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

AGENDA
PLANNING COMMISSION/SUBDIVISION COMMITTEE
REGULAR MEETING
Wednesday, May 24, 2017 – 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 Development Services 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 Development Services 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 Development Services 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 Andrade
Vice Chair DeBolt
Commissioner Culy
Commissioner Grose
Commissioner Loe
Commissioner Riley
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. APPROVAL OF MINUTES
A. Approve the Minutes for the Regular Meeting of April 26, 2017.

6. CONSENT CALENDAR
None.

7. PUBLIC HEARINGS
A. Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3751/3755 Farquhar Avenue (APN 222-062-28) Applicant: Alison Stapakis and Olympia Stapakis
Continued consideration of a five-unit, residential condominium project at 3751/3755 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Alison Stapakis and Olympia Stapakis).

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 17-06, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 16-09) TO ALLOW CONSTRUCTION OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)”; and,
4. Adopt Resolution No. PC 17-07, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 16-18) TO ALLOW CONSTRUCTION OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS); and,

5. Adopt Resolution No. PC 17-08, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, SITTING AS THE SUBDIVISION COMMITTEE, APPROVING TENTATIVE TRACT MAP 16-04 (TTM 18100) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)."

8. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

9. COMMISSIONER REPORTS

10. ADJOURNMENT

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.

Tom Oliver
Associate Planner

Date 5/17/17

Planning Commission Meeting
May 24, 2017
Page 3 of 3
1. CALL TO ORDER
   The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, April 26, 2017, in the Council Chamber, 3191 Katella Avenue, Vice Chair DeBolt presiding.

2. ROLL CALL
   Present: Commissioners: Vice Chair DeBolt
   Cuilty, Grose, Loe, Riley and Sofelkanik
   Absent: Chair Andrade and Riley
   Staff: Steven Mendoza, Development Services Director
   Cary Reisman, City Attorney
   Michelle Müller, Department Secretary
   Tom Oliver, Associate Planner

3. PLEDGE OF ALLEGIANCE
   The Pledge of Allegiance was led by Vice Chair DeBolt.

4. ORAL COMMUNICATION
   Vice Chair DeBolt opened the meeting for Oral Communication for items not on the agenda. There being no speakers, Vice Chair DeBolt closed Oral Communications.

5. APPROVAL OF MINUTES
   A. Approve the Minutes for the Regular Meeting of Monday, March 22, 2017.
      Motion/Second: Grose/Cuilty
      Carried 7/0: The Planning Commission approved the Minutes of the Regular meeting of March 22, 2017.

6. CONSENT CALENDAR
   None.

7. PUBLIC HEARINGS
   A. Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 4071 Farquhar Avenue (APN 222-052-43) (Applicant: Eddie and Donna Kesky)
      Consideration of a five-unit, residential condominium project at 4071 Farquhar Avenue (APN 222-052-43) on a 9,490 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Eddie and Donna Kesky).
      Associate Planner Oliver summarized the Staff Report.
Vice Chair DeBolt opened the Public Hearing.

Applicant Eddie Kesky came forward to comment that his goal is to beautify the City.

Development Services Director Steven Mendoza stated that the architect is in the audience should the Commission have any questions for him.

Commissioner Cuilty expressed concern over the parking issues in the area due to the high volume of vehicles.

Commissioner Loe inquired if any feedback had been received concerning this development. Development Services Director Mendoza stated that there has been none. Additionally, there was a public notice mailed to residents and property owners in area within 500 feet.

Vice Chair DeBolt asked for clarification about the calculations concerning the number of condos.

Associate Planner Oliver stated that the correct square footage for the gross land per dwelling unit for the proposed project should read 1,898 square feet (staff report was correct at 1,752 square feet).

Vice Chair DeBolt inquired about the project height and what the code permits regarding the height of such a development.

Vice Chair DeBolt expressed concern over the code requiring an additional half-space of parking be made available for each room, and thought that redesigning the project should be a consideration.

Staff and the Planning Commission discussed what the code stipulates as to what qualifies as a sleeping room.

Development Services Director Mendoza indicated that legal records for this development would stipulate what each condo has as far as the number of bedrooms, as another form of regulation.

Project Developer Neoklis Zamvakellis stated that the Covenants, Conditions and Restrictions (CCNR’s) state that any changes have to be approved by the association and the City; therefore, any changes that could possibly be made would require approval.

Applicant Kesky added that his tenants are professionals that work from home. They run their business out of the office space from home.
Staff and the Planning Commission discussed concern over parking and the turning radius between building A and B and how it also affects the landscaping.

Commissioner Sofelkanik expressed concern regarding private open space and whether or not open patios or fences can encroach into the twenty-foot setback.

Staff and the Planning Commission discussed the code as it relates to private open spaces.

Commissioner Grose stated support for the developer meeting with Staff to discuss changes regarding the turning radius and the landscaping, and felt nothing additional should be required by the Planning Commission.

Vice Chair DeBolt suggested reducing the number of units on the lot in order to accommodate parking requirements.

Commissioner Loe stated that the driveway provides additional parking and questioned if the CC&R could require garages be used for parking.

Developer Zamvakellis added that the CC&R and the planning code already stipulate that parking spaces in the garages have to be readily available for use.

Motion/Second: Grose/Loe
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-03 with the said corrections to the landscaping.

ROLL CALL
Chair Andrade absent
Vice Chair DeBolt no
Commissioner Cuilty yes
Commissioner Grose yes
Commissioner Loe yes
Commissioner Riley absent
Commissioner Sofelkanik no

Motion/Second: Grose/Loe
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-04.

ROLL CALL
Chair Andrade absent
Vice Chair DeBolt no
Commissioner Cuilty yes
Commissioner Grose yes
Commissioner Loe yes
Commissioner Riley absent
Commissioner Sofelkanik no

Motion/Second: Grose/Loe
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-05.

ROLL CALL
Chair Andrade absent
Vice Chair DeBolt no
Commissioner Cuilty yes
Commissioner Grose yes
Commissioner Loe yes
Commissioner Riley absent
Commissioner Sofelkanik no

B. Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3751/3755 Farquhar Avenue (APN 222-062-28) Applicant: Alison Stapakis and Olympia Stapakis

Consideration of a five-unit, residential condominium project at 3751/3755 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Alison Stapakis and Olympia Stapakis).

Associate Planner Tom Oliver summarized the Staff Report.

Vice Chair DeBolt opened the Public Hearing.

Developer Neoklis Zamvakellis commented that this project is similar in style to the other projects discussed and has a similar layout to the project they just completed on Howard Avenue.

Vice Chair DeBolt expressed concern that the height of the structure was over the 30 feet allowed.

Vice Chair DeBolt suggested reducing the height of the building. Developer Zamvakellis indicated that a second option would be to lower the grading.

Developer Zamvakellis advised that grading plans are in review and he would ensure that the height limit is not exceeded.
Development Services Director Mendoza indicated that Associate Planner Oliver always conducts an inspection when foundation is poured in order to verify that approvals are being met.

Vice Chair DeBolt had questions about the staff report on page three where it discusses the zoning for surrounding buildings. On the south side, it is zoned as an R-1.

Vice Chair DeBolt questioned footnote 11B in the development standards, table 2-03 where it discusses height; any structure located within 100 feet from an R-1 cannot exceed 2-stories in height.

Staff and the Planning Commission discussed what the code states about structure heights within a 100-foot range of the R-1 zone.

Developer Zamvakellis made mention that the properties on both sides of this property are taller buildings than what is being proposed.

Development Services Director Mendoza indicated that if the first 20 feet of the building is two-stories, perhaps it might be enough to meet code. However, this has to be looked into a little further.

Vice Chair DeBolt requested a continuance to a month from now to allow for this to be looked into further.

Developer Zamvakellis indicated that there is another part of the code which states that you are limited to 30 feet in height, inclusive of up to three-stories.

Commissioner Grose made a motion to continue this item to the May 24th Planning Commission Meeting.

Motion/Second: Grose/DeBolt
Carried 5/0: (Andrade and Riley absent) The Planning Commission made a motion to continue this item to the May 24th Planning Commission Meeting.

C. Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 4061 Farquhar Avenue (APN 222-052-44) Applicant: Neoklis Zamvakellis and Alison Stapakis

Consideration of a five-unit, residential condominium project at 4061 Farquhar Avenue (APN 222-052-44) on a 9,490 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Neoklis Zamvakellis and Alison Stapakis).

Associate Planner Tom Oliver summarized the Staff Report.
Vice Chair DeBolt opened the Public Hearing.

Applicant Neoklis Zamvakellis stated that this project concept is the same as the previous project discussed (item 7A).

Vice Chair DeBolt noted that the turning radius for vehicles is to be addressed as was previously discussed for Item 7A.

Motion/Second: Grose/Loe
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-09 with the said corrections to the turning radius for vehicles.

ROLL CALL
Chair Andrade absent
Vice Chair DeBolt no
Commissioner Cuilty yes
Commissioner Grose yes
Commissioner Loe yes
Commissioner Riley absent
Commissioner Sofelkanik no

Motion/Second: Grose/Loe
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-10.

ROLL CALL
Chair Andrade absent
Vice Chair DeBolt no
Commissioner Cuilty yes
Commissioner Grose yes
Commissioner Loe yes
Commissioner Riley absent
Commissioner Sofelkanik no

Motion/Second: Grose/Loe
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-11.
The Planning Commission recessed at 8:30pm.

The Planning Commission resumed at 8:35pm.

D. Conditional Use Permit (CUP) 17-02
Request to Allow a Standby Generator to be Installed in the Planned Light Industrial (P-M) Zone
Consideration of a Conditional Use Permit to install a standby generator for a wireless tower installation in the Planned Light Industrial (P-M) Zone at 10851 Portal Drive.

Associate Planner Tom Oliver summarized the Staff Report.

Vice Chair DeBolt asked for clarification from Staff verifying that the proposed is identical to what was previously approved; Associate Planner Oliver confirmed that everything is exactly the same.

Motion/Second: Grose/Cuilty
Carried 5/0: (Andrade and Riley absent) The Planning Commission approved Resolution No. 17-12.

8. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Development Services Director Mendoza advised the Planning Commission of the commencement dates of the Public Works projects for the Coyote Creek Bike Trail and also the Los Alamitos Median Improvement Project.

Development Services Director Mendoza also advised that it is tentatively projected for permits to be pulled in about a month for the Hotel development, though the actual construction is not projected to begin until a later date.

Vice Chair DeBolt commented that the Commission should be able to weigh in on code interpretations when ambiguities exist. Additionally, the densities of properties should also be revisited.

Development Services Director Mendoza indicated that there are two ways to amend the code in order to make a change to property density size: it would be either in a form of a resolution or amending the code.

Development Services Director Mendoza advised that when the Zoning Code update process commences, zoning code section 17 and the subdivision section will be reviewed; additionally, there will be meetings between the commission and Staff to discuss to changes.

9. COMMISSIONER REPORTS
None.
10. ADJOURNMENT
The Planning Commission adjourned at 8:50 p.m.

__________________________________________
Vice Chair, Art DeBolt

ATTEST:

__________________________________________
Steven A. Mendoza, Secretary
COMMISSIONERS,
BESIDES THE STAFF REPORT DATED MAY 24, 2017, THIS PACKET CONTAINS THE SAME INFORMATION WHICH WAS PROVIDED LAST MONTH BECAUSE NO NEW PLANS WERE SUBMITTED.
Title: Continued Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3751/3755 Farquhar Avenue (APN 222-062-28) Applicant: Alison Stapakis and Olympia Stapakis

Summary: Continued consideration of a five-unit, residential condominium project at 3751/3755 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Alison Stapakis and Olympia Stapakis).

Recommendation:

1. Open the continued 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 17-06, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 16-09) TO ALLOW CONSTRUCTION OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS);” and,

AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS);" and,

5. Adopt Resolution No. PC 17-08, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, SITTING AS THE SUBDIVISION COMMITTEE, APPROVING TENTATIVE TRACT MAP 16-04 (TTM 18100) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS).”

Applicant: Alison Stapakis and Olympia Stapakis

Project Location: 3751/3755 Farquhar Avenue (APN 222-062-28)

Notice: On April 12, 2017, Staff posted Notice of Public Hearing at City Hall, the Community Center, and the Los Alamitos Museum. The Notice was also published in the News Enterprise and public notices were mailed out to all property owners and tenants within 500 feet of the property on this date. The April public hearing was continued to tonight’s meeting.

Environmental: CEQA has been satisfied as a determination has been made 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. There are no unusual circumstances which would trigger an exception to the exemption, and no cumulative impacts because this is a previously-developed lot that is intended to have this amount of density and greater.

Background

The Applicant has submitted an application for a project to be located at 3751/3755 Farquhar Avenue. The project will involve demolishing the two existing homes and the construction of five residential condominium units. As the Commissioners may remember, the Applicants are developing this project in conjunction with the other projects presented at last month’s meeting (at 4061 & 4071 Farquhar) with similar plans, for a cost savings.
In the April 26, 2017 Planning Commission meeting the Commissioners continued the Public Hearing to tonight’s meeting to give the Applicant time to address a height issue for this proposed structure that would border the Single Family Residential (R-1) zoning district. Tonight, is the continued Public Hearing from that meeting.

Discussion

In the last meeting, the Commissioners felt that the table in the Staff Report was unclear and difficult to determine if the numbers were correct. Staff has added highlighted notes to the table below, which may help in understanding the standards met by the proposed project:

**R-3 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>7,200 sq. ft.</td>
<td>8,760 sq. ft. before 2.5-foot alley dedication</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8,640 sq. ft. after alley dedication</td>
<td></td>
</tr>
<tr>
<td>Parcel Width (Interior Parcel)</td>
<td>60 ft.</td>
<td>48 ft. (corrected from 48½ ft.)</td>
<td>No – Legal Nonconforming Parcel</td>
</tr>
<tr>
<td>Parcel Depth</td>
<td>100 ft.</td>
<td>182.5 ft. before alley dedication 180 ft. after alley dedication</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>30 du/ac, plus 20 to 30 du/ac for the General Plan</td>
<td>25 du/ac</td>
<td>Yes</td>
</tr>
<tr>
<td>Dwelling Unit Density (Gross Land Area per Dwelling Unit)</td>
<td>1,750 sq. ft. per unit</td>
<td>1,752 sq. ft. per unit before alley dedication (gross)</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum dwelling area (gross floor area) (Not including garage)</td>
<td>2 + bedrooms - 800 sq. ft.</td>
<td>Unit 1: 1,324 sq. ft. Unit 2: 1,620 sq. ft. Units 3 &amp; 4: 1,778 sq. ft. Unit 5: 1,657 sq. ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Height Limit – Main Structures</td>
<td>3 stories or 35 ft. (11)</td>
<td>3 Stories (33’ 6” to top of parapets, see 17.16.070.B.1.c)</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Side</td>
<td>5 ft.</td>
<td>5 at minimum ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Rear</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>50%</td>
<td>35%</td>
<td>Yes</td>
</tr>
<tr>
<td>Outdoor Living Space</td>
<td>200 sq. ft. per</td>
<td>The property has over 200 square feet of</td>
<td>Yes</td>
</tr>
</tbody>
</table>
### Required vs. Proposed Project

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling (1,000 sq. ft. total)</td>
<td></td>
</tr>
<tr>
<td>Private space. No dimension less than 10 ft.</td>
<td></td>
</tr>
<tr>
<td>Landscaping per unit (1,615 sq. ft. total) and a private yard size with no dimension less than 10 ft.</td>
<td></td>
</tr>
<tr>
<td>Distance between structures (ft.) on one parcel</td>
<td>Yes</td>
</tr>
<tr>
<td>10 ft.</td>
<td>28 ft. between structure A and B. 28 ft. between structure B and C.</td>
</tr>
<tr>
<td>Storage Space</td>
<td>Yes</td>
</tr>
<tr>
<td>200 cubic feet per unit</td>
<td>222 cubic feet for unit 1. 202 cubic feet for unit 2. 280 cubic feet for units 3 &amp; 4. 234 cubic feet for unit 5.</td>
</tr>
</tbody>
</table>

As noted by Commissioner DeBolt in the April meeting, this note below, from the development standards, also applies to this project:

11. Portions of structures:
   a. In excess of 30 feet shall be setback an additional five feet.
   b. Located within 100 ft. of R-1 zoned property, shall not exceed two stories and 30 feet in height.

### Recommendation

Continue with the opened Public Hearing from April 26, 2017. The Applicant did not submit additional plans and wishes to address the planning commission on this item at the meeting.

*Attachments: Staff Report and Attachments from April 26, 2017 Planning Commission Meeting*
City of Los Alamitos
Planning Commission and Subdivision Committee

Agenda Report
Public Hearing
April 26, 2017
Item No: 7B

To: Chair Andrade and Members of the Planning Commission/Subdivision Committee

From: Steven A. Mendoza, Development Services Director

Subject: Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3751/3755 Farquhar Avenue (APN 222-062-28) Applicant: Alison Stapakis and Olympia Stapakis

Summary: Consideration of a five-unit, residential condominium project at 3751/3755 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Alison Stapakis and Olympia Stapakis).

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 17-06, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 16-09) TO ALLOW CONSTRUCTION OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)”; and,

FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS); and,

5. Adopt Resolution No. PC 17-08, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, SITTING AS THE SUBDIVISION COMMITTEE, APPROVING TENTATIVE TRACT MAP 16-04 (TTM 18100) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)."

Applicant: Alison Stapakis and Olympia Stapakis

Project Location: 3751 Farquhar Avenue (APN 222-062-28)

Notice: On April 12, 2017, 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 and public notices were mailed out to all property owners and tenants within 500 feet of the property on this date.

Environmental: CEQA has been satisfied as a determination has been made 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. There are no unusual circumstances which would trigger an exception to the exemption, and no cumulative impacts because this is a previously-developed lot that is intended to have this amount of density and greater.

Background

The Applicant has submitted an application for a project to be located at 4071 Farquhar Avenue. The project will involve demolishing the two existing homes and the construction of five residential condominium units. This project will look similar to two other projects near this project on Farquhar Avenue that are to be presented at tonight’s meeting. The owners of this project are developing at the same time as the others, with similar plans, for a cost savings.

The five (5) units will be located in three (3) buildings as illustrated below. The units range in size from 1,324 to 1,778 Square feet. Four (4) units will be three-bedroom and
2 ½ baths with either a study or studio and one (1) unit will be two-bedroom and 2 ½ baths. All structures will be three stories in height and each unit will have a parking attached. Outdoor space will be provided for each unit consisting of a ground-floor private yard area.

Here is how the Applicant describes the project:

"Currently on the property is an existing 2 unit SFR (built around 1960). The proposal includes demolishing the residence and constructing 5 new townhome units. The homes will be of Grade-A construction quality, with style fitting in with the newer developments of similar type in the area. They will be 3-story on grade, with private, landscaped yards and private decks, providing residents with unparalleled comfort and livability. Four of the homes will be 3-bedroom and 2-1/2 baths, one will be 2-bedroom and 2-1/2 baths; each will have private laundry facilities, and plenty of storage. Kitchens and baths will have solid surface counters, high-end appliances and tile or wood flooring. Each home will have central heat and air-conditioning and include the latest energy saving construction technologies. Also included will be anti-mold and termite treatments on all wood framing. Every effort will be made to make long lasting, comfortable, low maintenance homes available at a high value price in one of the finest cities in North Orange County."

**Project Location**

The existing property is shown below. The property consists of an 8,760 square foot parcel in the Apartment Row neighborhood of the City. Currently on the site are two 850 square foot single family residences built around 1960. These are not historic homes.
<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning District</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site</td>
<td>Exisiting</td>
<td>Multiple Family (R-3)</td>
</tr>
<tr>
<td></td>
<td>Proposed</td>
<td>Multiple Family (R-3)</td>
</tr>
<tr>
<td>North of Site</td>
<td>Multiple Family (R-3)</td>
<td>MFRResidential</td>
</tr>
<tr>
<td>East of Site</td>
<td>Multiple Family (R-3)</td>
<td>MFRResidential</td>
</tr>
<tr>
<td>West of Site</td>
<td>Multiple Family (R-3)</td>
<td>MFRResidential</td>
</tr>
<tr>
<td>South of Site</td>
<td>Single Family (R-1)</td>
<td>OC Flood Control Channel</td>
</tr>
</tbody>
</table>
Here are photos of the existing property:

Front View:
Application and Review Process

On December 1, 2016, the Applicant submitted a Discretionary Application that requested the following entitlements which are required for the project:

- Site Plan Review (SPR 16-09)
- Tentative Tract Map (TTM 16-04 [TTM 18100])
- Conditional Use Permit (CUP 16-18)

Site Plan Review (SPR 16-09)

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.”

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.

Analysis

- **Development Standards**

The proposed project would be located in the R-3 (Multiple Family) Residential Zoning District. The R-3 zoning district identifies areas designed to provide multiple-family housing. Types of development allowed in the district are multiple dwelling structures of four or more units, as well as less intensive residential developments that are allowed in the R-1 and R-2 zoning districts, which includes single-family dwelling units. The maximum density allowed is up to thirty (30) dwelling units per acre. The R-3 zoning district is consistent with the “Multiple-Family Residential” land use designation of the General Plan which requires a density of 20 – 30 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 General Plan’s Housing Element identifies this property in Table B-3 (Underutilized Land - Apartment Row Neighborhood) as an underutilized parcel as it is currently developed with a single family home. The General Plan specifies that the density in this area should be between 20 and 30 dwelling units to the acre. Being a fully developed City, this parcel is suitable for an infill project in an established neighborhood that presents no known environmental or infrastructure constraints. The additional units provided by this project will help the City meet its allocation of required new housing per the Southern California Association of Governments (SCAG) “fair share” goals.

The property owner will dedicate 2½ feet of the Northern part of the parcel to the alley, which is required by the City in this neighborhood for enabling safer access by trash collection services due to the large trucks used in the industry.

**R-3 Residential Development Standards**

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Area</td>
<td>7,200 sq. ft.</td>
<td>8,760 sq. ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Parcel Width (Interior Parcel)</td>
<td>60 ft.</td>
<td>48 ½ ft.</td>
<td>No – Legal Nonconforming Parcel</td>
</tr>
<tr>
<td>Parcel Depth</td>
<td>100 ft.</td>
<td>160 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>30 du/acre, plus 20 to 30 du/acre for the General Plan</td>
<td>25 du/acre</td>
<td>Yes</td>
</tr>
<tr>
<td>Dwelling Unit Density</td>
<td>1,750 sq. ft. per</td>
<td>1,752 sq. ft. per unit</td>
<td>Yes</td>
</tr>
<tr>
<td>(Gross Land Area per Dwelling Unit)</td>
<td>Required</td>
<td>Proposed Project</td>
<td>Requirement Met</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>----------</td>
<td>------------------</td>
<td>-----------------</td>
</tr>
</tbody>
</table>
| Minimum dwelling area (gross floor area)  
(Not including garage) | 2 + bedrooms - 800 sq. ft. | Unit 1: 1,324 sq. ft.  
Unit 2: 1,598 sq. ft.  
Units 3 & 4: 1,778 sq. ft.  
Unit 5: 1,657 sq ft. | Yes |
| Maximum Height Limit – Main Structures | 3 Stories or 35 ft. | 3 Stories (33' 6") | Yes |

**Setbacks:**

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Side</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Rear</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>50%</td>
<td>35%</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Outdoor Living Space**

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>200 sq. ft. per dwelling (1,000 sq. ft. total)</td>
<td>Private space. No dimension less than 10 ft.</td>
<td>The property has over 200 square feet of landscaping per unit (1,615 sq. ft. total) and a private yard size with no dimension less than 10 ft.</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Distance between structures (ft.) on one parcel**

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 ft.</td>
<td>28 ft. between structure A and B. 28 ft. between structure B and C.</td>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Storage Space**

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>200 cubic feet per unit</td>
<td>222 cubic feet in unit 1. 202 cubic feet in unit 2. 280 cubic feet in units 3 &amp; 4. 234 cubic feet in unit 5.</td>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

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

- **Section 17.34.060 – Residential Condominiums (only relevant sections listed)**
  - Building Codes - The project will be required to comply with all current building codes as a condition of approval.
  - Utility Meters – Each unit will be required to be separately metered as a condition of approval.
  - Undergrounding of utilities – On-site utilities will be required to be undergrounded as a condition of approval.
  - Laundry Facilities – Each unit has its own laundry facilities.
  - Covenants, Conditions, and Restrictions (CC&Rs) – CC&Rs shall be required
prior to final map approval and conditions will require that required provisions be included.

- **Parking**

This project will have 12 spaces total; two spaces per each two-car garage (four total two-car garages), one 1-car garage and three open spaces.

Parking requirements in the Residential Zoning District (R-3) require two spaces for the first two bedrooms of each dwelling unit. For rooms that can readily be utilized as bedrooms (i.e., bedrooms, dens, and offices) an additional ½ space is required for each room in excess of the first two bedrooms. One of the required parking spaces for each dwelling unit shall be located in an enclosed garage. The following table identifies the required parking spaces for the proposed project.

**R-3 Parking Requirements**

<table>
<thead>
<tr>
<th>Required Spaces</th>
<th>Required §17.26.040 Parking Space Requirements</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two spaces for the first two bedrooms of each dwelling unit; plus one-half space for each bedroom or other room that can readily be used as in excess of the first two bedrooms</td>
<td>4 - 3 bed units</td>
<td>@ 2 ½ spaces each = 10 spaces</td>
</tr>
<tr>
<td></td>
<td>1 - 2 bed unit</td>
<td>@ 2 spaces = 2 spaces</td>
</tr>
<tr>
<td><strong>Total</strong> = 12 spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provided Spaces</td>
<td>12 spaces</td>
<td>12 spaces</td>
</tr>
<tr>
<td>Garage Spaces</td>
<td>5+ in garages</td>
<td>9 in garages</td>
</tr>
</tbody>
</table>

- **Circulation**

Vehicular access will be provided along the alley, through one private driveway, with ingress and egress from the alley. The width of the driveway in the narrowest place is 12 feet wide. All of the garages have enough room to accommodate the 28-foot turning radius required in the zoning code. 3 units will have an attached two-car garage and 1 unit will have a one-car garage all of which face the private driveway. Two additional guest parking spaces are off of the alley and the other additional space is near unit 1.

- **Architecture**

The proposed architectural style displays a modern architecture with multiple planes that step in and out, stucco fascia at varied heights on the parapet, and a large vertical
inset covered with wood grain tiles. All proposed buildings will include additional enhanced architectural elements on all sides of the building in addition to the front architectural elements.

The drawing below shows the proposed view of the project from Farquhar Avenue, on the south side of the project:

This is the project from the north side toward the alley:

- **Landscaping**

LAMC Section 17.20.030 (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 18.4 percent of the total site area, therefore
meeting this requirement. The Applicant proposes to install trees in the project but has
not yet presented a landscape plan. Staff recommends that the Applicant install five
trees at a minimum and has required that as Condition #11. 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 as #10.

*Fencing and Walls*

There is currently a variety of fencing types on the property lines. The applicant plans
to add a short, three-foot tall wood fencing around the private outdoor spaces in the
front setback for the two units of the first building and seven foot tall fencing either
between or around the other units' private spaces. The Applicant will install a 7 foot
block wall if they decide to replace the existing walls on the property lines.

*Lighting*

The building will include exterior light fixtures located on all four sides of the structures.
These lights have been conditioned by Staff to direct light only on the subject property
(condition #15).

**Required Findings**

In order to approve a Site Plan Review, the following findings must be made in
accordance with Section 17.50.040 of the LAMC:

1. *The design and layout of the proposed development are consistent with
the development and design standards/guidelines of the applicable zoning
district:* The design and layout of the five residential condominiums on
one lot at 3751 Farquhar Avenue, as conditioned, is consistent with the
development and design standards/guidelines of the Multiple Family (R-3)
Residential Zoning District as well as with the requirements for residential
condominiums set forth in Section 17.34.060. As shown above, the
development meets, or will be conditioned to meet, all requirements
except for the width of the property, which is excused from the
requirement as a legal nonconforming lot.

2. *The design and layout of the proposed development are consistent with
the use and enjoyment of neighboring existing or future developments,
and would not create traffic or pedestrian hazards:* The design and layout
of the five residential condominiums at 3751 Farquhar Avenue would not
interfere with the use and enjoyment of neighboring residential
developments, as the immediately surrounding uses are multi-family

Five Residential Condominium Project
April 26, 2017
Page 11 of 21
residential with a city park and vacant base land 2 blocks east. The approved location is appropriate for a five unit residential condominium development. The location of the private driveway ingress/egress access to the alley would not create traffic or pedestrian hazards and would create a safer environment along Farquhar Avenue by having less curb cuts. The property is zoned for this type of development.

3. The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by this chapter: The design of the five residential condominiums 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 requirements under a condominium ownership.

4. The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance: The design of the five residential condominiums 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 implementation of a homeowners' association and the use of covenants, conditions, and restrictions.

5. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity: The five residential condominiums provide for public health, safety, and welfare of the residential and business communities by increasing the density on the site rather than causing sprawl elsewhere. Additionally, this project replaces structures which are approximately 60 years old. The building will meet all building code requirements.

6. The proposed development would not substantially depreciate property values in the vicinity: The five residential condominium units would not depreciate property values in the vicinity, as the area is zoned for this type of use and it will improve the aesthetics.

7. CEQA has been satisfied as a determination has been made 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. There are no unusual circumstances which would trigger an exception to the exemption, and no
cumulative impacts because this is a previously-developed lot that is intended to have this amount of density and greater.

**Staff Conclusion**

Staff has reviewed the proposed project and application materials and finds that the proposed project design and layout meet the minimum standards of the R-3 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 17-06.

**Conditional Use Permit (CUP16-18)**

The Applicant requests a Conditional Use Permit to permit a condominium project in the R-3 (Multiple Family) Residential Zoning District as required by Sections 17.08.020 and 17.34.020A of the LAMC.

**Analysis**

Condominiums require a conditional use permit under the City's Municipal Code. (LAMC §§ 17.08.020; 17.34.020.)

**Required Findings**

Staff reviewed the proposed project and researched the surrounding area and has made the following Conditional Use Permit findings as set forth in LAMC Section 17.42.050:

1. **The use will not endanger the public health, safety or general welfare if located where proposed and developed, and that the use will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibration:** The project, as proposed and conditioned, will not endanger the public health, or general welfare. The property is zoned for this type of five unit condominium development project and the project will comply with all applicable building and development codes. The condominium 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 residential uses.

2. **The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate:** The proposed five-unit residential condominium project 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 Multiple Family Residential (R-3) Zoning and additional requirements set forth in Section 17.34.060 relating to residential condominiums, with the exception of the width of the property which is excused as a legal non-conforming use.

3. The location and character of the use, if developed according to the plan as submitted for approval, will be in harmony with the area in which it is located and in general conformity with the Los Alamitos General Plan: The location and character of the use, if developed in accordance with the plan as submitted for approval, will be in harmony with the area in which it is located because the residential condominiums are compatible with the 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.

<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>These will be new, well designed buildings 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>These will be new, well designed buildings 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 multi-family residential neighborhood and is just the sort of project which will add to the character of the neighborhood.</td>
</tr>
<tr>
<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 multi-family General Plan designation and has been found to be compliant.</td>
</tr>
<tr>
<td><strong>Open Space, Recreation, and Conservation Element</strong></td>
<td></td>
</tr>
<tr>
<td>Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community.</td>
<td>This project will be required to pay park fees which will provide funds for future recreational fees to be met.</td>
</tr>
<tr>
<td>Goal 4: Air, water, and energy resources that are protected from pollution and overuse.</td>
<td>This is a residential infill project that will take the place of sprawl that would be built on the fringes of this metropolitan area.</td>
</tr>
<tr>
<td>Action 4.2 Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAQMD.</td>
<td>BMP’s are required for the construction of this project in the conditions of approval.</td>
</tr>
<tr>
<td><strong>Mobility and Circulation Element</strong></td>
<td></td>
</tr>
<tr>
<td>Policy 1.6 Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.</td>
<td>This will not add driveways to the passing streets, but will access the site from an existing alleyway.</td>
</tr>
<tr>
<td><strong>Public Facilities and Safety Element</strong></td>
<td></td>
</tr>
<tr>
<td>Action 4.5 Construction activity. Require that construction vehicles and</td>
<td>These are BMP requirements that</td>
</tr>
</tbody>
</table>
equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. Replace backup audible warning devices with backup strobic lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.

<table>
<thead>
<tr>
<th>Growth Management Element</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 1.1 New development. New development shall pay its share of the costs of public facilities and services needed to serve the new residents.</td>
<td>Park fees will be required to be paid.</td>
</tr>
</tbody>
</table>

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 in compliance with 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. This property was also identified as an underutilized lot in this element.

4. The decision is based on substantial evidence in view of the record as a whole before the Commission: The decision to approve Conditional Use Permit 16-18 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 April 26, 2017, 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 17-07, attached hereto.

Tentative Tract Map (TTM 16-04 and Tentative Tract Map No.18100)

According to Government Code Section 66426 (a portion of the Subdivision Map Act) and the City’s subdivision ordinance, a tentative tract map is required when a project proposes five or more condominiums.

Analysis

The proposed tentative tract map (Tentative Tract Map Number 18100) establishes one lot for the purpose of developing a condominium project for five condominiums on one lot. The tentative tract map has the same dimensions and parameters of the existing lot and identifies the private driveway access and utility easements. No additional lots will be created or removed. Once approved by the Planning Commission, sitting as the
Subdivision Committee, the Tentative Tract Map expires 24 months from the date of approval unless the applicant requests a time extension prior to the expiration. The Subdivision Map Act, along with Title 16 of the LAMC, regulates subdivisions.

The LAMC requires residential subdivisions of five units to pay parkland dedication (Quimby) fees. The current rate for multiple-family residential units is $13,412.00, as set by resolution of the City Council. The project will be conditioned on paying a fee of $40,236.00 for the three new net units.

**Required Findings**

The findings that are required to approve Tentative Tract Map 16-04 are set forth in the Subdivision Map Act as well as Sections 16.10.100 and 16.10.110 of the LAMC. They are as follows:

1. The proposed map is consistent with the City's General Plan. The proposed map allows for the development of 5 condominium units at a density of 25 dwelling units an acre which is within the General Plan multi-family residential land use designation of 20 – 30 units per acre. The proposed design and improvements of the five-unit condominium subdivision are consistent with the applicable General Plan goals, policies, and implementation measures as set forth below.

<table>
<thead>
<tr>
<th>Applicable General Plan Implementing Goals and Policies</th>
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Five Residential Condominium Project
April 26, 2017
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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 in compliance with 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.

This property was also identified as an underutilized lot in this element.

2. **The design and improvement of the proposed subdivision is consistent with the City's General Plan:** The design and improvement of the five-unit condominium project are suitable for residential development of the R-3 designation and the density meets the requirements of the General Plan.

3. **The site is physically suitable for the proposed type of development:** The site is physically suitable for a residential condominium subdivision because the site is generally flat and will require minimal grading on site. The project can meet all development standards except width, which is excused as a legal nonconforming lot.

4. **The requirements of CEQA have been satisfied:** CEQA has been satisfied as a determination has been made 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. There are no unusual circumstances which would trigger an exception to the exemption, and no cumulative impacts because this is a...
previously-developed lot that is intended to have this amount of density and greater.

5. **The site is physically suitable for the proposed density of development:** The site is capable of supporting the development of five residential condominium units. The proposed project is at 25 dwelling units per acre, well under the City’s R-3 zoning district that allows a maximum of 30 dwelling units per acre under a multi-family development project. Each proposed unit and the entire project meets the development standards for the R-3 zone including parcel area, parcel depth, maximum density, minimum dwelling area, maximum height, setbacks, site coverage, and minimum distances between buildings. The parcel width is minimally under the code requirement, but is allowed because it is a legal non-conforming lot.

6. **The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife in their habitat:** The proposed subdivision will not cause any environmental damage as this is an infill project on property that already has been developed with residential units and there are no fish or wildlife habitat on site. The site has already been graded.

7. **The design of the subdivision and the proposed improvements are not likely to cause serious public health problems:** The proposed subdivision design and improvements will not adversely affect the public health of the citizens of the City of Los Alamitos as the project is the type of use which is planned for in this area; the residential condominium project will be compatible with the multi-family residential uses in the area. Also, the widening of the alley will improve safety for trash collection by today’s larger trucks.

8. **The design of the subdivision and improvements will not conflict with public access easement through the property:** The design of the subdivision and the proposed improvements will not conflict with any existing telephone, street, and public utility easements. There are no public access easements through the property.

9. **The design and improvements of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations:** The project will be able to comply with all zoning regulations as specified above.

10. **The discharge of waste into an existing community sewer system will not result in or add to a violation of existing requirements prescribed by either the Regional Water Quality Control Board:** The project will not result in a violation of requirements prescribed by the Regional Water Quality Control Board.
Board as the Applicant is required to prepare a Water Quality Management Plan (WQMP) for the project.

11. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision as the project must conform to green building standards.

**Covenant Conditions & Restrictions**

Prior to the sale of the first condominium, the Conditions will require the Applicant to prepare a document called Covenants, Conditions, and Restrictions (CC&Rs) and submit them to the City for review and approval. This will provide the operating regulations for the proposed condominium project and ensure that the project's landscaping, irrigation, residential building exteriors, interior and exterior fences and walls, common areas and amenities, front yard areas, and back yard areas are maintained appropriately. The CC&Rs identify that the homeowners' association will have the duty to maintain the property in a clean, safe, attractive, and healthy condition at all times, free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Los Alamitos Municipal Code. Staff has included some conditions to ensure that the Association will act as primary enforcer of parking regulations in the community. Additionally, all of the requirements set forth in LAMC 17.34.060 will be required to be included in the CCRs.

**Staff Conclusion**

Staff believes the proposed Tentative Tract Map 16-04 meets the requirements and regulations established within Chapter 16.12 (Standards of Design) and the Subdivision Map Act established in Government Code Sections 66410 et seq. and that all required findings can be made, as more fully set forth in Resolution No. PC 17-08, attached hereto.

**General Plan Compatibility & Staff Recommendation**

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:

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**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. This project will be in the multi-family residential neighborhood and is just the sort of project which will add to the character of the neighborhood.

**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. This project has been compared to the development standards of the multi-family General Plan designation and has been found to be compliant.

### Open Space, Recreation, and Conservation Element

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**Action 4.2 Construction activities**: Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAQMD. BMP’s are required for the construction of this project in the conditions of approval.

### Mobility and Circulation Element

| Policy 1.6 Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants. | This will not add driveways to the passing streets, but will access the site from an existing alleyway. |

### Public Facilities and Safety Element

**Action 4.5 Construction activity**: Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. 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. These are BMP requirements that are a part of the conditions of approval for the project.

### Growth Management Element

| Policy 1.1 New development. New development shall pay its share of the costs of public facilities and services needed to serve the new residents. | Park fees will be required to be paid. |

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 in compliance with 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.

This property was also identified as an underutilized lot in this element.
Staff supports approval of CUP (Conditional Use Permit) 16-18, SPR (Site Plan Review) 16-09, and TTM (Tentative Tract Map) 16-04 (18100) due to what appears to be exceptional layout, design, and architecture of the project.

Attachments: 1) Site Plan dated January 2, 2017
2) Site Plan Review Resolution No. PC 17-06
3) Conditional Use Permit Resolution No. PC 17-07
4) Tentative Tract Map Resolution No. PC 17-08
5) Exhibit A Conditions of Approval for all of the Resolutions
6) TTM 18100 – Exhibit B to Tentative Tract Map Resolution
RESOLUTION NO. PC 17-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 16-09) TO ALLOW CONSTRUCTION OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)

WHEREAS, a completed application for a Site Plan Review was submitted by Alison Stapakis and Olympia Stapakis on December 1, 2016, requesting approval for demolishing an existing 2 units, and constructing five residential condominium units at 3751/3755 Farquhar Avenue, APN 222-062-28; and,

WHEREAS, the verified application constitutes a request as required by Section 17.50.030 (Site Plan Review) and Section 17.10.020 Table 2-01 (Allowed Uses and Permit Requirements for Residential Zoning Districts) 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 April 26, 2017, 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 is 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 proposed development are consistent with the development and design standards/guidelines of the applicable zoning district: The design and layout of the five residential condominiums on one lot at 3751 Farquhar Avenue, as conditioned, is consistent with the development and design standards/guidelines of the Multiple Family (R-3) Residential Zoning District as well as with the requirements for residential condominiums set forth in Section 17.34.060. As shown above, the development meets, or will be conditioned to meet, all requirements except for the width of the property, which is excused from the requirement as a nonconforming lot.
2. The design and layout of the proposed development are consistent with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards: The design and layout of the five residential condominiums at 3751 Farquhar Avenue would not interfere with the use and enjoyment of neighboring residential developments, as the immediately surrounding uses are multi-family residential with a city park and vacant base land 2 blocks east. The approved location is appropriate for a five unit residential condominium development. The location of the private driveway ingress/egress access to the alley would not create traffic or pedestrian hazards and would create a safer environment along Farquhar Avenue by having less curb cuts. The property is zoned for this type of development.

3. The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by this chapter: The design of the five residential condominiums 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 requirements under a condominium ownership.

4. The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance: The design of the five residential condominiums 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 implementation of a homeowners’ association and the use of covenants, conditions, and restrictions.

5. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity: The five residential condominiums provide for public health, safety, and welfare of the residential and business communities by increasing the density on the site rather than causing sprawl elsewhere. Additionally, this project replaces structures which are approximately 60 years old. The building will meet all building code requirements.

6. The proposed development would not substantially depreciate property values in the vicinity: The five residential condominium units would not deprecate property values in the vicinity, as the area is zoned for this type of use and it will improve the aesthetics.
7. CEQA has been satisfied as a determination has been made 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. There are no unusual circumstances which would trigger an exception to the exemption, and no cumulative impacts because this is a previously-developed lot that is intended to have this amount of density and greater.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Site Plan Review SPR16-09, as shown on the plans and elevations dated January 2, 2017 and subject to the conditions in “Exhibit A.”

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

SECTION 5. This resolution shall be effective immediately, but only if resolutions 17-07 and 17-08 are also approved

PASSED, APPROVED, AND ADOPTED this 26th day of April, 2017, by the following vote:

ATTEST: ___________________  Larry Andrade, Chair

Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney
STATE OF CALIFORNIA  
COUNTY OF ORANGE  
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 26th day of April, 2017, by the following vote, to wit:

AYES: 

NOES: 

ABSENT: 

ABSTAIN: 

______________________________
Steven A. Mendoza, Secretary
RESOLUTION NO. PC 17-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 16-18) TO ALLOW CONSTRUCTION OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)

WHEREAS, an application for a Conditional Use Permit was submitted for the construction of five residential condominiums on one lot at 3751/3755 Farquhar Avenue, APN 222-062-28, on December 1, 2016; 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 17.42.040 (Conditional Use Permits Application Filing, Processing, and Review) of the Los Alamitos Municipal Code, which requires Planning Commission approval of a Conditional Use Permit for condominium projects in the R-3 Zoning District; and,

WHEREAS, prior to adopting this Resolution the Planning Commission adopted Resolution No. XXX approving the Site Plan, dated January 2, 2017; and

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on April 26, 2017 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 16-18 is hereby approved to allow the construction of five residential condominiums in three buildings at 3751 Farquhar Avenue based upon the following findings. These findings are based on all of the evidence presented and the Staff report is incorporated herein by reference:

1. The use will not endanger the public health, safety or general welfare if located where proposed and developed, and that the use will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibration: The project, as proposed and conditioned, will not endanger the public health, or general welfare. The property is zoned for this type of five unit condominium development
project and the project will comply with all applicable building and development codes. The condominium 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 residential uses.

2. **The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate:** The proposed five-unit residential condominium project 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 Multiple Family Residential (R-3) Zoning and additional requirements set forth in Section 17.34.060 relating to residential condominiums, except with regard to the width of the property which is excused as this is a legal non-conforming lot.

3. **The location and character of the use, if developed according to the plan as submitted for approval, will 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 and character of the use, if developed in accordance with the approved site plan, will be in harmony with the area in which it is to be located because the residential condominiums are 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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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 in accordance with the following 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. This property was also identified as an underutilized lot in this element.

4. **The decision is based on substantial evidence in view of the record as a whole before the Commission:** The decision to approve Conditional Use Permit 16-18 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 April 26, 2017, before the Planning Commission.

5. **CEQA has been satisfied as a determination has been made 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.** There are no unusual circumstances which would trigger an exception to the exemption, and no cumulative impacts because this is a previously-developed lot that is intended to have this amount of density and greater.
SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit 16-18 subject to the conditions attached and incorporated by reference as Exhibit "A" to this Resolution.

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

SECTION 5. This resolution shall be effective immediately, but only if resolutions 17-06 and 17-08 are also approved.

PASSED, APPROVED, AND ADOPTED this 26th day of April, 2017, by the following vote:

_________________________________________________________________
Larry Andrade, Chair

ATTEST:

_________________________________________________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

_________________________________________________________________
Lisa Kranitz, Assistant City Attorney
I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 26th day of April, 2017, by the following vote, to wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

______________________________
Steven A. Mendoza, Secretary
RESOLUTION NO. PC 17-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, SITTING AS THE SUBDIVISION COMMITTEE, APPROVING TENTATIVE TRACT MAP 16-04 (TTM 18100) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)

WHEREAS, a completed application for a Tentative Tract Map was submitted by Alison Stapakis and Olympia Stapakis on December 1, 2016, requesting to demolish a 2 unit property and construct five residential condominiums on one lot at 3751/3755 Farquhar Avenue, APN 222-062-28; and,

WHEREAS, the verified application constitutes a request as required by Chapter 16.06 (Subdivisions) of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission considered the application at a duly noticed public hearing on April 26, 2017, 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, SITTING AS THE SUBDIVISION COMMITTEE, DOES RESOLVE AS FOLLOWS:

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

SECTION 2. The Subdivision Committee hereby makes the following findings as required by the Los Alamitos Municipal Code and Government Code:

1. The proposed map is consistent with the City’s General Plan. The proposed map allows for the development of five condominium units at a density of 25 dwelling units an acre which is within the General Plan multi-family residential land use designation of 20 – 30 units per acre. The proposed design and improvements of the five-unit residential condominium subdivision are consistent with the applicable General Plan goals, policies, and implementation measures as set forth below.

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</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></td>
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<tr>
<td>These will be new, well designed buildings in the neighborhood which will encourage neighbors to take a look at their own homes.</td>
<td></td>
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<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></td>
</tr>
<tr>
<td>This project will be in the multi-family residential neighborhood and is just the sort of project which will add to the character of the neighborhood.</td>
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<tr>
<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></td>
</tr>
<tr>
<td>This project has been compared to the development standards of the multi-family General Plan designation and has been found to be compliant.</td>
<td></td>
</tr>
</tbody>
</table>

**Open Space, Recreation, and Conservation Element**

| Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community. |
| This project will be required to pay park fees which will provide funds for future recreational fees to be met. |
| Goal 4: Air, water, and energy resources that are protected from pollution and overuse. |
| This is a residential infill project that will take the place of sprawl that would be built on the fringes of this metropolitan area. |

| Action 4.2 Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAGMD. |
| BMP's are required for the construction of this project in the conditions of approval. |

**Mobility and Circulation Element**

| Policy 1.6 Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants. |
| This will not add driveways to the passing streets, but will access the site from an existing alleyway. |

**Public Facilities and Safety Element**

| Action 4.5 Construction activity. Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. 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. |
| These are BMP requirements that are a part of the conditions of approval for the project. |

**Growth Management Element**

| Policy 1.1 New development. New development shall pay its share of the costs of public facilities and services needed to serve the new residents. |
| Park fees will be required to be paid. |

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 as provided for by the following 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.
This property was also identified as an underutilized lot in this element.

2. **The design and improvement of the proposed subdivision is consistent with the City's General Plan:** The design and improvement of the five-unit condominium project are suitable for residential development of the R-3 designation and the density meets the requirements of the General Plan.

3. **The site is physically suitable for the proposed type of development:** The site is physically suitable for a residential condominium subdivision because the site is generally flat and will require minimal grading on site. The project can meet all development standards except width, which is excused as a legal nonconforming lot.

4. **The requirements of CEQA have been satisfied:** CEQA has been satisfied as a determination has been made 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. There are no unusual circumstances which would trigger an exception to the exemption, and no cumulative impacts because this is a previously-developed lot that is intended to have this amount of density and greater.

5. **The site is physically suitable for the proposed density of development:** The site is capable of supporting the development of five residential condominium units. The proposed project is at 25 dwelling units per acre, well under the City's R-3 zoning district that allows a maximum of 30 dwelling units per acre under a multi-family development project. Each proposed unit and the entire project meets the development standards for the R-3 zone including parcel area, parcel depth, maximum density, minimum dwelling area, maximum height, setbacks, site coverage, and minimum distances between buildings. The parcel width is minimally under the code requirement, but is allowed because it is a legal non-conforming lot.

6. **The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife in their habitat:** The proposed subdivision will not cause any environmental damage as this is an infill project on property that already has been designated as an area for residential units and there are no fish or wildlife habitat on site. The site has already been graded.

7. **The design of the subdivision and the proposed improvements are not likely to cause serious public health problems:** The proposed subdivision design and improvements will not adversely affect the public health of the citizens of the City of Los Alamitos as the project is the type of use which is planned for in this area; the residential condominium project will be compatible with the
single-family and multi-family residential uses in the area. Also, the widening of the alley will improve safety for trash collection by today’s larger trucks.

8. **The design of the subdivision and improvements will not conflict with public access easement through the property:** The design of the subdivision and the proposed improvements will not conflict with any existing telephone, street, and public utility easements. There are no public access easements through the property.

9. **The design and improvements of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations:** The project will be able to comply with all zoning regulations as specified above, except as to the width of the parcel which is excused as a legal non-conforming lot.

10. **The discharge of waste into an existing community sewer system will not result in or add to a violation of existing requirements prescribed by either the Regional Water Quality Control Board:** The project will not result in a violation of requirements prescribed by the Regional Water Quality Control Board as the Applicant is required to prepare a Water Quality Management Plan (WQMP) for the project.

11. **The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision as the project must conform to green building standards.**

12. **CEQA has been satisfied as a determination has been made 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.** There are no unusual circumstances which would trigger an exception to the exemption, and no cumulative impacts because this is a previously-developed lot that is intended to have this amount of density and greater.

SECTION 3. Based upon such findings and determinations, the Planning Commission, sitting as the Subdivision Committee hereby approves Tentative Tract Map 16-04 (TTM 18100) attached as Exhibit “B,” subject to the conditions located in attached Exhibit “A.”

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

SECTION 5. This resolution shall be effective immediately, but only if resolutions 17-06 and 17-07 are also approved.
PASSED, APPROVED, AND ADOPTED this 26th day of April, 2017, by the following vote:

______________________________
Larry Andrade, Chair

ATTEST:

______________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

______________________________
Lisa Kranitz, Assistant City Attorney
I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 26th day of April, 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

__________________________________
Steven A. Mendoza, Secretary
GENERAL CONDITIONS

1. Approval of this application is to build a five unit condominium development project in three buildings at 3751 Farquhar Avenue (APN 222-062-28) with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a vesting Site Plan Review, Conditional Use Permit, and Tentative Tract Map, noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and be in compliance with any 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 January 2, 2017 (as amended during the hearing), a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services 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 Development Services Director in writing without requiring a public meeting.

2. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, and 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 Development Services Department within 30 days of final approval of all resolutions. The property 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 Development Services 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 condominium 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 the Site Plan Review (SPR 16-09) shall be valid for a period of
twelve (12) months from the date the site plan was approved, and the Conditional
Use Permit (CUP16-18) shall be valid for a period of eighteen (18) months from
the date this permit was approved. If construction is commenced within this
period and construction is being pursued diligently toward completion, the
approvals shall stay in full force and effect.

7. Approval of TTM 16-04 (TTM 18100) is valid for twenty-four (24) months. Prior to
the expiration of the Map the Applicant may request a twelve (12) month
extension in accordance with the Los Alamitos Municipal Code.

8. In accordance with Government Code section 66477 and Chapter 16.17 of the
Los Alamitos Municipal Code, the applicant shall be required to pay $40,236.00
in parkland dedication (Quimby) fees.

LANDSCAPE

9. A landscape Irrigation Plan prepared by a licensed landscape architect shall be
submitted to the Development Services 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.
10. 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.

11. The Applicant shall install, at a minimum, five 15 gallon trees within the landscaped areas of the parcel.

12. Front-yard landscaping for each individual condominium unit, private driveway street trees, common open space landscaping, and landscaping area shall be installed prior to occupancy of any condominium units. The developer shall be responsible for maintaining the common area landscaping until such time as the project nears complete sell-out and the homeowner's association takes over maintenance responsibility.

13. Trees shall be planted outside of any Sight Safety Triangle or be trimmed to eight feet from above the adjacent top of curb.

LIGHTING

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

15. 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.

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

UTILITIES

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

18. All utility service lines shall be placed underground.

19. 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.
CONSTRUCTION

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

21. Hours and days of 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 Development Services Director.

22. 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.

23. 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.

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

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

26. 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.

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

OTHER

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

29. The ground floor room labeled as “studio/study” in Units 2, 3 and 4 shall not have a closet installed and shall not be considered as a bedroom. This requirement shall be included in the CC&Rs.
30. The air conditioner units shall be installed in accordance with LAMC 17.16.100.D.

31. The garage doors shall be the same style as shown on the elevations.

32. A Water Quality Management Plan (WQMP) will be required to be processed for this project.

33. Prior to the sale of any individual condominium, a Homeowners' Association shall be created to maintain the common area landscaping, driveway trees, maintenance of common open space and furniture, walls and fencing. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses. A reserve fund shall be maintained to cover replacement and major repair costs. The homeowners' association shall be authorized to enforce the Covenants, Conditions, and Restrictions (CC&Rs). The developer shall prepare project CC&Rs for the entire development for review and approval by the Director of Community Development, prior to any permanent Certificate of Occupancy being issued.

34. The CC&Rs shall be approved by the City Attorney’s office and the Development Services Department prior to the issuance of any Certificate of Occupancy (temporary or permanent). The CC&Rs shall be recorded prior to or at the same time that the final map is recorded and two copies of the recorded CC&Rs shall be provided to the Development Services Department. The CC&Rs shall include the following provisions in addition to anything else identified in these conditions:

   a. All units shall maintain within the garage the ability to park two cars at all times. Garages shall not be converted to any other use.

   b. Parking spaces in the garages shall be made available to the occupants of the unit at all times.

   c. There shall be no business activities or day care conducted within or from the garages.

   d. The CC&R’s shall identify for the tenants a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of such items as the recreation area, landscape area maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such as trash trucks, fire trucks, etc., from maneuvering around the private driveway.

   e. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
f. The CC&R’s shall include requirements that maintenance of the private drive aisles, storm drain, sewer system, and open space areas within the interior of the development is the responsibility of the Homeowner’s Association, including the common landscaped areas.

g. **Attorney Fees:** The City shall be entitled to recover its attorney’s fees and costs incurred in connection with its actions to enforce the conditions of these Declarations or Tentative Tract Map TTM 16-04 (18100), Conditional Use Permit CUP 16-18, Site Plan Review SPR 16-09 approvals, or to abate the violation thereof. The City may impose a lien or assessment on the property to recover such attorney’s fees and costs.

h. **Public Safety Access:** The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and Local laws.

i. The CC&R’s may not be amended without prior written approval from the City. The City’s approval shall be limited to insuring that the provisions required by these conditions have not been altered.

35. The applicant shall provide, as a minimum, a trash enclosure to hold two standard dumpsters for solid waste and recycling, with five (5) foot by eight (8) foot clear interior dimension for each dumpster, including a solid roof designed to the satisfaction of the Director of Community Development. Walls shall be a minimum of five (5) feet high and constructed of reinforced masonry or similar material. The enclosure shall be constructed with a roof made of solid material, such as that provided by a standing-seam metal roof. Wrought iron or equivalent gates with latch shall be provided. The top one-foot of the gates shall be open work with screening; the remaining section of the gates shall have solid metal backing. Enclosures shall have an interior six-inch curb bumper. This area shall accommodate receptacles sufficient to meet the solid waste and recycling needs of the development 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. The Applicant shall dedicate 2½ feet of the property to the City to widen the alley by occupancy of the units.

48. 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.

**PUBLIC WORKS**

49. The Applicant shall install new sidewalk on Farquhar Avenue, in front of the entire subject parcel.

50. The Applicant shall remove the existing drive approach (curb cut) to the property on Farquhar Avenue and replace with a new curb and gutter per City standards.

51. If a utility cut is made in the alley, the Applicant shall replace the concrete panel entirely to the satisfaction of the City Engineer.

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

53. The Applicant shall install 1-2 new trees on Farquhar Avenue evenly spaced in the parkway in front of the subject parcel. Please call the Public Works Superintendent at 562-431-3538 for type and specifications.

54. 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**

55. The Applicant shall submit engineering plans for the District’s review prior to connection to the District’s sewer in Farquhar Street.

56. Prior to the approval of the above plans, the Applicant shall pay all applicable connections, permit, plan-check and inspection fees.

**BUILDING AND SAFETY DIVISION**
57. The Applicant must comply with all current California Building Codes in effect at the time that the plans are submitted.

58. The Applicant shall submit three (3) sets of complete building plans to the Building and Safety Department for review.

59. 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.

60. Prior to obtaining a demolition permit, the Applicant shall submit an asbestos report for review and approval by the Building and Safety Department. If asbestos is found on site, a report to the Air Quality Management District (AQMD) must be made.

61. For demolition and construction, the project must recycle 60% of material and the Applicant shall submit a waste management plan to the Building and Safety Department.

ORANGE COUNTY FIRE AUTHORITY (OCFA)

62. 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. 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.

Prior to issuance of a building permit if a grading permit is not required:

- fire master plan (service code PR145)

Prior to issuance of a building permit:

- fire sprinkler system (service codes PR400)

- 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.