AGENDA
PLANNING COMMISSION
REGULAR MEETING
Wednesday, July 22, 2015 – 7:00 PM

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

3. PLEDGE OF ALLEGIANCE
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. CONSENT CALENDAR
A. Withdrawal of Development Applications for a Marriott Fairfield Inn Hotel and Drive-Thru Starbucks, Which Required a Site Plan Review, a Conditional Use Permit for Hotel Operation, Height, Drive-Thru and Shared Parking for a Parcel at 10650 Los Alamitos Boulevard, APN 242-243-03 (Applicant: Kevin Coleman – Net Development Co.)
The report informs the Commission and the public that the application for the above mentioned project has been withdrawn by the applicant.

Recommendation: Receive and File.

6. PUBLIC HEARINGS
A. Consideration of Site Plan Review and Conditional Use Permit for an Application for the Addition of a Residential Unit and Square Footage to an Existing Single Family Residence, Thereby Creating a Duplex, and Replacing a Garage with a Five Space Carport in the R-2 Zone at 10845 Cherry Street (APN 242-183-10) Applicant: Loan Tran.
Consider the addition of a 2,065 square foot residential unit, as well as an addition of 821 square feet, to an existing 946 square foot single family residence, thereby creating a duplex at 10845 Cherry Street in the R-2 Zone, APN 242-183-10. This project would also replace an existing garage with a five space carport. The project requires a Site Plan Review and Conditional Use Permit (Applicant: Loan Tran).

Recommendation:

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

2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects; and,

REPLACING A GARAGE WITH A FIVE SPACE CARPORT AT 10845 CHERRY STREET IN THE R-2 ZONE, APN 242-183-10, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: LOAN TRAN)”; and,


7. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
None.

8. COMMISSIONER REPORTS
None.

9. ADJOURNMENT

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**APPEAL PROCEDURES**

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at 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.

(Handwritten Signature)

Tom Oliver
Associate Planner

7/16/15

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City of Los Alamitos
Planning Commission

Agenda Report  Consent Calendar
July 22, 2015  Item No: 5A

To: Chair Riley and Members of the Planning Commission
From: Steven A. Mendoza, Development Services Director
Subject: Withdrawal of Development Applications for a Marriott Fairfield Inn Hotel and Drive-Through Starbucks, Which Requires a Site Plan Review, a Conditional Use Permit for Hotel Operation, Height, Drive Thru and Shared Parking for a Parcel at 10650 Los Alamitos Boulevard, APN 242-243-03 (Applicant: Kevin Coleman – Net Development Co.)

Summary: The report informs the Commission and the public that the application for the above mentioned project has been withdrawn by the applicant.

Recommendation: Receive and file.

The Planning Commission, during their June 24, 2015 meeting, continued the above mentioned public hearing to July 22, 2015. A few days after the public hearing, the Applicant, Kevin Coleman of Net Development Co., withdrew his application for the 55,724 square foot Marriott Fairfield Inn Hotel as well as the 1,800 square foot drive-through Starbucks to be located on 2.3 vacant acres at 10650 Los Alamitos Boulevard. The withdrawal letter is attached.

Attachment: 1) Correspondence dated July 1, 2015
July 1, 2015

Mr. Steven A. Mendoza
City of Los Alamitos
3191 Katella Ave.
Los Alamitos, CA 90720-5600
Email: SMendoza@cityoflosalamitos.org

RE: Los Alamitos Planning Commission

Dear Mr. Mendoza,

This is written formal notification to the city of Los Alamitos Planning Commission to cancel our project The Fairfield Marriott that was to be located at 10650 Los Alamitos immediately. An accounting of all funds used/unused is requested to be forwarded. Any unused monies need to be refunded to Net Development Co. as soon as possible. Thank you.

Please contact my office if you have any questions.

Sincerely,

Kevin A. Coleman

KAC:klw
# City of Los Alamitos
## Planning Commission

### Agenda Report

**July 22, 2015**

**Public Hearing**

**Item No: 6A**

<table>
<thead>
<tr>
<th>To:</th>
<th>Chair Riley and Members of the Planning Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Via:</td>
<td>Steven A. Mendoza, Development Services Director</td>
</tr>
<tr>
<td>From:</td>
<td>Tom Oliver, Associate Planner</td>
</tr>
<tr>
<td>Subject:</td>
<td>Consideration of Site Plan Review and Conditional Use Permit for an Application for the Addition of a Residential Unit and Square Footage to an Existing Single Family Residence, Thereby Creating a Duplex, and Replacing a Garage with a Five Space Carport in the R-2 Zone at 10845 Cherry Street (APN 242-183-10) Applicant: Loan Tran</td>
</tr>
</tbody>
</table>

**Summary:** Consider the addition of a 2,065 square foot residential unit, as well as an addition of 821 square feet, to an existing 946 square foot single family residence, thereby creating a duplex at 10845 Cherry Street in the R-2 Zone, APN 242-183-10. This project would also replace an existing garage with a five space carport. The project requires a Site Plan Review and Conditional Use Permit (Applicant: Loan Tran).

**Recommendation:**

1. Open the Public Hearing; and, if appropriate,
2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects; and,
3. Adopt Resolution No. PC 15-12, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW 15-03 FOR THE ADDITION OF A 2,065 SQUARE FOOT RESIDENTIAL UNIT, AS WELL AS ADDING 821 SQUARE FEET, TO AN EXISTING 946 SQUARE FOOT SINGLE FAMILY RESIDENCE, THEREBY CREATING A DUPLEX, AND REPLACING A GARAGE WITH A FIVE SPACE CARPORT AT 10845 CHERRY STREET IN THE R-2 ZONE, APN 242-183-10, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: LOAN TRAN)”; and,

Applicant: Loan Tran

Project Location: 10845 Cherry St. (APN 242-183-10)

Notice: On July 6, 2015, Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum and at the Site. It was also published in the News Enterprise on Wednesday, July 8, 2015 and public notices were mailed out to all property owners and tenants within 500 feet of the property on this date.

Environmental: The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 – New Construction and 15332 - In-Fill Development Projects.

Approval Criteria: Section 17.50.020, of the Los Alamitos Municipal Code (LAMC) requires that a Site Plan Review (SPR) be approved by the Planning Commission to allow the building of a multi-family residence. Section 17.08.020, Table 2-02, of the Los Alamitos Municipal Code (LAMC) also requires that a Conditional Use Permit (CUP) be approved by the Planning Commission where the parcel that is to be developed with a duplex already has an existing dwelling, which is to remain.
Ms. Tran has submitted an application to build a 2,065 square foot unit which will be attached to an existing single-family residential structure. Additionally, there will be an 821 addition to an existing 946 square foot, single family residential structure. This would create a 3,832 square foot structure on a 6,750 square foot lot in the Limited Multiple-Family Residential (R-2) Zoning District. These units will not be constructed as condominiums. The project includes demolishing the existing garage and creating a five space carport on the western edge of the property. The existing single family residence will be greatly transformed in architectural style with the new configuration as a duplex.

Project Location

The existing property is shown to the left. The property consists of a 6,750 square foot parcel in the Old Town East neighborhood of the City with one existing structure occupying it.
### Surrounding Zoning and Uses

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning District</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site</td>
<td>Existing Limited Multiple Family (R-2)</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td></td>
<td>Proposed Limited Multiple Family (R-2)</td>
<td>Duplex</td>
</tr>
<tr>
<td>North of Site</td>
<td>Limited Multiple Family (R-2)</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East of Site</td>
<td>Planned Light Industrial (P-M)</td>
<td>Industrial Buildings</td>
</tr>
<tr>
<td>West of Site</td>
<td>Limited Multiple Family (R-2)</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>South of Site</td>
<td>Commercial-Professional Office (C-O)</td>
<td>Medical Office Building</td>
</tr>
</tbody>
</table>

Looking West across the site from Cherry Street.

### Application and Review Process

On June 22, 2015, the Applicant submitted a Discretionary Application that requested the following entitlements which are required for the project:

- Site Plan Review (SPR 15-03)
- Conditional Use Permit (CUP 15-04)

#### Site Plan Review (SPR 15-03)

Chapter 17.50.020 *Applicability*, in the Zoning Code, states:

“A commercial or industrial site development, tentative parcel map, residential development plan, conditional use permit, or the addition of square footage to an existing multiple-family residential, commercial, or industrial structure shall be subject to the site plan review process.”

Duplex Project
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This project is presented as a residential development plan which requires this Site Plan Review (SPR). A larger site plan is attached to this report as an Exhibit of the approving resolution.

Analysis

- Development Standards

The proposed project would be located in the R-2 (Limited Multiple Family) Residential Zoning District. The R-2 Zoning District identifies areas designed to provide multiple-family housing. Types of development allowed in the District may include single-family residences, duplexes, and triplexes. The maximum density is up to twenty (20) dwelling units per acre. Table 2 identifies the development features that are required under Section 17.08.030 Table 2-03 (Residential Zoning Districts General Development Standards).

The property owner will dedicate 2½ feet of the western portion of the parcel for the alley, which is required by the City in this neighborhood to enable easier and safer trash collection services by the large trucks used in the industry.

R-2 Residential Development Standards

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Area</td>
<td>9,000 sq. ft.</td>
<td>6,750 – 112.5 for Alley</td>
<td>No, but legal nonconforming Parcel</td>
</tr>
<tr>
<td>Parcel Width (Interior Parcel)</td>
<td>60 ft.</td>
<td>45 ft.</td>
<td>No, but legal nonconforming Parcel</td>
</tr>
<tr>
<td>Parcel Depth</td>
<td>135 ft.</td>
<td>150 ft. – 2.5 for alley</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>20 du/ac</td>
<td>13 du/ac</td>
<td>Yes</td>
</tr>
<tr>
<td>Dwelling Unit Density</td>
<td>3,000 sq. ft.</td>
<td>3,318 sq. ft. per unit</td>
<td>Yes</td>
</tr>
<tr>
<td>(Gross Land Area per Dwelling Unit)</td>
<td></td>
<td>Unit 1 – 1,767 sq. ft.</td>
<td>Unit 2 – 2,065 sq. ft.</td>
</tr>
<tr>
<td>Minimum dwelling area (gross floor area)</td>
<td>800 sq. ft.</td>
<td>Unit 1 – 1,767 sq. ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>(Not including garage)</td>
<td></td>
<td>Unit 2 – 2,065 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Maximum Height Limit – Main Structures</td>
<td>35 ft.</td>
<td>25.5 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Setbacks:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20 ft.</td>
<td>25 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Side</td>
<td>5 ft. (footnote xx)</td>
<td>South – 7 ft. - Entry Side North – 5 ft.</td>
<td>Yes, as conditioned (Condition #27)</td>
</tr>
</tbody>
</table>

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Rear | Required | Proposed Project | Requirement Met
---|---|---|---
10 ft. | 10 ft. | Yes

Maximum Site Coverage | 60% | 52% | Yes

Outdoor Living Space | 500 sq. ft. per dwelling | 2,497 | Yes

Distance between structures (ft.) on one parcel | 10 ft. | Garage is 14 feet away from structure | Yes

Storage Space | 200 cubic feet per unit | Not currently | Yes, as conditioned (Condition #28)

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

In addition to the requirements set forth above, there are specific requirements that are set forth elsewhere in the Los Alamitos Municipal Code.

- **Parking**

This project proposes 5 spaces, all within a carport. Parking requirements in the Limited Multiple Family Residential Zoning District (R-2) require two spaces for each dwelling unit. In addition to the 4 required parking spaces, the Applicant has included one additional guest parking space. One of the required parking spaces for each dwelling unit shall be located in an enclosed garage or carport – 5 are shown on the plans in the carport. The two ends of the carport are too close to the property line so Staff has conditioned (#29) the carport to cover only the middle three spaces. Any spaces that are under the carport are required to be 10’ by 20’, and, therefore, this project will be required to meet this requirement, which may fit the parcel only by subtracting one parking space (Condition #34). As conditioned, only 3 spaces will be allowed to be in a carport.

The following table identifies the required parking spaces for the proposed project.

**R-2 Parking Requirements**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two required spaces for each dwelling unit,</td>
<td>2 units @ 2 spaces each = 4 spaces + 1 guest space</td>
</tr>
</tbody>
</table>

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### Required

§17.26.040 Parking Space Requirements; § 17.26.060

| Provided Spaces | 4 spaces | 5 spaces; Condition #29 Will require that only 3 of the spaces be in a carport and the other two to be uncovered |

### Proposed Project

Total = 5 spaces

- **Architecture**

The proposed architectural style displays a few architectural elements of interest including a small porch, faux decorative vent, one set of shutters, multi-paned windows, a bit of window trim above and below, and multi-panel front door on the front unit. The building front façade will be stucco painted with two colors to break up the expanses of stucco, and the roofing material will consist of asphalt shingles.

The drawing below shows the proposed view of the project from Cherry Street, on the East side, or front, of the building:

![Drawing of the proposed project from Cherry Street](image)

Below is shown the building on the North Side, and then the West side:
### GENERAL DEVELOPMENT AND USE STANDARDS

<table>
<thead>
<tr>
<th>Subject</th>
<th>Code Section</th>
<th>Met?</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>17.16.030</td>
<td>Yes</td>
<td>Vehicular access will be provided along the alley, through alley-facing spaces on the West side of the parcel.</td>
</tr>
<tr>
<td>Exterior lighting</td>
<td>17.16.050</td>
<td>Yes</td>
<td>The building will include exterior light fixtures located on all four sides of the structure. These lights have been conditioned by Staff to direct light only on the subject property.</td>
</tr>
<tr>
<td>Fences, hedges, and walls.</td>
<td>17.16.060</td>
<td>Yes</td>
<td>There is currently an existing combination of wood and chain link fencing surrounding the property that is well worn and not in fitting with the proposed new structure. The applicant did not</td>
</tr>
<tr>
<td>Requirement</td>
<td>Code</td>
<td>Status</td>
<td>Notes</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>--------</td>
<td>--------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Park dedications and in-lieu fees</td>
<td>17.16.080</td>
<td>N/A</td>
<td>The property is not to be subdivided; therefore, no park fees are required.</td>
</tr>
<tr>
<td>Paving of front setback requirements</td>
<td>17.16.090</td>
<td>Yes</td>
<td>Paving of 50% not exceeded.</td>
</tr>
<tr>
<td>Projections into required setbacks</td>
<td>17.16.100</td>
<td>No</td>
<td>The two ends of the carport are too close to the property line so Staff has conditioned (#29) the carport to cover only the middle three spaces.</td>
</tr>
<tr>
<td>Refuse and recycling storage areas</td>
<td>17.16.110</td>
<td>No</td>
<td>Less than five units, so no minimum amount of space required. However, they will need space for six trashcans.</td>
</tr>
<tr>
<td>Right-of-way dedications</td>
<td>17.16.120</td>
<td>Yes</td>
<td>2 ½ feet of the property is dedicated to widen the alley (Condition #48)</td>
</tr>
<tr>
<td>Screening and buffering</td>
<td>17.16.130</td>
<td>Yes</td>
<td>Noted as Condition #18</td>
</tr>
<tr>
<td>Sight safety triangle</td>
<td>17.16.140</td>
<td></td>
<td>Noted as Condition #11</td>
</tr>
<tr>
<td>Swimming pools</td>
<td>17.16.150</td>
<td>N/A</td>
<td>None</td>
</tr>
<tr>
<td>Utilities and utility equipment</td>
<td>17.16.160</td>
<td>No</td>
<td>The air conditioner equipment may be in wrong location. Noted to correct as per Condition #32</td>
</tr>
<tr>
<td>Landscaping</td>
<td>17.20.030</td>
<td>Yes - 38% (2,497 sq. ft.)</td>
<td>LAMC Section (Landscape Area Requirements) speaks to landscaping requirements that multi-family uses shall provide. The Applicant must maintain a minimum 15 percent of the site in landscaped areas. According to the site plan, the front setback area, common area, and the yard areas of each home will include landscape areas that total approximately 38 percent of the total site area, therefore, meeting</td>
</tr>
</tbody>
</table>

show the replacement of this fence on the site plan; therefore, Staff has conditioned this fence to be replaced, and to be installed in accordance with the Los Alamitos Municipal Code (LAMC) 17.16.060 Fences, hedges, and walls (Condition #30).
this requirement. The Applicant proposes to install trees in the project. The Public Works Department has added conditions to install two street trees in the parkway (Condition #52). This project will be required to comply with Chapter 13.05 “Water Efficient Landscaping” and Chapter 13.04 “Water Conservation” of the Los Alamitos Municipal Code. This has been noted by Staff in the conditions (#9).

**Required Findings**

The following findings can be made in accordance with Section 17.50.040 of the LAMC to support the approval of the Site Plan Review:

1. The design and layout of the duplex at 10845 Cherry Street, as conditioned, is consistent with the development and design standards/guidelines of the Limited Multiple Family (R-2) Residential Zoning District. As shown above, the development meets, or will be conditioned to meet, all requirements.

2. The design and layout of the duplex at 10845 Cherry Street would not interfere with the use and enjoyment of neighboring residential developments, as the immediately surrounding uses are single family residential, duplexes, and across Cherry Street are industrial buildings. The approved location is appropriate for a duplex residential development. The location of the ingress/egress access to the alley would not create traffic or pedestrian hazards and would create a safer environment along Cherry Street by having one less curb cut. The property is zoned for this type of development.

3. The design of the duplex would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding development and improves upon the City’s architecture with an updated residential building design, extensive landscaping, and maintenance as required by municipal code.

4. The design of the duplex would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color as described above. Such
changes will enhance the existing property and maintain an appropriate level of maintenance, through the requirements of the municipal code.

5. The duplex will provide for public health, safety, and welfare of the residential and business communities by improving a long-aged home site rather than causing sprawl elsewhere. The building will meet all building code requirements.

6. The duplex would not depreciate property values in the vicinity, as the area is zoned for this type of use and the new structure will improve the aesthetics.

**Staff Conclusion**

Staff has reviewed the proposed project and application materials and finds that as conditioned, the proposed project design and layout meet the minimum standards of the R-2 zoning district, including Section 17.08.030 (Property Development Standards), Section 17.16.040 (Architectural Design), and Chapter 17.20 (Landscaping) and that all of the findings can be made as set forth in attached Resolution PC 15-12.

**Conditional Use Permit (CUP 15-04)**

The Applicant requests a Conditional Use Permit to permit this project in the R-2 (Limited Multiple Family) Residential Zoning District as required by Section 17.08.020 of the LAMC.

**Analysis**

A Conditional Use Permit is required where the parcel to be improved with a duplex is already developed with an existing dwelling, which is to remain. The current home is aged, nondescript, and worn with age. It will be incorporated and upgraded as part of the project. This upgrade will enhance the neighborhood in a positive manner.

**Required Findings**

The following findings can be made to support the approval of the Conditional Use Permit as required by LAMC Section 17.42.050:

1. The duplex at 10845 Cherry Street, as proposed and conditioned, will not endanger the public health, or general welfare. The property is zoned for this type of development project and the project will comply with all applicable building and development codes. The duplex project will not foster circumstances that tend to generate nuisance conditions such as noise, glare, odor, or vibrations because it is a residential development that is consistent with the surrounding multiple-family and single-family residential uses.
2. As conditioned, the proposed duplex at 10845 Cherry Street will meet all of the required conditions and specifications set forth in the zoning district where it is proposed to locate as this residential development project complies with all of the development standards for the Limited Multiple Family Residential (R-2) Zoning.

3. The location and character of the duplex at 10845 Cherry Street, if developed in accordance with the plan as approved, will be in harmony with the area in which it is to be located because the duplex is compatible with the similar surrounding uses, and these types of projects are in fact intended to be built, in conformity with the City's General Plan, in this area, as more fully discussed below.

4. The decision to approve Conditional Use Permit 15-04 is based on the Planning Commission's review of the plans and specifications submitted for the proposed project and on testimony given at the public hearing on July 22, 2015, before the Planning Commission.

Staff Conclusion

Staff believes the proposed Conditional Use Permit meets the requirements established within Section 17.42.050 (Findings and Decision) as more fully set forth in Resolution PC 15-13, attached hereto.

General Plan Compatibility

Staff believes that the proposed project is compatible with the surrounding land uses as it is immediately adjacent to similar high-density residential apartments and condominiums. The project would implement the City's General Plan, and specifically the ones shown in the table below:

<table>
<thead>
<tr>
<th>Applicable General Plan Implementing Goals and Policies</th>
<th>Consistency of Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Element</strong></td>
<td></td>
</tr>
<tr>
<td>Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.</td>
<td>This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.</td>
</tr>
<tr>
<td>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.</td>
<td>This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.</td>
</tr>
<tr>
<td>Policy 4.4 Scale and Character. Ensure that all new development in residential neighborhoods is compatible with the scale and character of the surrounding neighborhood.</td>
<td>This project will be in the limited multi-family residential neighborhood. The project is compatible with the surrounding neighborhood which is also developed with one and two story duplexes.</td>
</tr>
<tr>
<td>Action 4.5 Development standards. Review development standards in</td>
<td>This project has been compared to</td>
</tr>
</tbody>
</table>

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residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.

<table>
<thead>
<tr>
<th>Open Space, Recreation, and Conservation Element</th>
<th>the development standards of the limited multi-family General Plan designation and has been found to be compliant with the Staff-added conditions.</th>
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And while no specific policy actions of the Housing Element are fulfilled through this project, it does strive for offering products of housing that cost less than an average single family home in the City. Here is a goal of the Housing Element:

**Housing Strategy Area 4: Adequate Housing Supply**

*The City strives to ensure an adequate supply of housing is available to meet future and existing housing needs of all economic segments of the community.*

**Environmental Review**

The project qualifies for two categorical exemptions:

Section 15303 (Class 3) of the Guidelines provides an exemption for construction of a limited number of new, small facilities or structures, including a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project meets this definition.

Section 15332 (Class 32) provides an exemption for in-fill development projects when:

(a) the project is consistent with the applicable General Plan designation, General Plan policies, and applicable zoning designation and regulations – *As set forth above, the project is consistent with both the General Plan and zoning;*
(b) the development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses – The project site is within the corporate boundaries of Los Alamitos, the site is less than five acres, and the development is surrounded by urban uses;

(c) the project site has no value as habitat for endangered, rare or threatened species – The site has already been developed with a single-family home and has no habitat value;

(d) approval would not result in any significant effects relating to traffic, noise, air quality, or water quality – This project simply adds one residential unit to allow a duplex in an area of the City which is zoned for such use. The addition of one home will not create any impacts as described above;

(e) the site can be adequately served by all required utilities and public services – This property is already developed with utilities and is already served by public services.

Guidelines Section 15300.2 provides that the exemptions cannot be used if there is: a cumulative impact; significant effect due to unusual circumstances; if the project will damage scenic resources; the project site is located on a hazardous waste list; or the project will have a substantial adverse change in the significance of a historical resource. Additionally, the Class 3 exemption cannot be used if the project will impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and official adopted pursuant to law. None of the exceptions to the exemption are present. There are no cumulative projects in the area; there are no unusual circumstances as the project site is flat and has previously been developed and graded; there are no scenic or historical resources which will be impacted; the site is not on a hazardous waste list; and there are no hazardous or critical environmental resources which will be impacted.

Staff Recommendation

Staff supports approval of CUP (Conditional Use Permit) 15-04 and SPR (Site Plan Review) 15-03 due to what appears to be acceptable layout, design, and architecture of the project.

Attachments: 1) Site Plan Review Resolution No. PC 15-12
               2) Conditional Use Permit Resolution No. PC 15-13

Exhibits: A. Conditions of Approval
          B. Site Plans
RESOLUTION NO. PC 15-12


WHEREAS, a completed application for a Site Plan Review was submitted by Loan Tran on June 22, 2015, requesting approval for the construction of a duplex at 10845 Cherry Street, APN 242-183-10; and,

WHEREAS, the verified application constitutes a request as required by Section 17.50.030 (Site Plan Review) of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission reviewed the application for Site Plan Review at a duly noticed public hearing on July 22, 2015, at which time it considered all of the evidence presented, both written and oral.

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. The Planning Commission hereby makes the following findings which are based on all of the evidence presented, both written and oral; the Staff report is incorporated by reference:

1. The design and layout of the duplex at 10845 Cherry Street, as conditioned, is consistent with the development and design standards/guidelines of the Limited Multiple Family (R-2) Residential Zoning District. The development meets, or will be conditioned to meet, all requirements.

2. The design and layout of the duplex at 10845 Cherry Street would not interfere with the use and enjoyment of neighboring residential developments, as the immediately surrounding uses are single family residential, duplexes, and across Cherry Street are industrial buildings. The approved location is appropriate for a duplex residential development. The location of the ingress/egress access to the alley would not create traffic or pedestrian
hazards and would create a safer environment along Cherry Street by having one less curb cut. The property is zoned for this type of development.

3. The design of the duplex would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding development and improves upon the City’s architecture with an updated residential building design, extensive landscaping, and maintenance as required by municipal code.

4. The design of the duplex would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color as described above. Such changes will enhance the existing property and maintain an appropriate level of maintenance, through the requirements of the municipal code.

5. The duplex will provide for public health, safety, and welfare of the residential and business communities by improving a long-aged home site rather than causing sprawl elsewhere. The building will meet all building code requirements.

6. The duplex would not depreciate property values in the vicinity, as the area is zoned for this type of use and the new structure will improve the aesthetics.

SECTION 3. The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 – New Construction of Small Structures and 15332 – In-Fill Development Projects for the reasons more fully set forth in the staff report which are incorporated herein by reference.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Site Plan Review SPR15-03, as represented by the plans and elevations in “Exhibit B” and subject to the conditions listed in “Exhibit A” and any changes made by this Commission.

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 22nd day of July, 2015, by the following vote:
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 Planning Commission held on the 22nd day of July, 2015, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

Steven A. Mendoza, Secretary
RESOLUTION NO. PC 15-13


WHEREAS, an application for a Conditional Use Permit was submitted by Loan Tran for the construction of a duplex at 10845 Cherry Street, APN 242-183-10, on June 22, 2015; and,

WHEREAS, the verified application constitutes a request under Section 17.08.020 (Land Uses and Permit Requirements), Section 17.08.020 Table 2-02 (Allowed Uses and Permit Requirements for Residential Zoning Districts) and Section 17.34.020 (Conditional Use Permits Required) of the Los Alamitos Municipal Code, which requires Planning Commission approval of a Conditional Use Permit where the parcel to be improved with a duplex is already developed with an existing dwelling, which is to remain; and,

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on July 22, 2015 at which time it considered all of the evidence presented, both written and oral.

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

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

SECTION 2. Conditional Use Permit 15-04 is hereby approved to allow the construction of a duplex at 10845 Cherry Street, APN 242-183-10 based upon the following findings:

A. The duplex at 10845 Cherry Street, as proposed and conditioned, will not endanger the public health, or general welfare. The property is zoned for this type of development project and the project will comply with all applicable building and development codes. The duplex project will not foster circumstances that tend to generate nuisance conditions such as noise, glare, odor, or vibrations because it is a residential development that is consistent with the surrounding multiple-family and single-family residential uses.
B. As conditioned, the proposed duplex at 10845 Cherry Street meets all of the required conditions and specifications set forth in the zoning district where it is proposed to locate as this residential development project complies with all of the development standards for the Limited Multiple Family Residential (R-2) Zoning.

C. The location and character of the duplex at 10845 Cherry Street, if developed in accordance with the plan as submitted for approval, will be in harmony with the area in which it is to be located because the duplex is compatible with the similar surrounding uses, and these types of projects are in fact intended to be built, in conformity with the City’s General Plan, in this area, as more fully discussed below.

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<td>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.</td>
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<td>Policy 4.4 Scale and Character. Ensure that all new development in residential neighborhoods is compatible with the scale and character of the surrounding neighborhood.</td>
<td>This project will be in the limited multi-family residential neighborhood and is just the sort of project which will add to the character of the neighborhood.</td>
</tr>
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<td>Action 4.5 Development standards. Review development standards in residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.</td>
<td>This project has been compared to the development standards of the limited multi-family General Plan designation and has been found to be compliant with the Staff-added conditions.</td>
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**Housing Strategy Area 4: Adequate Housing Supply**

The City strives to ensure an adequate supply of housing is available to meet future and existing housing needs of all economic segments of the community.

D. The decision to approve Conditional Use Permit 15-04 is based on the Planning Commission’s review of the plans and specifications submitted for the proposed project and on testimony given at the public hearing on July 22, 2015, before the Planning Commission.

SECTION 3. The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 – New Construction of Small Structures and 15332 – In-Fill Development Projects for the reasons more fully set forth in the Staff report which are incorporated herein by reference.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves the Conditional Use Permit 15-04 subject to the conditions attached and incorporated by reference as Exhibit “A” to this Resolution.

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 22nd day of July, 2015, by the following vote:

__________________________
John Riley, Chair

ATTEST:

__________________________
Steven A. Mendoza, Secretary
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 22nd day of July, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

______________________________
Steven A. Mendoza, Secretary
TRAN DUPLEX PROJECT
CONDITIONS OF APPROVAL
SPR 15-03 & CUP15-04

GENERAL CONDITIONS

1. Approval of this application is to build a duplex at 10845 Cherry Street, APN 242-183-10 with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a vesting Site Plan Review and Conditional Use Permit, noted thereon, and on file in the Community Development Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code and any applicable state law. If any changes are proposed regarding the location or alteration of the plans dated June 1, 2015 (as amended during the hearing), 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. 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.

3. The Applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department within 30 days of final approval of all resolutions. The 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.

4. In case of violation of any of the conditions of approval of applicable law, the property owner and tenant will be issued a Notice of Correction if said violation is
not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all Staff time directly attributable to enforcement of the conditions of approval, mitigation measures, and/or City law including but not limited to, revocation of the herein approvals.

5. Project plans for the duplex development shall be subject to a complete code compliance review with the Community Development Department when the condominium plans are submitted for plan check and shall comply with all applicable City of Los Alamitos ordinances, regulations, and policies prior to building permit issuance, including, but not limited to, the requirements established or authorized by Title 15, 16, and 17 of the City of Los Alamitos Municipal Code.

6. Approval of Site Plan Review 15-03 and Conditional Use Permit 15-04 shall be valid for a period of eighteen (18) months from the date they are approved. If construction is commenced within this eighteen (18) month period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect.

PLANNING

7. [Deleted by Staff]

8. A landscape Irrigation Plan prepared by a licensed landscape architect shall be submitted to the Community Development Department prior to the issuance of building permits. The Irrigation Plan shall include an irrigation system layout with the location of controllers and points of connection with data on valve sizes and gallons per minute (G.P.M.), the size and location of sleeves and all spray heads, including the location of conventional systems and drip systems; an irrigation legend with complete specifications; irrigation notes and construction details of all assemblies and components; a recommended irrigation schedule, preferably on an annual basis; and a summary block on the initial page of submitted plans that will present the above information clearly and accurately. The City reserves the right to require subsequent checks, or approval of the landscape plans prior to issuance of a grading permit.

9. Landscaping shall comply with the City’s water conservation ordinances in accordance with Chapter 13.04 (Water Conservation) and Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code.

10. The Applicant shall install all of the trees shown on the site plan within the landscaped areas of the parcel.
11. In any Sight Safety Triangle, the maximum height cutback of any object (e.g. fence, landscaping, signs, walls, etc.) located in the corner area shall be three feet, measured from the adjoining top of curb. The three-foot height limit shall not apply to traffic safety devices, trees trimmed to eight feet above the adjacent top of curb, utility poles, and other government or utility installed devices.

12. Prior to permit issuance, Applicant shall submit a lighting plan to the Community Development Department to the satisfaction of the Director of Community Development.

13. The Applicant shall provide adequate exterior lighting for each residential unit that maintains performance standards as described in Chapter 8.48 Lighting Performance Standards in the Los Alamitos Municipal Code. All lighting structures shall be placed so as to confine direct rays to the subject property.

14. The Applicant shall provide an illuminated uniform address number near the entryway of each unit, or other location acceptable to the Director of Community Development.

15. The Applicant shall provide sidewalks and gutters with the latest handicap accessibility features where required by state and federal law.

16. The Applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to the Building and Safety Division Plan check.

17. All utility service lines shall be placed underground.

18. All utility meters, when not enclosed in a cabinet, shall be screened from view from any place on or off site, by either plant materials or decorative screen, while allowing sufficient access for reading. Each unit shall be separately metered.

19. During construction, the Applicant will display a sign visible to the public from Howard Street with a contact number of the construction superintendent to address any questions or concerns about demolition, grading, and construction activities.

20. Demolition, grading, and construction operations shall be prohibited between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturday. There shall be no construction activities on Sunday or a Federal holiday celebrated by the City of Los Alamitos without express approval by the Director of Community Development.

21. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of an existing dwelling shall be equipped with properly operating and maintained mufflers.
22. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.

23. Stock piling and/or vehicle-staging areas shall be placed as far as practical from residential homes.

24. The Applicant shall have rodent and pest controls on site during demolition and grading activities to mitigate impacts to the surrounding properties and neighborhood.

25. Prior to demolition and construction, a perimeter security fence not exceeding seven feet in height, shall be installed around the project site. The fencing shall include a green screen material or approved equivalent. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.

26. During construction the site shall be maintained and kept clear of all trash, weeds, and overgrown vegetation.

27. The unit entrance for the rear (West side) unit shall be moved to the East facing wall, toward the courtyard.

28. The units shall be constructed with 200 cubic feet of storage space for each unit (LAMC 17.08.030).

29. The two ends of the carport are too close to the property line, and shall be at least five feet to the eave from the property line; therefore, the Applicant shall redesign the carport to cover only the middle three spaces of the five spaces shown on the site plan.

30. The fence surrounding the property shall be replaced, and is to be installed in accordance with the Los Alamitos Municipal Code 17.16.060 Fences, hedges, and walls.

31. The curb cut (driveway apron) on the East shall be removed.

32. The air conditioner units shall be installed in accordance with LAMC 17.16.100.D.

33. The applicant shall provide screened space for six trashcans.

34. The dimensions of the car spaces shall meet the requirements of Chapter 17.26 Off-street parking and loading.
35. A non-priority Water Quality Management Plan (WQMP) will be required to be processed for this project.

ENGINEERING

36. The Applicant shall submit Improvement Plans prepared by a Registered Civil Engineer for public works (off-site) improvements, and on-site improvements. Plan check fees shall be paid in advance.

37. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. Plan shall be 24" x 36", with elevations to nearest 0.01 foot, minimum scale 1" = 20'. Plan shall be prepared by Registered Civil Engineer. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.

38. Hydrologic and hydraulic calculations demonstrating adequate site drainage from a 10-year return frequency storm (25-year frequency in sump areas) prepared by a Registered Civil Engineer shall be submitted with the Grading Plan.

39. Driveway slope shall be a minimum slope of one (1) percent for asphalt and .5% for concrete.

40. The Applicant shall comply with all requirements of the Rossmoor/Los Alamitos Area Sewer District for sewer connections and sewer improvements.

41. If utility cuts are excessive in the street, the street must have a grid and overlay placed on it per the satisfaction of the City Engineer.

42. All existing off-site public improvements (sidewalk, curb and gutter, driveways, and street paving) at the development site which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer, and per OCPFRD Standard Plan.

43. A City Public Works permit shall be taken out for all work in public right-of-way prior to start of work. All work shall be done in accordance with APWA Standards and to the satisfaction of the City Engineer and must be completed before issuance of Certificate of Occupancy.

44. A bond or surety device shall be posted with the City in an amount and type sufficient to cover the amount of off-site and on-site work to be done, as approved by the City Engineer.

45. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the commencement of structural construction.
46. Final compaction report prepared by a qualified Soil Engineer shall be submitted to the City Engineer for review and approval prior to the commencement of structural construction.

47. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the Applicant shall submit to the City for review and approval a Final Water Quality Management Plan (WQMP) that:

- Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
- Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
- Incorporates Treatment Control BMPs as defined in the DAMP.
- Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
- Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
- Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

48. The Applicant shall dedicate 2 ½ feet of the property to the City to widen the alley by occupancy of the units.

49. The Applicant shall remove driveway (curb cut and apron) at front of the property, and then replace this area with a new curb and gutter by occupancy of the units. The Applicant shall build new driveway for neighbor at the proper width by occupancy of the units if the neighbor does not give permission for the curb cut to be removed by the Applicant.

PUBLIC WORKS

50. The Applicant shall remove the existing drive approach (curb cut) to the property on Cherry Street.

51. In the event that two or more utility cuts are made into the asphalt street on Cherry Street, the Applicant shall slurry seal the street to the satisfaction of the City Engineer.
52. The Applicant shall install 2 new trees on Cherry Street evenly spaced in the parkway in front of the subject parcel. Please call Tony Brandyberry at 562-431-3538 x105 for type and specifications.

53. The Applicant shall install irrigation to each of the City trees planted. The irrigation shall be a bubbler sprinkler NOT a tree well type of bubbler sprinkler.

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

54. The Applicant shall be responsible for preparing and submitting sewer connection plans for this conversion and for paying all related RLAASD permit, connection, plan checking and inspection fees for this project.

BUILDING AND SAFETY DIVISION

55. The Applicant must comply with all current California Building Codes.

56. The Applicant shall submit three sets of complete building plans to the Building and Safety Department for review.

57. Prior to obtaining grading permits, the Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Building and Safety Division.

ORANGE COUNTY FIRE AUTHORITY (OCFA)

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

- Prior to issuance of a building permit if a grading permit is not required:
  - residential site (service code PR160)

- Prior to issuance of a building permit:
  - fire sprinkler system (service codes PR400-PR465)

- If you need additional information or clarification, please contact Lynne Pivaroff by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.
• Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the Applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least two days in advance to schedule the lumber drop inspection.
EXISTING FIRST FLOOR UNIT 1
ADDITION FIRST FLOOR UNIT 2

WALL LEGEND

SQ. FOOTAGE

EXISTING FLOOR PLAN 1408 SQ. FT.
ADDITION FIRST FLOOR UNIT 1 408 SQ. FT.
ADDITION SECOND FLOOR UNIT 1 408 SQ. FT.
PROPOSED ADDITION UNIT 1 80 SQ. FT.
ADDITION SECOND FLOOR UNIT 1 80 SQ. FT.
ADDITION PORCH 8 SQ. FT.
ADDITION CARPORT 8 SQ. FT.

TOTAL UNIT 1 1856 SQ. FT.
PROPOSED ADDITION UNIT 2 1280 SQ. FT.
ADDITION FIRST FLOOR 1 656 SQ. FT.
ADDITION SECOND FLOOR 656 SQ. FT.
ADDITION PORCH 8 SQ. FT.
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TOTAL UNIT 2 2464 SQ. FT.

ADDITION SECOND FLOOR UNIT 1
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