

Multi Family Residential (R3)
  13. Apartment Row
  14. Bungalows
  15. Old Town West
  16. Royal Oak Park

Rossmoor
- Suburban Residential (R3)

City Boundary

Sphere of Influence

Los Alamitos General Plan

PLACEWORKS
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Issues and Opportunities
Los Alamitos is small, builtout community, and any new development could substantially impact the look, feel, and performance of the City. Care must be taken to encourage and approve the optimal land use mix for any new development within Los Alamitos. The following discusses some of the most significant land use issues and opportunities. As other issues and opportunities arise in the future, the goals and policies of the general plan will provide guidance.

Downtown and Retail Spending
The City’s 2012 economic analysis pointed out that Los Alamitos has done relatively well capturing its share of retail spending in the past. With relatively new shopping centers developed in Seal Beach and Cypress, however, Los Alamitos may not soon recover to its pre-recession levels of retail sales. The vast majority of popular big-box retailers are already located in adjacent cities and Cypress already has land capacity to accommodate additional big box tenants. In contrast, there is really no area in Los Alamitos where redevelopment to create a competitive big-box center would be financially feasible.

However, Los Alamitos has the potential to create a unique retail shopping environment with the downtown plan from the Commercial Corridors Plan. A walking, human-scale, experiential shopping district is something that one must travel far from Los Alamitos to find. Furthermore, the Internet has not finished changing the nature of retail, and the future of big box stores as a staple of American consumerism is not a sure thing. What is more certain is that regardless of how we satisfy our material needs, we will still desire places where we can socialize, hang out, dine with friends and family, and, perhaps, do a little shopping.

Additionally, Los Alamitos hosts a large daytime population due to its balance of employment-generating land uses. Workers can generate a great deal of retail sales tax revenue through their purchases before, during, and after work. A downtown Los Alamitos would capture more of the daytime population’s taxable retail spending.

Based on the goals and policies from the preceding General Plan and nearly three years of public input through surveys, interviews, and over two dozen public meetings and workshops, it is clear that the creation of a downtown is one of the community’s top three priorities. The downtown plan provides a way for Los Alamitos to create a central place for its residents and successfully compete for taxable retail sales in a way that complements and enhances the community’s quality of life. [Define downtown boundaries?]

Industrial
Industrial businesses are an important component of the local economy. The City’s 2012 economic analysis suggests that these businesses will likely remain viable and continue contributing more to municipal revenues than they require in public services.

Industrial areas tend to have lower purchase/lease costs than retail and office areas. As a result, non-industrial uses often seek to locate in industrial areas. Many industrial parks in Southern
California are dealing with encroachment from churches, day-care facilities, gymnastics and karate schools, and so forth. In Los Alamitos, several industrial properties have commercial recreation businesses (e.g., archery, gymnastics, and batting cages). The nature of commercial recreation businesses attracts families with children and can conflict with adjacent industrial uses and degrade their economic viability.

Accordingly, the City created a Limited Industrial land use designation for a specific area of the City that explicitly permits forms of industrial, commercial recreation, and public/quasi-public uses that do not involve heavy equipment or large trucks. The Planned Industrial land use designation clearly delineates the area intended to accommodate industrial businesses over the long term without encroachment by family-oriented, non-industrial uses.

**Medical Office**
The medical services industry will continue growing for many years. This growth provides an opportunity for Los Alamitos to capture more economic activity and, consequently, more municipal revenues. The Los Alamitos Medical Center is approved for and is currently implementing a planned expansion that could accommodate a great deal of new medical service uses. If additional medical office demand is created, the City prefers to locate it alongside the Medical Center campus on the north side of Katella Avenue. The Medical Overlay land use designation communicates this preference without limiting opportunities for medical uses elsewhere in the City.

**Short-term Development Opportunities**

**SuperMedia/Civic Center**
The land fronting Katella Avenue just east of the 605 freeway is seen as the largest viable site in the City for future retail. Collectively, this site consists of just over 13 acres of City properties (City Hall, Police Department, City Yard, and the Community Center); other public and quasi-public buildings; and SuperMedia (on the western 10 acres), which has expressed a possible desire to sell its property.

Private development interest, along with the City’s willingness to relocate its own facilities, indicates that this area could support a variety of retail and hospitality uses. The area is also near Los Alamitos Boulevard and could serve as a southern anchor—though it should not be developed to potentially compete with downtown uses along Los Alamitos Boulevard.

**Vacant Parcel Next to Center Plaza**
The 2.25-acre parcel along Los Alamitos Boulevard is one of the few pieces of vacant land in the City. Over the years the land has served temporary uses such as Christmas tree sales or a short-term carnival. It will be crucial for the City to ensure that the design of any new development complements the objectives of the downtown effort and the goals and policies of the general plan. If Serpentine Street is vacated and given to the private land owner, the City should work with the developer to maximize public plaza space into the design.
New Residential South of Cerritos Avenue

There are three parcels along the south side of Cerritos Avenue just east of the Coyote Creek Channel that could potentially be repurposed for residential land uses. These parcels contain two industrial uses and a church, and are surrounded by homes in the Old Town West and Royal Oak Park neighborhoods. The site is also surrounded by new homes just built in 2013, the northern edge of the downtown area, access to the Coyote Creek bike trail, and the high school. The existing church use would be explicitly permitted in a residential designation and be complementary to existing and future residential uses. The surrounding residential uses, the school district, proximity to the high school and downtown area, and poor access for retail uses indicated that a residential designation was considered the highest and best use of the properties.

Joint Forces Training Base

The JFTB provides support and training for military units and other federal, state, and local organizations. The base occupies roughly half of the land area within the City boundaries, but is relatively quiet during the weekdays. On weekends and other select training periods, activities can increase substantially. Nevertheless, the current activities of the base generally do not disturb the surrounding civilian areas, with the exception of some aircraft noise and dust on the areas immediately next to the base and flight path, as well as dust and noise related to new construction activities.

The City maintains a strong partnership with the base, which hosts community events such as the annual Race on the Base and the Wings, Wheels and Rotors Expo. The base also houses the Sunburst Youth Challenge Academy, Youth Baseball Fields, and Aquatic Center, all of which are used by civilian members of the public.

The civilian reuse of the JFTB is not considered likely in the near future, and the City fully supports the base maintaining its current role for the federal and state government and the City of Los Alamitos. The City will continue to coordinate with JFTB leadership on current and potential base activities, the renovation or expansion of recreational facilities, and opportunities to reuse the land between Little Cottonwood Park and the baseball fields that currently contains long-abandoned multifamily units.

Ideas include an expansion of the existing park and recreation; a civic center complex; and a joint-use facility that could be used by active, former, and disabled military, the general public, school district, and medical center.

Periodically, traffic congestion is increased along Farquhar and Katella Avenue due to military and civilian activity on the base. The base previously maintained two guarded points of access: Lexington and Orangewood. A third point of access is provided for the golf course, but it is not used to access other parts of the base except in special circumstances. The base closed the Orangewood access point a number of years ago, leaving Lexington as the only entrance to the base. For special events, the base and the City coordinate and open the Orangewood entry, but
it otherwise remains closed. The City may wish to investigate with the base on the options and merits of reopening the Orangewood entry on a permanent basis.

The base is categorized as a special Community and Institutional land use designation and policies are provided to guide the City in the event that the base begins to transition to civilian use.

**Long-term Development Opportunities**

**Mixed Use Designation**

The four corners of Los Alamitos Boulevard and Katella Avenue contain the only remaining commercial property in the unincorporated community of Rossmoor and the most intense commercial areas in Los Alamitos. The southwest corner remains designated Suburban Residential and under the jurisdiction of the County of Orange until such time as the properties are annexed into the City. The City created a Mixed Use land use designation to complement its Town Center Overlay Zone and encourage the future improvement and intensification of the land around the primary downtown intersection.

The northeast corner (extending to Reagan Street) contains Los Alamitos Plaza, other assorted shops, office, quasi-public uses (including St. Isidore), and some residences. The City currently applies a Town Center Overlay Zone to the northeast corner (through to the alleyway before Reagan Street). The overlay district permits commercial uses on the first or second floor and multiple family residential uses on the second floor and higher. Buildings within the Town Center overlay district can be constructed up to five stories or 60 feet in height (reduced down to one, two, or three stories when within 75 feet of residentially zoned property).

The northwest corner contains a commercial center (with some improvements), gas station, some homes, an older retail business, and a new CVS. The alley functions as an internal drive aisle, and the property is oriented to the automobile, though internal circulation is provided. Recent new development/improvements make it unlikely that this corner would undergo a major transformation; however, it could reposition itself when the downtown plan’s street improvements take place.

The southeast corner (extended south to Farquhar) consists of numerous small shops, restaurants, services, and the Los Alamitos museum. Shared parking is in this area, along with a small underground parking garage. This corner is served by alleys—the north-south alleyway has been partially improved with the undergrounding of utilities and inclusion of pedestrian-scale street lights. Previous plans identified this area for a walkable atmosphere that would have many of the businesses front onto the alleyway. Accordingly, future development and improvement options would likely revolve around internal streetscape design, a centralized parking feature, and the possible introduction of mixed uses.

Positive implications primarily revolve around an increase in revenue and exposure for the commercial businesses and jurisdiction, and the introduction of uses that are complementary
to the medical center and downtown area. Ideas include a mix of residential, retail, restaurants, and a business hotel that could serve the medical center and other visitors. A hotel use would bring in a good deal of transient occupancy tax revenue without a significant traffic impact. Upper floor uses could take advantage of the views and temperate Southern California weather. Finally, Katella Avenue and its intersection with Los Alamitos Boulevard will likely be exposed to high volumes of external traffic regardless of intensification. The City may be wise to maximize the value of the exposure to the passing traffic by facilitating more intense development in this area.

**Arrowhead Products**

Arrowhead Products is a dynamic aerospace company whose facilities are situated on 28 acres; its two plants total over 250,000 square feet of working area. The company manufactures metals products such as flexible and ridged bleed ducting, flex joints, and exhaust ducts; and non-metal products such as insulation to support metals product and end item composites made from plastic, rubber, fiberglass, resins, Kevlar, etc. The facility permits the manufacture of intricate, detailed parts from raw material (sheet, rod, forge, blank, mixtures, etc.) through complex final assembly and cleaning processes. Arrowhead Products has been operating at this location for decades and generates a large number of highly skilled, highly paid jobs as the company continues to build upon its global status. The City supports its continued operation and success.

If the company ever decides to move locations or change its business, the property could also be an ideal site for new retail development. Collectively, the four parcels offer 28 acres of land—larger than any other privately used site in the City. Additionally, the site sits along Katella Avenue, a regional thoroughfare that carries upward of 60,000 vehicles per day, and is in proximity to substantial commercial development in Cypress.

To ensure that the City could understand and plan for a potential retail uses on the site, the General Plan designates the site for Retail Business. Retail uses generate greater traffic impacts than manufacturing uses, and the environmental analysis evaluated the site as retail to analyze the greatest potential traffic impact.

[The above is subject to change pending City direction to preserve the Industrial designation and incorporate a policy supporting long term retail use on the site or to create either a Retail or Industrial Overlay designation. This decision should take place after the Draft EIR is reviewed by the public and decision makers]
Land Use Plan
The development, use, and distribution of land are critical to achieving the City’s vision and objectives. Land, especially in Los Alamitos, is a finite and valuable resource, and its use dictates the City’s economic future. As stewards of the land, the City must plan for uses and development that adds value to the community, in terms of function, design, and fiscal return. The following land use plan and designations reflect the City’s desire to remain a balanced and fiscally sustainable community.
Figure 3
Land Use Plan

Residential
- Single Family Res. 1-4 DU/Ac
- Limited Multi Family Res. 6-20 DU/Ac
- Multi Family Res. 20-30 DU/Ac

Commercial and Employment
- Retail Business
- Professional Office
- Planned Industrial
- Limited Industrial
- Medical Overlay

Special Use
- Mixed Use
- Specific Plan
- Community & Institutional
- Community & Institutional/JTFB
- Open Area
- Easement Overlay

Los Alamitos
- Rossmoor
- Suburban Residential
- City Boundary
- Sphere of Influence

Note:
Rossmoor is within the City's SOI but it also remains within & under the jurisdiction of the County of Orange. Accordingly, the Land Use Plan shows the County land use designation of Suburban Residential.

Los Alamitos General Plan

PLACEWORKS
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### Table 2. Land Use Designations

<table>
<thead>
<tr>
<th>Land Use Designation and Density / Intensity Range</th>
<th>Description of Typical Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CITY OF LOS ALAMITOS</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Single Family Residential</td>
<td></td>
</tr>
<tr>
<td>1–6 du/ac</td>
<td>Single family detached homes on individual lots.</td>
</tr>
<tr>
<td>Limited Multiple Family Residential</td>
<td></td>
</tr>
<tr>
<td>6–20 du/ac</td>
<td>Single family detached and attached residences, including small lot subdivisions, townhouses, courtyard homes, duplexes, and triplices. Live/work uses are also permitted, subject to the uses permitted by the Professional Office designation.</td>
</tr>
<tr>
<td>Max office space 500 square feet</td>
<td></td>
</tr>
<tr>
<td>Multiple Family Residential</td>
<td></td>
</tr>
<tr>
<td>20–30 du/ac</td>
<td>Single family detached and attached residences, including all development permitted in other residential categories as well as stacked flats and other building types with 4 or more units. Other uses such as convalescent hospitals, churches, and mobile home parks are also permitted subject to special procedures.</td>
</tr>
<tr>
<td><strong>Commercial and Employment</strong></td>
<td></td>
</tr>
<tr>
<td>Retail Business</td>
<td></td>
</tr>
<tr>
<td>Max FAR 1.00</td>
<td>Commercial retail uses that include supermarkets, drugstores, personal services, restaurants, and facilities that offer a variety of retail products. General services such as auto-related sales and repair, nurseries, plumbing outlets, and home appliance stores are permitted subject to special review procedures.</td>
</tr>
<tr>
<td>Professional Office</td>
<td></td>
</tr>
<tr>
<td>Max FAR 1.50</td>
<td>Professional and general office uses such as law, insurance, medical, dental, engineering, and financial services.</td>
</tr>
<tr>
<td>Planned Industrial</td>
<td></td>
</tr>
<tr>
<td>Max FAR 1.50</td>
<td>Light industrial, manufacturing, and office park uses such as research and development, manufacturing, boat building, appliance repair and service, plastic fabrication, and printing plants. Commercial recreation uses are not permitted.</td>
</tr>
<tr>
<td>Limited Industrial</td>
<td></td>
</tr>
<tr>
<td>Max FAR 1.50</td>
<td>All of the uses permitted in Planned Industrial as well as commercial recreation uses within industrial buildings such as soccer, gymnastics, archery, and batting cages.</td>
</tr>
<tr>
<td>Medical Overlay</td>
<td></td>
</tr>
<tr>
<td>Max FAR 3.0</td>
<td>All of the uses permitted in Planned Industrial are permitted, but the City encourages medical uses on the north side of Katella Avenue adjacent to the Los Alamitos Medical Center campus.</td>
</tr>
<tr>
<td>Land Use Designation and Density / Intensity Range</td>
<td>Description of Typical Uses</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td><strong>Special Use</strong></td>
<td></td>
</tr>
<tr>
<td>Community &amp; Institutional Max FAR 3.0</td>
<td>Public and quasi-public uses such as the civic center, schools, hospitals, fire stations, parks, churches, utilities, and other similar uses.</td>
</tr>
<tr>
<td>Community &amp; Institutional/JFTB</td>
<td>The Joint Forces Training Base is an active military installation and airfield that provides support and training facilities for military units and other national, state, and local organizations to include emergency operations. Development and activities on the base are governed by the federal government.</td>
</tr>
<tr>
<td>Mixed Use Max FAR 2.0 30 du/ac</td>
<td>Vertical or horizontal mix of commercial, office, and/or residential uses on the same parcel. Retail is preferred on the ground floor. Office uses and attached single family and multiple family housing should be above the ground floor.</td>
</tr>
<tr>
<td>Specific Plan Max FAR 4.0 30 du/ac</td>
<td>The City may require a specific plan for development with more than 50,000 proposed gross square feet of building, including residential space if a part of a mixed use project. This requirement does not apply to development within the Joint Forces Training Base or development approved under and consistent with an existing specific plan. No specific plan shall deviate from the general plan without a general plan amendment.</td>
</tr>
<tr>
<td>Easement Overlay</td>
<td>Applied to right-of-way areas for trails and open space.</td>
</tr>
<tr>
<td>Open Area</td>
<td>Land used for flood control purposes along Coyote Creek and the San Gabriel River. Trails and recreational uses are permitted in coordination with the Orange County Flood Control District.</td>
</tr>
<tr>
<td><strong>ROSSMOOR / SPHERE OF INFLUENCE</strong></td>
<td></td>
</tr>
</tbody>
</table>
| Suburban Residential 0.5 –18 du/ac               | Governed by the latest (2011) Orange County General Plan, which provides the following guidance:  
- Wide range of housing types, from estates on large lots to attached dwelling units (townhomes, condominiums, and clustered arrangements)  
- Neighborhood/convenience commercial sites are assumed to be consistent, subject to additional guidelines |
Calculating Density and Intensity of Development

Residential Density | dwelling units per acre (du/ac)
Residential density refers to the number of dwelling units that can be constructed per acre of land.

Residential project. For a project containing only residential uses, divide the total number of dwelling units by the acreage of land, excluding the area designated for public right-of-way.

Mixed-use project, horizontal mix. For residential and nonresidential uses within the same project area, but on different parcels, divide the total number of dwelling units by the acreage of land used as residential, excluding area designated for public right-of-way.

Mixed-use project, vertical mix. For a project containing residential and nonresidential uses that are within the same building, divide the total number of dwelling units by the acreage of land used for that building(s), excluding area designated for public right-of-way.

If a project contains both horizontal and vertical mixes of residential and nonresidential uses on a single parcel, the Community Development Director shall determine the appropriate proportion of land to allocate for the purposes of calculating residential density. Land used for structured parking and public rights-of-way shall be excluded from such calculations.

Building Intensity | floor area ratio (FAR)
The intensity of building on a site reflects a combination of a building’s height, lot coverage, and overall massing distribution. To ensure that the building intensity of a project is appropriate for the land use designation and community, a maximum intensity standard is provided in the form of a floor area ratio (FAR). The FAR calculation excludes floor area used for structured parking to encourage its use and reflect its much higher construction costs.

Nonresidential project. For a project containing one or more nonresidential uses, divide the total net floor area of a building(s) by the total area (in square feet) of the parcel, excluding area designated for structured parking and public right-of-way.

Mixed-use project. For a project containing residential and nonresidential (on the same or different parcels), divide the total net floor area of the residential and nonresidential portions of a building(s) by the total area (in square feet) of the parcel, excluding area designated for structured parking and public right-of-way.
Projected Buildout Conditions

Estimating the future buildout of the Land Use Plan allows the City, Rossmoor, and others to plan for necessary levels of community services and infrastructure capacities. It does not, however, reflect a certain future or a mandate to approve development.

The theoretical buildout was based largely on the assumption that the majority of the City and Rossmoor would not change. Some incremental intensification was assumed through small projects (e.g., adding a second dwelling unit or expanding a storefront). A handful of parcels were identified as areas where more substantial change could occur. For those parcels, the City created a set of projections and estimated the amount of development that could occur between now and 2035 (the horizon planning year for the general plan). Tables 3 and 4 break down the potential buildout by land use designation and jurisdiction.

Table 3. Projected Buildout (2035) by Land Use Designation

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Acres</th>
<th>Units</th>
<th>Population</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CITY OF LOS ALAMITOS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>258</td>
<td>1,549</td>
<td>4,046</td>
<td>-</td>
</tr>
<tr>
<td>Limited Multiple Family Residential</td>
<td>18</td>
<td>189</td>
<td>494</td>
<td>-</td>
</tr>
<tr>
<td>Multiple Family Residential</td>
<td>145</td>
<td>2,934</td>
<td>7,660</td>
<td>-</td>
</tr>
<tr>
<td>Commercial and Employment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Business</td>
<td>86</td>
<td>-</td>
<td>-</td>
<td>4,431</td>
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<tr>
<td>Professional Office</td>
<td>22</td>
<td>-</td>
<td>-</td>
<td>2,174</td>
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<tr>
<td>Planned Industrial</td>
<td>141</td>
<td>-</td>
<td>-</td>
<td>4,860</td>
</tr>
<tr>
<td>Limited Industrial</td>
<td>8</td>
<td>-</td>
<td>-</td>
<td>185</td>
</tr>
<tr>
<td>Medical Overlay</td>
<td>13</td>
<td>-</td>
<td>-</td>
<td>1,429</td>
</tr>
<tr>
<td><strong>Special Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Use</td>
<td>19</td>
<td>100</td>
<td>263</td>
<td>2,279</td>
</tr>
<tr>
<td>Specific Plan</td>
<td>17</td>
<td>-</td>
<td>-</td>
<td>1,345</td>
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<tr>
<td>Community &amp; Institutional</td>
<td>152</td>
<td>-</td>
<td>-</td>
<td>645</td>
</tr>
<tr>
<td>Community &amp; Institutional/JFTB</td>
<td>1,318</td>
<td>-</td>
<td>-</td>
<td>800</td>
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<tr>
<td>Open Area</td>
<td>82</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Right of Way/Easement Overlay</td>
<td>340</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>2,619</td>
<td>4,772</td>
<td>12,463</td>
<td>18,147</td>
</tr>
<tr>
<td><strong>ROSSMOOR / SPHERE OF INFLUENCE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suburban Residential</td>
<td>749</td>
<td>3,963</td>
<td>10,540</td>
<td>408</td>
</tr>
<tr>
<td>Right of Way</td>
<td>233</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>982</td>
<td>3,963</td>
<td>10,540</td>
<td>408</td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td>3,601</td>
<td>8,735</td>
<td>23,003</td>
<td>18,555</td>
</tr>
</tbody>
</table>

Source: PlaceWorks, 2013.
### Table 4. Existing Conditions Compared to Projected Buildout

<table>
<thead>
<tr>
<th>Planning Timeframe</th>
<th>Units</th>
<th>Population</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CITY OF LOS ALAMITOS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Conditions (2013)</td>
<td>4,421</td>
<td>11,374</td>
<td>14,642</td>
</tr>
<tr>
<td>Projected Buildout (2035)</td>
<td>4,772</td>
<td>12,463</td>
<td>18,147</td>
</tr>
<tr>
<td>Potential Growth</td>
<td>348</td>
<td>1,081</td>
<td>3,505</td>
</tr>
<tr>
<td><strong>ROSSMOOR / SPHERE OF INFLUENCE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Conditions (2013)</td>
<td>3,779</td>
<td>10,234</td>
<td>395</td>
</tr>
<tr>
<td>Projected Buildout (2035)</td>
<td>3,963</td>
<td>10,540</td>
<td>408</td>
</tr>
<tr>
<td>Potential Growth</td>
<td>184</td>
<td>306</td>
<td>13</td>
</tr>
<tr>
<td><strong>TOTAL PLANNING AREA</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Conditions (2013)</td>
<td>8,200</td>
<td>21,608</td>
<td>15,037</td>
</tr>
<tr>
<td>Projected Buildout (2035)</td>
<td>8,735</td>
<td>23,003</td>
<td>18,555</td>
</tr>
<tr>
<td>Potential Growth</td>
<td>532</td>
<td>1,387</td>
<td>3,518</td>
</tr>
</tbody>
</table>

Source: PlaceWorks, 2013.
Goals and Policies

Goal 1: An attractive and pedestrian-friendly town center that serves as the heart of the community.

Policy 1.1 Town Center. Promote the development of a unique town center around Los Alamitos Boulevard, with spaces designed for community celebrations and events.

Policy 1.2 Public investments. Invest in public improvements to transform Los Alamitos Boulevard into an attractive and pedestrian-friendly street.

Policy 1.3 Diverse businesses and activities. Attract and retain a variety of shopping, dining, and entertainment options for residents and visitors in the town center. Encourage the creation of daytime, nighttime, and weekend activity in the town center.

Policy 1.4 Vertical mixed-use. Encourage development that provides retail on the ground floor and office, hotel, or residential uses on upper floors in the town center along Los Alamitos Boulevard.

Policy 1.5 Outdoor dining. Encourage existing and new restaurants to incorporate outdoor dining along Los Alamitos Boulevard.

Policy 1.6 Public art. Encourage the incorporation of art in public and private spaces that celebrates the community's history and imagines a greater future.

Implementation

Action 1.1 Zoning. Adopt a specific plan or augment the Town Center Overlay zoning district to formalize direction and planning for land use, design, circulation, and infrastructure.

Action 1.2 Capital improvement plan. Program funding to fully improve Los Alamitos Boulevard north of Katella Avenue as directed in the General Plan.

Action 1.3 Businesses attraction and retention. Attract and retain independent retailers to convey a unique and authentic image for the town center.

Action 1.4 Business development. Coordinate and guide business development programs to help small- and medium-sized businesses with the resources and skills to grow and improve their business in the town center.

Action 1.5 Recruit developers. Actively recruit developers with the qualifications and resources to improve existing or build new development in the town center.

Action 1.6 Finance improvements and maintenance. Establish a mechanism for improving and maintaining the town center area, such as business improvement districts, community facility districts, landscaping and lighting maintenance districts, special districts, parking districts, and other special funding or financing tools.
Action 1.7 Grants. Pursue grant funding from federal and state governments and private foundations to develop, improve, and operate the town center.

Action 1.8 Branding. Coordinate with property and business owners, perhaps through a business improvement district, and establish and communicate a unified branding and marketing campaign for the town center. The branding communication should identify the town center as a distinctive destination. The brand experience should convey unique character, look, feel, sense of arrival, and function within the community.

Action 1.9 Special events. Cooperate with local businesses and agencies to host periodic and annual events in the town center that celebrate the community and raise awareness and funds for local charities.

Action 1.10 Gateway features. Provide distinctive and unique gateway entry features to the town center to emphasize the sense of arrival to a distinctive destination place within the community. Design pedestrian bridges identified in the Mobility and Circulation Element as gateway features.

Action 1.11 Outdoor dining. Amend the zoning ordinance to incentivize and encourage outdoor dining.

Action 1.12 Public art. Establish a program that promotes the provision of revolving and permanent public art exhibits within the public right-of-way in the town center. Coordinate with public utilities, schools, and businesses to design equipment as functional public art. Ensure that art provided in private spaces (e.g., plazas) is accessible by the public and immediately adjacent to the public right-of-way.
Goal 2: Fiscally sustainable growth and economic development through a balanced mix of land uses and development types.

Policy 2.1 Fiscal impacts. Require that new development be fiscally neutral or positive and can be adequately served by public facilities without negatively impacting service to existing businesses and neighborhoods.

Policy 2.2 Mix of land uses. Maintain a balanced mix of residential, retail, employment, industrial, open space, and public facility land uses.

Policy 2.3 Maximize retail along Katella. Maximize community- and regional-scale retail opportunities along Katella Avenue. For parcels 10 acres or larger along Katella Avenue, support the conversion to community- and regional-scale retail.

Policy 2.4 Town center uses. Maximize shopping, dining, arts, and entertainment uses in the town center.

Policy 2.5 Skilled jobs. Attract and retain businesses that provide highly skilled and well-paid jobs.

Policy 2.6 Medical uses. Leverage the medical center as a key anchor, concentrating medical uses around the campus and encouraging complementary uses.

Policy 2.7 Quality of life uses. Maintain, improve, and expand uses that define and enhance the City's quality of life, including parks, trails, open spaces, and public facilities.

Policy 2.8 Annexation. Support annexations that will have a positive fiscal impact on the City.

Implementation

Action 2.1 Fiscal study. For any general plan amendment or development 10 acres or larger, require a fiscal study of the proposed project, addressing operations for a minimum of 10 years. Adopt guidelines for fiscal impact studies, including establishing that development impact fees cover initial capital costs and that ongoing revenues are sufficient to cover long-term operations, maintenance, and reserves.

Action 2.2 Overlay zones. Adopt a retail overlay zone for the Arrowhead Products properties and a medical overlay zone for properties north of the Los Alamitos Medical Center.

Action 2.3 Live-work. Amend the zoning ordinance to permit and provide appropriate development standards for live-work uses in the Limited Multiple-Family Residential zoning district.

Action 2.4 Capital improvement planning. Prepare a capital improvement plan to fund infrastructure needs provided by the City consistent with buildout under the general plan.
Action 2.5 Relocate city hall. Relocate city hall and other municipal operations to land designated for community and institutional facilities or in the stories above retail or office businesses.

Action 2.6 Jobs. Conduct a study to analyze the fiscal impacts of employment and daytime population and recommend strategies to capitalize on beneficial impacts.

Action 2.7 Modern library. Develop a library within Los Alamitos that attracts a wide range of users and promotes the City as a modern town focused on education and life-long learning. Consider models such as "digital libraries" or "cybraries."

Action 2.8 Community-based funding. Investigate and, if appropriate, implement community-based funding mechanisms. Examples include neighbor.ly, Fundrise, and ioby.

Action 2.9 Annexation. Cooperate with property owners in Rossmoor to determine when and if any unincorporated lands wish to be annexed into Los Alamitos.
Goal 3: Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities.

Policy 3.1 Compatibility. Require that new nonresidential development is located, scaled, and designed to be compatible with existing adjacent neighborhoods and uses.

Policy 3.2 Economic viability. Preserve the economic viability and continuity of existing commercial and industrial businesses.

Implementation
Action 3.1 Compatibility criteria. Revise the zoning ordinance as necessary with compatibility criteria, including aesthetic standards and noise and traffic thresholds, to minimize adverse impacts from commercial and industrial operations.

Policy 3.2 Mitigation measures. Require buffers and feasible mitigation measures to reduce impacts of new or expanded uses on existing neighborhoods, businesses, and public facilities.

Action 3.3 Incompatibility of commercial and retail activities with residential. Identify activities of commercial and retail uses that are incompatible with nearby residential uses and revise the zoning ordinance to minimize adverse impacts.

Action 3.4 Alternative zoning options for commercial and industrial uses. Identify commercial and industrial uses that may be inappropriate in areas adjoining residential zoning and revise the zoning ordinance to accommodate such uses in other areas.

Action 3.5 New residential next to existing commercial and industrial uses. Permit new residential construction only in areas where such development will not adversely impact conforming commercial and industrial uses. Identify residential zones where additional development may be incompatible with nearby commercial and industrial uses, and revise the zoning ordinance to minimize expansion of residential uses in such areas.

Action 3.6 Recreation in industrial zones. Amend the zoning ordinance to implement the Limited Industrial general plan designation and preclude the use of other industrially-zoned properties for commercial recreation.
Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.

Policy 4.1 **Pride and identity.** Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.

Policy 4.2 **Corridor design.** Buildings and related improvements along the City’s arterial streets should exhibit authentic and enduring design. Although no specific architectural style is required, the City prefers that designs for individual buildings stay true to a single architectural style and discourage franchise architecture.

Policy 4.3 **Multifamily neighborhoods.** Promote coordinated property maintenance and improvement in the Old Town West, Old Town East, and Apartment Row neighborhoods.

Policy 4.4 **Mansionization.** Ensure that all new development in residential neighborhoods discourages mansionization.

Policy 4.5 **Substandard parcels.** Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When improvements are not feasible, support the consolidation of substandard parcels for reuse.

**Implementation**

Action 4.1 **Design guidelines.** Adopt citywide commercial and industrial design guidelines that promote unifying design characteristics for new and renovated construction projects. Update the City’s existing architectural guidelines. Enforce design guidelines through the site plan review process.

Action 4.2 **Improvement districts.** Establish multifamily improvement districts, community facility districts, landscaping and lighting maintenance districts, special districts, and other special funding or financing tools to promote sustained property maintenance in the Old Town West, Old Town East, and Apartment Row neighborhoods.

Action 4.3 **Public improvements.** Identify and pursue opportunities for community-funded public improvements that would create a sense of identity, establish pride of place, and enhance the overall image of Los Alamitos.

Action 4.4 **Neighborhood identity.** Coordinate with residents to design and construct physical elements for each neighborhood that reflect its identity and history. Examples include gateway signs, landscaped areas, and artwork at key entry points.

Action 4.5 **Mansionization ordinance.** Adopt a mansionization ordinance to create residential standards that would preclude the development of oversized and out of character single family homes. The ordinance should provide specific guidance on maximum floor area ratio, minimum open space, and minimum setback standards.
Action 4.6 **Code enforcement education and assistance.** Educate residents and other property and business owners on property maintenance codes and enforcement. Provide a clearinghouse for technical and financial assistance to property owners. Develop guidelines for property owners and manager groups, with an emphasis on multifamily neighborhoods. Coordinate with the Chamber of Commerce to encourage nonresidential property and business owners to avoid delay on needed maintenance, particularly on older buildings.

Action 4.7 **Code compliance for existing properties.** Work with owners to bring buildings and properties into conformance with current development standards during maintenance and renovation projects. Provide incentives through a combination of reduced permitting fees, grants, and other programs (e.g., façade improvement programs).
Goal 5: Lands owned by public agencies that are used, planned, and developed in a manner that reinforces the goals of the General Plan.

Policy 5.1 **Community use of the Joint Forces Training Base.** Cooperate with Joint Forces Training Base (JFTB) leadership to maximize the community use of base facilities.

Policy 5.2 **Joint Forces Training Base reuse.** The JFTB shall remain a functioning military training facility within the jurisdictional boundary of the City of Los Alamitos. If the federal government decides to close the base and transition it to private, non-military use, the City of Los Alamitos shall maintain a leadership role in establishing and implementing a base reuse plan.

Policy 5.3 **Reuse of public land.** The City shall prioritize the reuse of land not along Katella Avenue that is owned by non-city public agencies for public uses such as civic buildings, parks, or recreation facilities.

Policy 5.4 **Flood control facilities.** The City strongly supports the use of flood control facilities as public trails throughout Los Alamitos.

Policy 5.5 **Dual use of school property.** Coordinate with LAUSD to enable public use of school facilities outside of school hours.

Policy 5.6 **School expansion and improvements.** Coordinate with LAUSD and its consultants on technical studies for school expansion and improvement projects.

**Implementation**

**Action 5.1 Coordination with JFTB on current facilities.** Maintain communications between the City and JFTB leadership about current recreation facilities and opportunities to expand facilities for civilian use.

**Action 5.2 Coordination with JFTB on future plans.** Maintain communications between the City and JFTB leadership to be apprised of new development and future plans for the JFTB facility. Provide support and coordination as requested by the JFTB to state and federal commissions, councils, and agencies.

**Action 5.3 Jurisdictional boundaries and the JFTB.** Ensure surrounding jurisdictions and public agencies are aware that the JFTB facility is within the jurisdictional boundary of Los Alamitos.

**Action 5.4 Flood control facilities.** Continue to coordinate with OCFCD, SCE, and JFTB leadership to plan for and fund the improvement and use of flood control facilities as public trails.

**Action 5.5 School facilities.** Continue to coordinate with LAUSD and private schools on improvements or expansion of school facilities and operations. Strive to maintain communications such that the City is aware of improvements or expansion plans during the preliminary stages of planning and funding. Review technical studies of
school projects, providing feedback and guidance on methodology and possible mitigation measures.

Action 5.6 Property adjacent to the high school. Explore alternatives to purchase and eliminate contamination issues on the property on northeast corner of Cerritos Avenue and Los Alamitos Boulevard to alleviate traffic and facilitate safer pedestrian and bicycle access.