To: Chair Andrade and Members of the Planning Commission

From: Steven A. Mendoza, Development Services Director

Subject: Consideration of a Fifty-Unit Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3311 Sausalito Street (APN 242-222-13) (Applicant: Steven Armanino representing The Olson Company)

Summary: Consideration of a development of fifty-units of townhome-style residential condominiums at 3311 Sausalito Street (APN 242-222-13) on a 2.44-acre 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: Steven Armanino, representing The Olson Company). A Mitigated Negative Declaration has been prepared for the Project.

Recommendation:
1. Open the Public Hearing; and,
2. Discuss the project and provide direction to Staff and Applicant and the Initial Study/Mitigated Negative Declaration and the entitlement requests.

Applicant: Steven Armanino, The Olson Company

Project Location: 3311 Sausalito Street (APN 242-222-13)

Notice: On September 13, 2017, a Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum. 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: Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Initial Study was prepared which led to the conclusion that a Mitigated Negative Declaration
Background

The Olson Company has submitted an application to construct fifty new residential condominium units on a 2.44 acre (2.51 per the County Assessor) property located at 3311 Sausalito Street (APN 242-222-13). The proponent seeks a Conditional Use Permit (for condominiums), Site Plan Review, and a Tentative Tract Map. The units will be of a Spanish design in keeping with the existing residential project to the west. The proposed project is summarized below:

Fifty (50) units in eleven (11) structures:
- Seven (7) of the 11 structures contain four (4) units each
- Two (2) of the 11 structures contain five (5) units each
- Two (2) of the structures contain six (6) units each

There are seven (7) floor plan styles with two (2) and three (3) bedroom units. However, 2 of the 3 bedroom units could easily be modified to 4 bedrooms (Plan 7) and 6 of the 3 bedroom units could easily be modified to 5 bedrooms (Plan 6). Each home will have 2½ to 3½ baths, private laundry facilities, private storage and a two-car garage. The structures will be three-story on grade, with private, landscaped yards, and various private deck/balconies. The total square footage of housing would be 83,597 square feet.
Here is how the Applicant describes the project:

"The Los Alamitos (Sausalito & Walnut) project is a 2.44-acre site on the former Cottonwood Church Los Alamitos campus. The church has elected to sell and move their Sausalito location to the larger campus along Katella in East Los Alamitos [Cypress]. The property was recently rezoned from industrial to R-3 as part of the March 2015 [2035] Los Alamitos General Plan Update. The 50 three-story townhomes achieve a density of 20 units per acre, and meet both the R-3 and condominium standards required under the Los Alamitos municipal code, in terms of storage, open space, and parking. The architecture will be of Spanish design with a similar drought tolerant palette, which will interact well Olson’s Sausalito Walk community. The floor plans consist of 7 plan types, offering an array of lifestyle options, ranging from carriage units with balconies off living spaces, to larger townhomes with large rear yards, courtyard entries, and two-car private driveways. Careful attention has been paid to the relationship with the adjacent single family homes in order to maintain privacy and lifestyle. Third story levels have been set back from the West property line for this purpose, creating a two story edge to be consistent with the adjacent single family homes. Large rear yards were also developed to provide improved separation between the Sausalito Walk homes and these condominiums. The common open spaces feature an esplanade walk with landscape nodes that offer seat walls and mature trees, and provide connectivity to the interior sidewalk circulation within the community. Much of the open space has been provided with generous front patios, private courtyards, and substantial rear yards along the western property line. The front setback along Sausalito has been designed to relate well to Olson’s Sausalito Walk, and provide an attractive street scene. Within this setback, the modular wetlands filtration unit is proposed to meet WQMP/Hydrology requirements for the project. The 50 unit Los Alamitos (Sausalito & Walnut) project is requesting a Tentative Tract Map, CUP, Site Plan, and CEQA approval."

Discussion

Staff Concerns

- Parking - Staff and the Police Department remain concerned about adequate parking for this proposed project. Parking requirements for this project are two spaces for the first two bedrooms and then ½ space for each additional bedroom or room that can be used as a bedroom. There is no requirement for guest parking. A more thorough discussion of parking is included below.
- Open Space/Lack of Amenities - The open space meets the LAMC requirements. However, the project does not have much in the way of amenities for the future residents such as pool, barbeque area, clubhouse, etc.

- Unit Size - The proposed units range from a two-bedroom 1,339 square feet unit to a three-bedroom (plus bonus) 2,153 square feet unit. These are large units, with no one-bedrooms and many two-bedroom units with bonus rooms that could be used as bedrooms. Staff remains concerned that the larger units would generate a larger size family that the parking requirements of the City's municipal code were not designed to deal with.

- Front Set Back - The setback in the Multiple Family Residential (R-3) zone is 20 feet, however there is a caveat in note #9 of the development standards table that says, "front setbacks may vary provided an average building setback of 20 feet is maintained along an entire block face, with no setback less than 15 feet." This parcel is not the entire block face, as it is only one of three parcel faces. However, with the project built as proposed, this parcel face would actually average more than a 20-foot setback.

Project Location

The existing property is shown below. The property consists of a large church building (Cottonwood) with a large parking lot on a parcel in the Old Town West neighborhood of the City.
### Surrounding Zoning and Uses

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning District</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site</td>
<td>Existing</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></td>
<td>Planned Light Industrial (P-M)</td>
</tr>
<tr>
<td>Northwest of the Site</td>
<td></td>
<td>Community Facilities (C-F)</td>
</tr>
<tr>
<td>East of Site</td>
<td></td>
<td>Multiple Family (R-3)</td>
</tr>
<tr>
<td>West of Site</td>
<td></td>
<td>Multiple Family (R-3)</td>
</tr>
<tr>
<td>South of Site</td>
<td></td>
<td>Multiple Family (R-3)</td>
</tr>
</tbody>
</table>

Here are photos of the parcel area:
Application and Review Process

On November 17, 2016, the Applicant submitted an Application that requested the following entitlements which are required for the project:

- Site Plan Review (SPR 16-08)
- Tentative Tract Map (TTM 16-03 [TTM 18086])
- Conditional Use Permit (CUP 16-17)

Environmental

The proposed project includes redevelopment of the 2.44-acre project site from its existing church use to a residential use. The project includes demolition of the existing two-story church building and construction of 50 residential condominiums in 11 three-story buildings. Other project components include vehicular and pedestrian circulation...
improvements; parking and utility improvements; common landscape/open space areas; and various hardscape and landscape improvements. The proposed Site Plan Review, TTM and Conditional Use Permit is a "project" subject to environmental review under the California Environmental Quality Act. In compliance with the California Environmental Quality Act (CEQA), the City of Los Alamitos, as lead agency, prepared the environmental documentation for the proposed project to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment.

As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the public and the Planning Commission with information to use as the basis for determining whether an environmental impact report, negative declaration, or mitigated negative declaration (MND) would provide the necessary environmental documentation and clearance for the proposed project.

Initial Study/Mitigated Negative Declaration (IS/MND)
City Staff, using the Environmental Consulting firm Place Works, completed an Initial Study which determined that while the project could have a significant effect on the environment, there will not be such an effect because all potentially significant impacts could be mitigated below a level of significance. The project proponent has agreed to all of the mitigation measures. Based on this, a Mitigated Negative Declaration was prepared.

The IS/MND determined that there were possible significant effects in the following five categories:

- Biological Resources
- Hazards/Hazardous Materials
- Geology/Soils
- Hydrology/Water Quality
- Noise

Pursuant to Public Resource Code Section 21091 and CEQA Guidelines Sections 15073 and 15105, the Initial Study/MND was available for a 30-day public review period from Wednesday August 2, 2017 through Friday, September 1, 2017. During the comment period, the City received comments from seven public agencies as follows:

1. Rossmoor/Los Alamitos Sewer District
2. Orange County Transportation Authority
3. Orange County Sanitation District
4. Orange County Fire Authority
5. Caltrans
6. Native American Heritage Commission
7. Orange County Public Works
At the time that this report was drafted, the City had not received comments from the general public.

Response to Comments
In an attached addendum to the Mitigated Negative Declaration (MND), entitled "Response to Comments," you will find our Consultant’s (PlaceWorks) responses to the Agencies that sent the City letters concerning this MND.

Mitigation Monitoring and Reporting Program
Public Resource Code Section 21081.6 and CEQA Guidelines 15091(d) require the City to prepare and adopt a MMRP for any project for which mitigation measures have been recommended to assure compliance with the adopted mitigation measures. Project-specific mitigation measures have been categorized in matrix format, as shown in Section 4, Table 19 of the IS/MND. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix serves as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

The Planning Commission must approve the Mitigated Negative Declaration before it may approve any entitlements of the proposed project. The Mitigation Monitoring and Reporting Program should also be approved. If the Planning Commission determines not to approve the document, the factual basis for a decision declining approval should be set out in an oral motion by the Commission, and if adopted, the Commission should then direct Staff to return with a resolution incorporating those findings at a subsequent meeting. However, it is possible to find that the Mitigated Negative Declaration is adequate, approve it, and still not approve the project.

Site Plan Review (SPR 16-08)

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 a residential development plan, which requires this Site Plan Review (SPR). A larger site plan is attached to this report as an exhibit of the approving resolution.

Analysis

- Development Standards

The proposed project would be located in the Multiple-Family (R-3) 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. Table 2 identifies the development features that are required under Section 17.08.030 Table 2-03 (Residential Zoning Districts General Development Standards). In addition to the requirements set forth below, there are specific requirements that are set forth elsewhere in the Los Alamitos Municipal Code.

<table>
<thead>
<tr>
<th>Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Feature</td>
</tr>
<tr>
<td>Parcel area (sq. ft.)</td>
</tr>
<tr>
<td>Parcel width (ft.)</td>
</tr>
<tr>
<td>Corner parcel</td>
</tr>
<tr>
<td>Parcel depth (ft.)</td>
</tr>
<tr>
<td>Maximum density</td>
</tr>
<tr>
<td>Dwelling Unit Density</td>
</tr>
<tr>
<td>Minimum dwelling area (gross floor area) (sq. ft.) (Not including garage)</td>
</tr>
<tr>
<td>1 bedroom</td>
</tr>
<tr>
<td>2+ bedroom</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Maximum height limit - Main Structures (ft.)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Maximum story limit - Main Structures</td>
</tr>
<tr>
<td>Maximum height limit - Accessory Structures (ft.)</td>
</tr>
<tr>
<td>Feature</td>
</tr>
<tr>
<td>----------------------------------------------</td>
</tr>
<tr>
<td>Front yard setback</td>
</tr>
<tr>
<td>Side yard setback (each)</td>
</tr>
<tr>
<td>Street side yard setback (corner parcel)</td>
</tr>
<tr>
<td>Rear yard setback</td>
</tr>
<tr>
<td>Garage Setback (ft.) Entrance from:</td>
</tr>
<tr>
<td>Street (front)</td>
</tr>
<tr>
<td>Alleyway</td>
</tr>
<tr>
<td>Street (side yard) (corner parcel)</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
</tr>
<tr>
<td>Outdoor Living Space per dwelling unit</td>
</tr>
<tr>
<td>Minimum Private Open Space adjoining each</td>
</tr>
<tr>
<td>dwelling unit (ft.) (no dimension less than 10 ft.)</td>
</tr>
<tr>
<td>Distance between structures (ft.) on one</td>
</tr>
<tr>
<td>Distance between structures when main</td>
</tr>
<tr>
<td>structures face across a court</td>
</tr>
<tr>
<td>Storage space</td>
</tr>
</tbody>
</table>

- **Section 17.34.060 – Residential Condominiums (relevant sections listed)**
  - Building Codes - The project will be required to comply with all current building codes as a condition of approval.
o Utility Meters – Each unit will be required to be separately metered as a condition of approval.
o Undergrounding of utilities – On-site utilities will be required to be undergrounded as a condition of approval.
o Laundry Facilities – Each unit has its own laundry facility
o 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.

- **Front Yard Setback**

![Diagram of Sausalito Street]

The front yard setback for the project buildings is designated for the parcel line along Sausalito Street. The proposed setback is 18 feet at its smallest point. The applicant asks the commission to approve the setback as proposed.

The setback in the Multiple Family Residential (R-3) zone is 20 feet, however there is a caveat in note #9 of the development standards table that says, “front setbacks may vary provided an average building setback of 20 feet is maintained along an entire block face, with no setback less than 15 feet.” This parcel is not the entire block face; it is only one of three parcel faces. However, with the project built as proposed, this parcel face would actually average more than a 20-foot setback. Here is what the Olson Company had to say about the staggered front setback:

“In our review of the code, the front setback is allowed to encroach within the 20’ front setback area, so long as the average is greater than 20’, and the encroachment at the minimum condition is no more than 5’. Sheet SP1 provides dimensions for all encroachments. The average setback along our frontage is 21.3 feet for building 11, and 28.9 feet for building 1. Given the front door living to the street along Sausalito, this architectural movement, together with landscaping, will create a very attractive front entry to the community. Since Monte Collins’ site is not yet constructed, and Sausalito Walk’s setback is at 20’, we do not see any issues with setback when evaluating the entire block.”
• **Parking**

The Applicant presents the project as having 141 parking spaces. The required number of parking spaces for the project is 125 spaces. Each unit has an attached 2-car garage for a total of 100 garage spaces, ten (10) units have a 2-car private driveway for a total of 20 driveway spaces and there are fourteen (14) outdoor spaces in common areas. Additionally, there are seven tandem garage spaces which cannot count toward the required parking because LAMC 17.26.030.C states, "Tandem parking shall not be allowed for required parking". Although the LAMC does not define the term "tandem parking", this type of parking is when two cars are parked behind each other in one long space. The seven long spaces within the garage are clearly tandem and the applicant has identified them as such. The driveway parking spaces are a gray area and could either be considered "tandem parking" because it is still one car behind another, or they could count toward the parking requirement.

While there are eleven (11) outdoor spaces at the rear of the property that they consider to be guest parking, some of these spaces are part of their required spaces and would not considered extra guest spaces by code. One of these spaces is ADA wheelchair accessible. One space will have an electric vehicle (EV) charging station. There are very few public street parking spaces on Sausalito Street in front of this parcel for any future guests of the proposed project. The Old Town West neighborhood is a permit parking neighborhood and residents of this development do not fall within the boundaries to receive parking permits. Therefore, residents and guests cannot spread out into the existing residential neighborhood. Staff would condition that the CC&Rs require residents to use their garages for parking.

Parking requirements in the Multiple-Family Residential Zoning District (R-3) require two (2) spaces for the first two (2) bedrooms of each dwelling unit. One (1) of the required parking spaces for each dwelling unit shall be located in an enclosed garage and the second parking space must be covered. 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 (2) bedrooms. When calculating the required parking spaces for this project, Staff has counted optional bedrooms, bonus rooms, parlors, and some plan dining rooms as they could potentially be utilized as a bedroom. In the past, it has been noted that Commissioners would like all of these types of room to count toward parking requirements. In one of the tables below, Individual Building and Plan Requirements for Parking, identifies each bedroom and potential bedroom by floor for each unit.

The following table identifies the required parking spaces for the proposed project:
### R-3 Parking Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>§17.26.040 Parking Space Requirements</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Spaces</td>
<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 (i.e., bedrooms, dens, and offices)</td>
<td>14 - 2 bed units @ 2 spaces each = 28 Spaces 28 - 3 bed units @ 2 ½ spaces each = 70 spaces 2 - 4 bed units @ 3 spaces each = 6 spaces 6 - 5 bed units @ 3 ½ spaces each = 21 spaces</td>
</tr>
<tr>
<td>Provided Spaces</td>
<td>125 required</td>
<td>141 per applicant, however, 7 spaces are tandem and cannot be counted leaving 134 spaces If 20 spaces in the driveway behind the garage are not counted leaves 114 spaces - a shortage of 11 spaces</td>
</tr>
<tr>
<td>Garage Spaces</td>
<td>100 in garages</td>
<td>100 in garages</td>
</tr>
<tr>
<td>Guest Spaces</td>
<td>No requirement</td>
<td>9 spaces IF driveway parking spaces are counted</td>
</tr>
</tbody>
</table>

### Circulation

Vehicular access will be provided along a main private driveway, then through feeder driveways for many of the units, and ultimately leading to individual unit garages. The main driveway is 24 feet wide, and the feeder driveways are all at least 28 feet wide to accommodate back up radius needs. Some of the required parking is at the end of the main driveway in a group surrounding the last building.

### Architecture

The proposed style of the structures, have a Spanish-style of architecture in keeping with the style of the 17 units that Olson constructed for Sausalito Walk next door to this parcel. Here is a list of the architectural items found on the structures:

- 360-degree architecture
- Molding around windows - And would be conditioned
- Inset windows - And would be conditioned
- Balconies
- Some shutters
- Potted plant ironwork pot shelves in various locations
- Some windows are box bay windows
- Cement Spanish tile roofs
- Shed roofs at certain building projections
- Divided-light windows
- Tubular steel railings on balconies
- Corbels on porches and balconies
- Stucco block wall fences, some with capstones, some with wood on street facing edges, and arched wooden or wrought iron gates
• **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 30,964 square feet or 29 percent of the total site area, therefore meeting this requirement. 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. These would be included as conditions of approval.

• **Fencing and Walls**

There is currently an existing stretch of block wall for Sausalito Walk on the western property line. On the east side, there is an existing block wall on the church side of the property line and a chain link fence on the Monte Collins side of the property line. On the north side of the property, the Applicant intends to install a six (6) foot tall block wall, covered in stucco, with a decorative cap. The applicant plans to add small, 3.6-foot stucco block walls with decorative cap around the private outdoor spaces for each unit, except in some of the rear yards where there will be 5.6-foot tall wood fencing between some of the units. Gates will be a mix of wood gates and metal gates throughout. Trees will be planted on the inside of the block wall along the inside of the Coyote Creek side wall and this wall will be pierced with holes that ivy will be trained to grow through to beautify the view from the Coyote Creek Park.

• **Lighting**

The buildings will include exterior light fixtures located on all four sides of the structures. Staff would condition these lights in the resolution to direct light only on the subject property. The Street lighting for the private driveway will be similar to the lighting placed in Sausalito Walk, which is of a design that calls to mind the style of the street lighting design in the rest of Old Town West neighborhood.

• **Refuse and Recycling Storage Areas**

The Applicant has requested individual trash containers for each unit and Republic Services has provided a “Will Serve” letter approving of this option. The requirements that apply to dumpsters in the LAMC do not apply to residential development projects utilizing individual unit, curbside solid waste, and recyclable collection.

• **Sustainable Building Practices**

The Applicant advises Staff, that they plan to use the following sustainable products or building practices for the construction of the condominiums:
- Tankless water heaters
- Low flow faucets
- Low flow toilets
- Drip irrigation
- Energy Star Appliances
- LED Lighting
- Waste diversion from construction (construction waste recycling)
- Recycling of the asphalt and building demolition where feasible

Findings

In order to approve a Site Plan Review, the following findings have to be met (LAMC § 17.50.040):

A. The design and layout of the proposed development are consistent with the development and design standards/guidelines of the applicable zoning district;

B. The design and layout of the proposed development would not interfere with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards;

C. The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by this chapter;

D. 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;

E. 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; and

F. The proposed development would not substantially depreciate property values in the vicinity.

If the Planning Commission determines not to support the approval of the Site Plan Review, the factual basis for a decision should be set out in an oral motion by the Commission, and if adopted, the Commission should then direct Staff to return with a resolution incorporating those findings at a subsequent meeting. Any such motion should include specific findings, with direction to staff to return with a proposed resolution at a subsequent meeting.

Conditional Use Permit (CUP16-17)

The Applicant requests a Conditional Use Permit to approve a condominium project in the R-3 (Multiple Family) Residential Zoning District as required by Section 17.08.020
and 17.34.020A of the LAMC. Condominium projects under the R-3 zoning district require a Conditional Use Permit (CUP).

**Findings**

In order to approve a Conditional Use Permit, the following findings must be made (LAMC § 17.42.050):

A. The commission, or the council on appeal, shall record the decision in writing with findings of fact and stating the reason for its decision. The conditional use permit shall be approved, with or without conditions, or disapproved. Findings of fact shall include:

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

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

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

4. That the decision to approve, conditionally approve, or disapprove the application for a conditional use permit is based on substantial evidence in view of the record as a whole before the commission, or council on appeal.

The Commission should determine whether the CUP can be approved. If the Planning Commission determines not to support the approval of the Conditional Use Permit, the Commission should set out the factual basis for a decision in an oral motion, and if adopted, the Commission should then direct Staff to return with a resolution incorporating those findings at a subsequent meeting.

**Tentative Tract Map (TTM 16-03 and Tentative Tract Map No.18086)**

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 Subdivision Map Act, along with Title 16 of the LAMC, regulates subdivisions. The proposed tentative tract map (Tentative Tract Map Number 18086) establishes one lot for the purpose of developing a condominium project for fifty (50) condominiums in eleven (11) residential buildings. The tentative tract map has the same dimensions and parameters of the existing lot and identifies the private driveway access and utility
easements. There are three easements for public utilities and incidental purposes that include slope and drainage for the County of Orange, pole lines for Southern California Edison and an easement for Sausalito Street to the City of Los Alamitos.

No additional lots will be created or removed. Once approved by the Planning Commission, the Tentative Tract Map expires 24 months from the date of approval unless the applicant requests a time extension prior to the expiration.

The LAMC requires residential subdivisions of five units or more to pay parkland dedication (Quimby) fees. The current rate for multiple-family residential units is $13,412.00 per unit. The project will be conditioned on paying a fee of $670,600.00.

Findings

In order to approve a tract map, the following findings must be made in accordance with the requirements of Government Code section 66474 and section 66473.1:

A. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

C. That the site is not physically suitable for the type of development.

D. That the site is not physically suitable for the proposed density of development.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

H. That the design provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

In addition, the section 16.10.100 of the LAMC also requires the following findings:

A. That the project has complied with CEQA.
B. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations pursuant to Section 16.10.090.

Staff believes the proposed Tentative Tract Map 16-03 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 would be set forth in the resolution.

If the Planning Commission determines not to support the approval of the Tentative Tract Map, the Commission should set out the factual basis for a decision in an oral motion, and if adopted, the Commission should then direct Staff to return with a resolution incorporating those findings at a subsequent meeting. Any such motion should include specific findings, with direction to staff to return with a proposed resolution at a subsequent meeting.

**General Plan Compatibility & Staff Recommendation**

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

<table>
<thead>
<tr>
<th>Applicable General Plan Implementing Goals and Policies</th>
<th>Consistency of Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Element</strong></td>
<td></td>
</tr>
<tr>
<td>Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.</td>
<td>These will be new, well-designed buildings in the neighborhood which will encourage neighbors to look at their own homes.</td>
</tr>
<tr>
<td>Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.</td>
<td>This will be a new, well-designed building in the neighborhood which will encourage neighbors to 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>Policy 1.1 Park and recreation space. Establish a goal of providing 5 acres of park and recreation space for every 1,000 residents in Los Alamitos.</td>
<td>This project will be required to pay park fees which will provide funds for future recreational fees to be met.</td>
</tr>
</tbody>
</table>
Policy 2.3 Large development. Encourage development with large buildings and/or parking structures to incorporate open space and onsite recreational amenities on rooftop areas.

Nothing incorporated, but not required.

Goal 4: Air, water, and energy resources that are protected from pollution and overuse.

This residential infill project 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 SCAQMD.

BMP’s are required for the construction of this project in the conditions of approval.

**Mobility and Circulation Element**

Action 1.11 New development. Require new development to finance and construct internal and adjacent roadway circulation and citywide improvements as necessary to mitigate project impacts, including roadway, transit, pedestrian, and bicycle facilities. Additional requirements could include transportation demand management programs.

This will not add driveways to the passing streets, but reduce the two existing entrances to one.

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 project removes one of two existing driveways to enter the parcel.

**Public Facilities and Safety Element**

Policy 1.4 New development. New development shall pay its fair share of public facility and infrastructure improvements.

The proposed project will be required to pay park, traffic, and school fees.

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, utilities undergrounded, sidewalks and streets adjacent will be repaired or replaced as needed.

Policy 2.2 New development. New development shall pay its share of the costs associated with local and regional traffic mitigation.

Traffic fees will be required of this project.

While no specific policy actions of the Housing Element are fulfilled through this project, it does strive to offer a variety of housing products that differ from the average single-family home in the City. Here is a goal of the Housing Element:

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

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

**Conclusion of Report**

Staff recommends that the Commission proceed with the Public Hearing and receive any comments that the public and/or the Applicant’s representative may...
have, and then provide direction to Staff and Applicant on each of the entitlements. Staff concerns, as mentioned above, are:

- Parking
- Open Space/Lack of Amenities
- Unit Size
- Front Set back

If the Planning Commission determines to support or not to support the project, the Commission should set out the factual basis for a decision for each entitlement in an oral motion, and if adopted, the Commission should then direct Staff to return with a resolution incorporating those findings at a subsequent meeting.

Attachments: 1) Large Scale Site Plans dated 09.08.2017
2) 11 X 17 Plans dated 09.08.2017
3) Public Draft Initial Study/Mitigated Negative Declaration including Mitigation Monitoring and Reporting Program, which includes CD copy of technical documents.
4) Stand Alone Response to Comments
**Project Summary**

**Net Area:** ± 2.44 Acres (106,412 S.F.)

**Total Units:** 50 Homes
- (14) Plan 1: ± 1,339 S.F., 2 Bedroom, 2.5 Bath
- (7) Plan 2: ± 1,523 S.F., 3 Bedroom, 2.5 Bath
- (7) Plan 3: ± 1,585 S.F., 2 Bedroom, 2.5 Bath, Loft, Opt. Bed 3
- (3) Plan 7: ± 2,163 S.F., 3 Bedroom, 3.5 Bath, Bonus Room

**Net Density:** 20.49 Homes per Acre

**Parking:**
- Required: 122 Spaces
  - (14) 2 Bedroom - Plan 1 (2.0 sp/home): 28 Spaces
  - (28) 3 Bedroom - Plan 2, 3, 4, & 5 (2.5 sp/home): 70 Spaces
  - (3) 3 Bedroom w/den or bonus room - Plan 6 & 7 (3.5 sp/home): 24 Spaces
- Provided: 141 Spaces
  - Garage: 100 Spaces
  - Tandems: 7 Spaces
  - Driveways: 26 Spaces (9' x 19' spaces - 2 per drive)
  - Hand Fr: 11 Spaces (9' x 19')
  - Parallel: 3 Spaces (9' x 18' clear)

Open Space:
- Required: ± 10,000 S.F. (200 S.F. per home)
  - Common: ± 35,742 S.F. (± 715 S.F. per home)
  - Private Grounds: ± 10,002 S.F.
- Private Dock(s): ± 4,778 S.F.
  * Each home has a minimum 10' x 10' (100 S.F.) private open space

Site Coverage: 40.7% (65,956 S.F.)

---

**Site Plan Standards**

- **Building Setbacks:**
  - Front Yard: 20'
  - Rear Yard: 15'
  - Side Yard: 5'
  - Private Open Space.
  - Each home has a minimum 10' x 10' (100 S.F.) private open space

- **Open Space:**
  - Common: ± 35,742 S.F. (± 715 S.F. per home)
  - Private Grounds: ± 10,002 S.F.

- **Site Coverage:** 40.7% (65,956 S.F.)

---

**Conceptual Site Plan**

---

**LOS ALAMITOS (SAUSALITO & WALNUT)**

LOS ALAMITOS, CA
THE OLSON COMPANY
Open Space:

- Required: ≤ 10,000 S.F. (200 S.F. per home)
- Provided: ≥ 20,922 S.F.
- Private Deck**: ≥ 4,776 S.F.

* Each home has a minimum 30' x 10' (300 S.F.) private open space
** All units have decks on the second floor except for units 6 & 7

**Los Alamitos (Sausalito & Walnut)**

Los Alamitos, CA
The Olson Company

Conceptual Open Space Plan

© 2017 HILLAM WIDIAH, HILCH, ARCHITECTS, INC. DRAWN.

WHA. SP2
Open Space:

- Required: ± 10,000 S.F. (200 S.F. per home)
- Provided: ± 20,742 S.F. (2715 S.F. per home)

Private Ground: ± 10,943 S.F.
Private Deck: ± 4,578 S.F.

* Each home has a minimum 10' x 10' (100 S.F.) private open space
** All plans have decks on the second floor except for plans 6 & 7 which occur on the third floor.

LOS ALAMITOS (SAUSALITO & WALNUT)

LOS ALAMITOS, CA
THE OLSON COMPANY

Building 100
Plans 2, 3, 4, & 5

Building 200
Plans 1, 6, & 7

Conceptual Private Open Space

© 2007 WILLIAM HEIM BACH ARCHITECTS, INC. DBA WHA
Construction Type: VB
Sprinkler Type: Full 13

Plan 2

3:12 Roof Pitch Typ

Plan 3

Plan 4

Plan 5

Third Floor

Building 100: 4 Plex Floor Plans

Los Alamitos (Sausalito & Walnut)

Los Alamitos, CA
The Olson Company
MATERIALS:

1. PEBBLES
2. PVC
3. PAINT
4. BAY WINDOWS (SMOOTH STEEL)
5. SHAPED FACE TILES
6. WOOD GRANULIZED CONCRETE
7. METAL FLAT ROOF
8. CEMENT TILE
9. 2 PANEL ENTRY DOORS
10. INSIDE WINDOW
11. A/C UNITS

Right Elevation

Left Elevation
Construction Type: VB
Sprinkler Type: Full 13

PLAN 1
1,339 SF
2 BD / 2.5 BA
2-CAR GARAGE
240 CU STORAGE

PLAN 6
2,126 SF
3 BD / 3 BA
2-CAR GARAGE
240 CU STORAGE

First Floor

Building 200: 5 Plex Floor Plans

© 2017 WILKIN-HEIMBALD ARCHITECTS, INC. DBA WHA
A-2.1
3.5/12 ROOF PITCH TYP.

Roof
MATERIALS:

1. FOSSHEARS
2. 2 PANEL ARCHED PANEL BRY DOORS
3. BAYSTES
4. BOX BAY WINDOWS (SMOOTH STEEL, TROWEL TUFFCO FINISH)
5. SHAPED STEEL TAIL
6. WOOD GRAIN FOAM CORNERS
7. TURBAN STEEL SHAPES
8. CEMENT S. TECCDOORS
9. 2 PANEL BRY DOORS
10. INSIDE WINDOWS
11. A/C UNITS
MATERIALS:

1. POT SHELVES
2. 2 PANEL ARCH HD PANEL ENTRY DOOSES
3. SHUTTERS
4. BOX SASH WINDOWS (SMOOTH STEEL TROUGH STUCCO RHBS)
5. SHAPED TRUES TULLES
6. WOOD GRAY FOAM CORBELS
7. TURRET STAND RAININGS
8. CEMENT 5 TIE RODS
9. 2 PANEL ENTRY DOORS
10. INSET WINDOWS
11. A/C DRAWS

LOS ALAMITOS (SAUSALITO & WALNUT)

LOS ALAMITOS, CA
THE OLSON COMPANY

Building 200: 5 Plex Elevations
Construction Type: VB
Sprinkler Type: Full 13

Third Floor

Building 300: 6 Plex Floor Plans

LOS ALAMITOS (SAUSALITO & WALNUT)
LOS ALAMITOS, CA
THE OLSON COMPANY

© 2017 WILKIN-HEDAYA ARCHITECTS, INC. DBA WHA
MATERIALS:

1. PORCHES
2. 2 PANEL ARCHED PANEL ENTRY DOORS
3. MATIERE
4. BOX BAY WINDOWS (MOORISH, TILES, STUCCO, RHR)
5. SHAPED BRICK PAVING
6. WOOD GRINN TOAM CORNERS
7. TUBEAR STEEL RAILINGS
8. CEMENT S. TIE ROOFS
9. 2 PANEL ENTRY DOORS
10. INSPI WINDOW
11. A/C UNITS
MATERIALS:
1. PORCHES
2. 2 PANEL ARCH ED PANEL ENTRY DOORS
3. BLINDS
4. BOX BAY WINDOWS (MOCRA-STEEL TRIM, STUCCO FINISH)
5. SHAPED TILES TALLS
6. WOOD GRANITE CORNERS
7. TERRA-COTTA SHIELDS
8. CAST STONE ELE ROOFS
9. 2 PANEL ENTRY DOORS
10. INSET WINDOWS
11. A/C DECKS

Right Elevation

Left Elevation

Los Alamitos (Sausalito & Walnut)
Los Alamitos, CA
The Olson Company

Building 300: 6 Plex Elevations
Building 200: 5 Plex - Street Elevation

Building 100: 4 Plex - Street Elevation

Streetscene Along Sausalito Street

Note: Artist's conception, colors, materials and application may vary.
Conceptual Section

LOS ALAMITOS (SAUSALITO & WALNUT)

LOS ALAMITOS, CA
THE OLSON COMPANY

2014-020 • 09-06-17
© 2017 WILLIAM H. SAUL, ARCHITECT, INC. DBA WHA.
Building 100: 4 Plex - Paseo Elevation
Building 9
100 - 4 Plex

Building 10
100 - 4 Plex

Conceptual Interior Streetscene (Looking East)

Refer to Landscape Drawings for wall, tree, shrub and patio location.

Note: A/76's conceptual costs, materials and applicability may vary.

© 2017 WILLIAM HEGAN & ASSOCIATES, INC. DBA WHA.
To: Chair Andrade and Members of the Planning Commission

Via: Steven A. Mendoza, Development Services Director

From: Tom Oliver, Associate Planner

Subject: Consideration of a General Plan Amendment and Zoning Ordinance Amendment to change the designation of a vacant lot behind an existing home for the purpose of combining the two lots.

3621 Fenley Drive, Los Alamitos CA 90720

Summary: Consideration of a Zoning Ordinance Amendment (ZOA 17-02) and General Plan Amendment (GPA 17-01) to change both the General Plan designation and the zoning district for a parcel from Open Area (O-A) to Single Family Residential (R-1). This parcel is to the rear of 3621 Fenley Drive, APN 242-301-52. (Applicant: Carl T. Blum)

Recommendation:

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

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

3. Adoption of Resolution No. 17-06, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A RESOLUTION FOR GENERAL PLAN AMENDMENT (GPA) 17-01 AND AN ORDINANCE FOR ZONING ORDINANCE AMENDMENT (ZOA) 17-02 TO CHANGE BOTH THE GENERAL PLAN DESIGNATION AND THE ZONING DISTRICT FOR A 10,488 SQUARE FOOT PARCEL FROM OPEN AREA (O-A) TO SINGLE FAMILY RESIDENTIAL (R-1) FOR A PARCEL TO THE REAR OF 3621 FENLEY DRIVE, APN 242-301-52 (APPLICANT: CARL T. BLUM).”
Applicant: Carl T. Blum
Location: The parcel to the rear (northwest area) of 3621 Fenley Drive, APN 242-301-52

Approval Criteria: Section 17.70.030 of the Los Alamitos Municipal Code (LAMC) requires that any proposed General Plan Amendment or Zoning Ordinance Amendment be recommended by a resolution to the City Council.

Noticing: Notices announcing the Public Hearing for September 27, 2017 were mailed to all property owners within 500 feet of the proposed location on September 13, 2017. A Public Hearing notice regarding this meeting was also published in the News Enterprise on September 13, 2017.

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

Background

The Applicant, Carl T. Blum would like the Planning Commission to consider a Zoning Ordinance Amendment and General Plan Amendment to change the backyard (northwest area of the property) parcel of the Applicant’s land from Open Area (O-A) to Single Family Residential (R-1). If this change were to be approved, Mr. Blum’s plan would be to combine this backyard parcel with his front parcel and then expand his existing home onto the back parcel.

General Plan Change

General Plan Amendments may include revisions to actions, goals, land use designations, policies, or text. The change requests a revision to the land use designation from Open Area (O-A) to Single Family Residential (R-1).

The General Plan Land Use Element Policy 4.5 Substandard parcels says to “Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When
improvements are not feasible, support the consolidation of substandard parcels for reuse.” While this section of the General Plan does not apply directly to this scenario, it does mention consolidation of substandard parcels. This parcel is somewhat substandard as it does not have the access needed to be a useful, standalone parcel, nor does it have the ability for the residential homeowner to use what is basically his “backyard” as a residential space without changing the land use designation and zoning to residential.

Since this project requires a change of the General Plan designation from Open Area to Single Family Residential, it also required notification of the local Native American Tribes by mail and allowed them 90 days to respond to the City to ask for a consultation on the project. One response was received concerning the correspondence mailed. Andrew Salas, of the Gabrieieno Indians, had a consultation with Staff via phone call on August 31, 2017. Mr. Salas is concerned about any ground disturbance. He was fine with the General Plan and Zoning designation change, however, he will be drafting a letter asking the City for a condition on the project that requests ongoing consultation prior to issuance of any future building permits.

Zoning Map Change

A Zoning map amendment has the effect of rezoning property from one zoning district to another. The change requests a rezoning of the parcel from the Open Area (O-A) zoning district to the Single Family Residential (R-1) zoning district. The requested change does not involve any zone text amendment.

This property is owned by Mr. Blum and for all intents and purposes it is used for the enjoyment of his property as his back yard. There is nothing that requires this parcel to be zoned as Open Area, other than the General Plan land use designation which will also be changed if this request is approved.

Development Standards

The change of zone and General Plan Designation does not involve any structure-building at this point that would affect setbacks, height, density, etc. However, it does need to meet the parcel standards for the Single Family Residential (R-1) zoning district, which the parcel is shown to meet in the table below.

<table>
<thead>
<tr>
<th>R-1 Residential Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required</td>
</tr>
<tr>
<td>Parcel Area</td>
</tr>
<tr>
<td>Parcel Width (Interior Parcel)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Parcel Depth</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

GPA 17-01/ZOA 17-02
September 27, 2017
Page No. 3
In order for the parcel to meet the development standards and to insure that it is not developed as a separate property, the City will require that the two parcels be merged into one.

Recommendation

Staff recommends that the Planning Commission conduct a Public Hearing to discuss this subject and then adopt Resolution No. 17-06 recommending that the City Council adopt a resolution to change the General Plan designations, and an ordinance to change the Zoning District for the parcel in question, from Open Area (O-A) to Single Family Residential (R-1).

Attachments: 1) Planning Commission Resolution No. PC 17-06 with Exhibit A  
2) Draft City Council General Plan Resolution No. TBD  
3) Draft City Council Zoning Ordinance Amendment Resolution No. TBD  
4) Legal Description map
RESOLUTION NO. PC 17-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A RESOLUTION FOR GENERAL PLAN AMENDMENT (GPA) 17-01 AND AN ORDINANCE FOR ZONING ORDINANCE AMENDMENT (ZOA) 17-02 TO CHANGE BOTH THE GENERAL PLAN DESIGNATION AND THE ZONING DISTRICT FOR A 10,488 SQUARE FOOT PARCEL FROM OPEN AREA (O-A) TO SINGLE FAMILY RESIDENTIAL (R-1) FOR A PARCEL TO THE REAR OF 3621 FENLEY DRIVE, APN 242-301-52 (APPLICANT: CARL T. BLUM)

WHEREAS, Cari T. Blum submitted an application to change the zone and General Plan designation from Open Area (O-A) to Single Family Residential (R-1) for the parcel known as APN 242-301-52; and,

WHEREAS, Section 17.70.030 of the Los Alamitos Municipal Code (LAMC) requires that any proposed General Plan Amendment or Zoning Ordinance Amendment be recommended by a resolution to the City Council; and,

WHEREAS, the Planning Commission opened a duly noticed Public Hearing concerning this Resolution on September 27, 2017; and,

WHEREAS, the Planning Commission considered all applicable Staff reports and all public testimony and evidence presented at the Public Hearing.

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

SECTION 1. The Planning Commission hereby recommends that the City Council adopt Resolution No. TBD and Ordinance No. TBD (ZOA 17-TBD), attached hereto as Exhibits A and B respectively.

SECTION 2. In making this recommendation the Planning Commission makes the following findings:

1. The proposed amendments ensure and maintain internal consistency with the actions, goals, objectives, and policies of the general plan, and would not create any inconsistencies with this zoning code. The General Plan Land Use Element Policy 4.5 Substandard parcels says to “Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When improvements are not feasible, support the consolidation of substandard parcels for reuse.” While this section of the General Plan does not apply directly to this scenario, it does mention consolidation of substandard parcels. This
parcel is somewhat substandard as it does not have the access needed to be a useful, standalone parcel, nor does it have the ability for the residential homeowner to use what is basically his “backyard” as a residential space without changing the zone to residential. This Zoning Map Change does not change any of the municipal code and makes only a minor change to the Zoning Map.

2. The proposed amendments would not be detrimental to the public convenience, health, interest, safety, or welfare of the City. This change does not affect the City in public convenience, health, interest, safety, or welfare. It will provide the property owner the right to use his entire property in the same way as any other residential property owner.

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

4. Additional Finding for Zoning Map Amendments: The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development(s). The parcel only has access through the front lot, and the City is requiring as a condition of approval that the lots be merged.

PASSED, APPROVED, AND ADOPTED this 27th day of September, 2017.

____________________________
Larry Andrade, Chair

ATTEST:

____________________________
Steven A. Mendoza, Secretary
I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 27th day of September, 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

______________________________
Steven Mendoza, Secretary
RESOLUTION NO. 2017-TBD

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (GPA) 17-01 TO CHANGE THE GENERAL PLAN DESIGNATION FOR A 10,488 SQUARE FOOT PARCEL FROM OPEN AREA (O-A) TO SINGLE FAMILY RESIDENTIAL FOR A PARCEL TO THE REAR OF 3621 FENLEY DRIVE, APN 242-301-52 (APPLICANT: CARL T. BLUM)

WHEREAS, Carl T. Blum submitted an application to change the zone and General Plan designation from Open Area (O-A) to Single Family Residential (R-1) for the parcel known as APN 242-301-52; and,

WHEREAS, Section 17.70.030 of the Los Alamitos Municipal Code (LAMC) requires that any proposed General Plan Amendment or Zoning Ordinance Amendment be recommended by a resolution to the City Council; and,

WHEREAS, the Planning Commission opened a duly noticed Public Hearing concerning this Resolution on September 27, 2017; and,

WHEREAS, the Planning Commission considered all applicable Staff reports and all public testimony and evidence presented at the Public Hearing; and,

WHEREAS, at the conclusion of the public hearing, the Planning Commission adopted a resolution recommending that the City Council adopt this Ordinance; and,

WHEREAS, the City Council held a duly noticed Public Hearing concerning this Amendment on ___ , 2017; and,

WHEREAS, the City Council considered all applicable Staff reports and all public testimony and evidence presented at the public hearing.

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

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

SECTION 2. General Plan Amendment GPA17-01 is hereby approved to change the land use designation for the subject property from Open Area to Single Family Residential.

SECTION 3. In making this recommendation the City Council makes the following findings:
1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the general plan, and would not create any inconsistencies with the zoning code, in the case of a General Plan Amendment. The General Plan Land Use Element Policy 4.5 Substandard parcels says to “Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When improvements are not feasible, support the consolidation of substandard parcels for reuse.” While this section of the General Plan does not apply directly to this scenario, it does mention consolidation of substandard parcels. This parcel is somewhat substandard as it does not have the access needed to be a useful, standalone parcel, nor does it have the ability for the residential homeowner to use what is basically his “backyard” as a residential space without changing the zone to residential. This General Plan Amendment makes only a minor change to the General Plan Map.

2. The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the city. This change does not affect the City in public convenience, health, interest, safety, or welfare. It will provide this property owner the right to use his back yard property in the same way as any other residential property owner.

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

SECTION 4. The following conditions shall apply to this project:

Planning Department

1. Approval of this application is to change the General Plan Designation for a 10,488 square foot parcel from Open Area (O-A) to Single Family Residential for a parcel to the rear of 3621 Fenley Drive, APN 242-301-52, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of GPA 17-01 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be
consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the 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 without requiring a public meeting.

2. Failure to satisfy and/or comply with the conditions herein may result in the revocation of this approval by the Planning Commission and/or City Council.

3. The Applicant and the Applicant’s successors, in interest, shall be fully responsible for knowing and complying with all conditions of approval.

4. California Government Section 66020(d)(1) requires that the project Applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement.

Pursuant to Government Code Section 66020(d)(1), the Applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:

<table>
<thead>
<tr>
<th>Fees</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dedications</td>
<td>N/A</td>
</tr>
<tr>
<td>Reservations</td>
<td>N/A</td>
</tr>
<tr>
<td>Other Exactions</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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

6. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to
attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers of 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.

7. The Property Owner/Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The Property Owner/Applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of any permits.

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

_Kizh Garieleno Band of Mission Indians_

9. Retain a Native American Monitor: The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) will be required to provide insurance certificates, including liability insurance, for any tribal and/or archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site
monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for Tribal Cultural Resources. The Property Owner/Applicant shall be required to merge the two parcels into one (See Exhibit A).

10. The Property Owner/Applicant shall be required to merge the two parcels into one.

SECTION 4. This Resolution shall not take effect until the two parcels have been merged and in no event, less than thirty days after the passage of this Resolution.

SECTION 5. The City Council has determined that the above reference findings, in conjunction with all written and oral evidence presented to the City Council at the hearing, including staff reports, public testimony, and Council deliberation, constitutes substantial evidence for approval of General Plan Amendment (GPA) 17-01.

SECTION 6. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS ___ DAY OF __________, 2017.

______________________________
Shelley Hasselbrink, Mayor

ATTEST:

______________________________
Windmera Quintanar, City Clerk, CMC

APPROVED AS TO FORM:

______________________________
City Attorney

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

I, Windmera Quintanar, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. was duly introduced and placed upon its first reading at a regular meeting of the City Council on the ___th day of ______, 2017 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the ___ day of __________, 2017, by the following vote, to wit:

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

Windmera Quintanar, City Clerk, CMC
ORDINANCE NO. TBD

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT (ZOA) 17-02 TO CHANGE THE ZONING DISTRICT FOR A 10,488 SQUARE FOOT PARCEL FROM OPEN AREA (O-A) TO SINGLE FAMILY RESIDENTIAL (R-1) FOR A PARCEL TO THE REAR OF 3621 FENLEY DRIVE, APN 242-301-52 (APPLICANT: CARL T. BLUM)

WHEREAS, Carl T. Blum submitted an application to change the zone and General Plan designation from Open Area (O-A) to Single Family Residential (R-1) for the parcel known as APN 242-301-52; and,

WHEREAS, Section 17.70.030 of the Los Alamitos Municipal Code (LAMC) requires that any proposed General Plan Amendment or Zoning Ordinance Amendment be recommended by a resolution to the City Council; and,

WHEREAS, the Planning Commission opened a duly noticed Public Hearing concerning this Resolution on September 27, 2017; and,

WHEREAS, the Planning Commission considered all applicable Staff reports and all public testimony and evidence presented at the Public Hearing; and,

WHEREAS, at the conclusion of the public hearing, the Planning Commission adopted a resolution recommending that the City Council adopt this Ordinance; and,

WHEREAS, the City Council held a duly noticed Public Hearing concerning this Amendment on ___ , 2017; and,

WHEREAS, the City Council considered all applicable staff reports and all public testimony and evidence presented at the public hearing.

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

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

SECTION 2. In making this recommendation the City Council makes the following findings:

1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the general plan, and would not create any inconsistencies with the zoning code, in the case of a zoning code amendment. The General Plan Land Use Element GPA 17-01/ZOA 17-02 September 27, 2017 Page No. 14
Policy 4.5 Substandard parcels says to “Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When improvements are not feasible, support the consolidation of substandard parcels for reuse.” While this section of the General Plan does not apply directly to this scenario, it does mention consolidation of substandard parcels. This parcel is somewhat substandard as it does not have the access needed to be a useful, standalone parcel, nor does it have the ability for the residential homeowner to use what is basically his “backyard” as a residential space without changing the zone to residential. This Zoning Map Change does not change any of the municipal code and makes only a minor change to the Zoning Map.

2. The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the City. This change does not affect the City in public convenience, health, interest, safety, or welfare. It will provide the property owner with the right to use his back yard property in the same way as any other residential property owner.

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

4. Additional Finding for Zoning Map Amendments: The site(s) is/are physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development(s) as the parcel will be required to be merged with the Property Owner’s adjacent parcel.

SECTION 3. The following conditions shall apply to this project:

Planning Department

1. Approval of this application is to change the zoning district for a 10,488 Square foot parcel from Open Area (O-A) to Single Family Residential (R-1) for a parcel to the rear of 3621 Fenley Drive, APN 242-301-52, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of ZOA 17-02 noted GPA 17-01/ZOA 17-02 September 27, 2017 Page No. 15
thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the 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 without requiring a public meeting.

2. Failure to satisfy and/or comply with the conditions herein may result in revocation by the Planning Commission and/or City Council of this approval.

3. The Applicant and the Applicant's successors, in interest, shall be fully responsible for knowing and complying with all conditions of approval.

4. California Government Section 66020(d)(1) requires that the project Applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement.

Pursuant to Government Code Section 66020(d)(1), the Applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:

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

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

6. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action
or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers of 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.

7. The Property Owner/Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The Property Owner/Applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of any permits.

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

**Kizh Garieleno Band of Mission Indians**

9. Retain a Native American Monitor: The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) will be required to provide insurance certificates, including liability insurance, for any tribal and/or archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division.
13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for Tribal Cultural Resources. The Property Owner/Applicant shall be required to merge the two parcels into one (See Exhibit A).

SECTION 4. This Ordinance shall not be effective until the merger of the lots is accomplished and in no event, less than thirty days after the passage of this Ordinance.

SECTION 5. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

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

PASSED, APPROVED AND ADOPTED THIS ___ DAY OF __________, 2017.

Shelley Hasselbrink, Mayor

ATTEST:

____________________
Windmera Quintanar, City Clerk, CMC

APPROVED AS TO FORM:

____________________
Cary Reisman, City Attorney

STATE OF CALIFORNIA

GPA 17-01/ZOA 17-02
September 27, 2017
Page No. 18
I, Windmera Quintanar, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. was duly introduced and placed upon its first reading at a regular meeting of the City Council on the ___th day of ______, 2017 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the ___ day of ________, 2017, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Windmera Quintanar, City Clerk, CMC
EXHIBIT "A"
LOT LINE ADJUSTMENT
LLA 2017-____
LEGAL DESCRIPTION

<table>
<thead>
<tr>
<th>RECORD OWNERS</th>
<th>EXISTING APN'S AP NUMBERS</th>
<th>PROPOSED PARCEL REFERENCE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CARL BLUM &amp; KELSEY BLUM</td>
<td>242-301-13</td>
<td>PARCEL 1</td>
</tr>
<tr>
<td>CARL BLUM &amp; KELSEY BLUM</td>
<td>242-301-52</td>
<td>PARCEL 1</td>
</tr>
</tbody>
</table>

ADJUSTED LEGAL DESCRIPTION:

PARCEL 1:

LOT 94 OF TRACT NO. 4925, IN THE CITY OF LOS ALAMITOS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 197, PAGES 13, 14 AND 15 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER ORANGE COUNTY, ALONG WITH THAT PORTION OF LAND DESCRIBED AS PARCEL B' IN A DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED IN BOOK 3174, PAGE 353, OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND IN BOOK 48608, PAGE 438, OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, MORE PARTICULARLY DESCRIBED AS THAT PARCEL OF LAND BOUNDED ON THE SOUTHEAST BY THE SOUTHEASTERLY LINE OF SAID LAND; ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 94, TRACT NO. 4925, ON THE NORTH BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 97 OF SAID TRACT; BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL B'; THENCE SOUTH 37° 02' 44" WEST 18.61 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH 75° 28' 24" WEST 106.85 FEET; THENCE SOUTH 48° 41' 29" WEST 42.56 FEET TO A LINE PARALLEL WITH AND 75 FEET NORTH-WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHEASTERLY LINE; THENCE SOUTH 37° 02' 44" WEST 512.38 FEET ALONG SAID PARALLEL LINE; SOUTH 35° 46' 10" WEST 395.18 FEET.

SAID PARCEL CONTAINS 16,739 SQUARE FEET

DEREK J. McGregor, PLS 6496
## EXHIBIT "B"

### LOT LINE ADJUSTMENT

**LLA 2017-**

#### ADJUSTMENT MAP

<table>
<thead>
<tr>
<th>RECORD OWNERS</th>
<th>EXISTING APN'S NUMBERS</th>
<th>PROPOSED PARCEL REFERENCE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CARL BLUM &amp; KELSEY BLUM</td>
<td>242-301-13</td>
<td>PARCEL 1</td>
</tr>
<tr>
<td>CARL BLUM &amp; KELSEY BLUM</td>
<td>242-301-52</td>
<td>PARCEL 1</td>
</tr>
</tbody>
</table>

### CURVE DATA:

\[ C1 - R = 48.00' \]
\[ \Delta = 35'48"36' \]
\[ L = 30.00' \]

---

**SCALE:** 1" = 40'

---

**FENLEY DRIVE**

**KAYLOR AVENUE**

**LOT 93**

**LOT 94**

**LOT 95**

**LOT 97**

---

**PARCEL 1**

**PMB 331/9-10**

**REFERENCE GRANT**

**DEED DD 2015.391009**
EXHIBIT "C"
LOT LINE ADJUSTMENT
LLA 2017-____
ADJUSTMENT MAP

<table>
<thead>
<tr>
<th>RECORD OWNERS</th>
<th>EXISTING APN'S NUMBERS</th>
<th>PROPOSED PARCEL REFERENCE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CARL BLUM &amp; KELSEY BLUM</td>
<td>242-301-13</td>
<td>PARCEL 1</td>
</tr>
<tr>
<td>CARL BLUM &amp; KELSEY BLUM</td>
<td>242-301-52</td>
<td>PARCEL 1</td>
</tr>
</tbody>
</table>

SCALE: 1"=40'

CURVE DATA:
CI - R=48.00'
\[\Delta=35'48''36''\]
L=30.00'

PARCEL 1
PMB 331/9-10

REFERENCE GRANT
DEED DD 2015.391009
City of Los Alamitos
Planning Commission

Agenda Report  September 27, 2017
Public Hearing  Item No: 8G

To:  Chair Andrade and Members of the Planning Commission
Via:  Steven Mendoza, Development Services Director
From:  Tom Oliver, Associate Planner
Subject:  Conditional Use Permit (CUP) 17-04
Outdoor Storage in the Planned Light Industrial (P-M) Zone
Alliance Space Systems

Summary: Consideration of a Conditional Use Permit for outdoor storage around the
southern parking area of Alliance Space Systems, consisting of two media blast booths
that project out of the back of the building, chain link fencing for security at the rear of
the building, the creation of a level asphalt parking space for a container-type
equipment unit, and the expansion of an outside equipment yard to allow for the
installation of two thermal testing chambers. The property is located at 4392 & 4398
Corporate Center Drive (APN 241-251-44) in the Planned Light Industrial (P-M) Zoning
District within the Los Alamitos Corporate Center (Applicant: Walter White, of Bremco
Construction).

Recommendation:

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

2. Adopt resolution no. 17-08, “A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL
USE PERMIT (CUP) 17-04 FOR THE OUTDOOR STORAGE OF VARIOUS
OBJECTS AT VARIED LOCATIONS AROUND THE SOUTH PARKING AREA OF
4392 & 4398 CORPORATE CENTER DRIVE (APN 241-251-44) IN THE
PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT, (APPLICANT:
WALTER WHITE, OF BREMCO CONSTRUCTION).”

Applicant: Walter White, of Bremco Construction
Location: 4392 & 4398 Corporate Center Drive (APN 241-251-44) in the Planned Light Industrial (P-M) Zoning District.

Noticing: Notices announcing the Public Hearing for September 27, 2017, were posted and mailed to all property owners within 500 feet of the proposed location on September 13, 2017. A Public Hearing notice regarding this meeting was also published in the News Enterprise on September 13, 2017.

Approval Criteria: Los Alamitos Municipal Code (LAMC), Section 17.08.020, Table 2-02 (Allowed Uses and Permit Requirements for the Commercial/Industrial Zoning Districts) requires Planning Commission approval of a Conditional Use Permit to allow an outdoor storage use in the P-M Zoning District.

Environmental Determination: Consideration of a Categorical Exemption, pursuant to Section 15061(b)(3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Past Approvals

- PSP 4-88
- Planned Sign Program

- SPR 203-84
- Site Plan Review for Los Alamitos Corporate Center
Background

Walter White, of Bremco Construction, has submitted an application for a Conditional Use Permit (CUP) for the outdoor storage of various objects at varied locations around the southern parking area of Alliance Space Systems. The project, at APN 241-251-44, is at the end of the cul-de-sac at 4392 & 4398 Corporate Center Drive.

The entire proposed scope of work, according to the Applicant -- which includes some interior work that does not require approval under this CUP, but provides more information about the project -- is as follows:

Within the scope of the CUP:

1. Convert expired Temporary Use Permit, for two media blast booths that project out of the back (south) of the building, to a permanent approval. These booths are 12' x 12' and 8' tall. These are installed, projecting from the loading docks and are metal structures that are not permanent, structural parts of the building.
2. Create a level asphalt parking space for a container-type equipment unit. The applicant would like a flat area, and would remove six parking spaces for this.

3. Expand outside equipment yard, by removing existing block walls to allow for the installation of two thermal testing chambers. (Note: Thermal test chambers will be temporary/permanent due to the variable sizes of manufacturing of space vehicles and clientele over time – these temporary test chamber sizes may change.) The chambers are placed in the area where utilities for the building reside and are not connected to the building.
4. Add new sections of chain link fencing for security to enclose the open sides of the southern parking lot. They would like to have barbed wire at the top of the fence. Mr. White advised Staff that, there will be no other outside storage, beyond the scope of this project in this area, and the fence will be solely for security.

Inside the building, but not within the purview of this CUP:

- Install new spray booth inside of the manufacturing area. This booth is 12'2" tall and is 11'4" x 21'8".
- Demolish and replace the existing restroom block to expand manufacturing area, inside the building.
- Demolish some existing office space to expand manufacturing area, inside the building.

**Location**

The adjacent properties are developed and zoned as follows:

**North:** Developed with Industrial buildings, across Corporate Center Drive, in the Planned Light Industrial (P-M) Zone.
Summary

Staff recommends approval of this Conditional Use Permit (CUP) project. This permit would permit certain stored items in the southern parking lot of this parcel. However, this permit, if approved, would not permit outdoor storage throughout the entire fenced area created through this permit. Parking spaces that remain in this fenced area shall be used solely for parking.
Discussion

Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for the Commercial/Industrial Zoning Districts) requires Planning Commission approval of a Conditional Use Permit to allow an outdoor storage use in the Planned Light Industrial (P-M) Zoning District. Section 17.38.120 of the LAMC requires that outdoor storage be screened from adjoining properties by decorative block walls, fences or landscaping and also requires solid gates. A 10 foot setback is required from adjacent property lines unless otherwise approved by the Planning Commission through the CUP process. They are removing only eight spaces for this storage, and the remaining spaces are to remain available for parking.

The area of the project is within the south section of the asphalt paved parking lot and loading areas of the parcel. The applicant would fence in the particular area by adding chain link fencing with a swinging gate on one end of the area and a sliding gate on the other end of the area to surround a portion of the parking area. Fencing currently exists on the southern parcel line. The applicant has stated it will not cover the parking spaces with storage however, at the time that the application was originally submitted, the area was covered with equipment and Staff requested that the equipment be moved inside the building. The two media blast booths that project out of the building were originally permitted temporarily by Staff, for a period of one year in February 2014; however, they were kept beyond the expiration date and were never removed. The applicant now desires to make this a permanent use.

Parking

According to the Property Manager and Mr. White, the square footage of the entire building is 89,075 square feet and it has 296 parking spaces. There is one building on this parcel, and there are no reciprocal parking agreements. In the past, this building has been used as two units. At present there is only one tenant (Alliance) that leases the entire building. This is considered a "light industrial" use that is not located in a multi-tenant complex; one parking space is required per 500 square feet of gross floor area (GFA). Using this calculation, 178 parking spaces are required.

The Applicant would like to remove eight (8) spaces from the parking count as part of this project. There would be six (6) spaces removed to park a container type structure and two (2) spaces where sections of the fencing will be placed. With the existing parking numbers, this would not be a problem. However, Staff notes that the business has stored equipment in the back parking area in the past. A condition has been added prohibiting the use of parking for storage (condition #14). Any violations can be dealt with through code enforcement actions. The building also has three (3) loading spaces on the southwest side of the building. Since this application for a CUP is a discretionary approval, Staff feels that the removal of parking spaces for the proposed changes in this project would be reasonable.
Outdoor Storage Standards

Below, are the sections of code that apply to outdoor storage:

17.38.120 Outdoor storage.

B. Screening. Outdoor storage areas shall be screened from adjoining properties and public rights-of-way by decorative walls, fences, and/or landscaping. Gates shall be solid. Screening shall be provided to a height of at least one foot above the approved height of the materials being stored.

How is this addressed by the Applicant?

The Applicant plans to install chain link fencing with privacy slats on the east and west sides of this area. In these fences they would add a swinging gate on the west fence line, and a sliding gate on the east fence line. Given that since an existing chain link fence is on the southern parcel line already, this will create a fully enclosed area in this section of the southern parking lot. This fenced in area is not a traditional storage area with an undefined group of items to be stored. Some required parking remains inside of the fencing. This fencing is not being installed to create a defined border to the storage area but will add security for utilities, cars, and the different proposed objects that will be placed or
already exist in this area. The fencing, however, is not proposed to reach a one-foot height above the “stored” objects.

Staff comment: A condition has been added to the resolution to construct the fence with privacy slats to a height one foot taller than the stored items (Condition 10). The gates could be considered solid if they have privacy slats as well. The rolling gate will be conditioned to be powered so that people who park in this area will be able to control the gate from their cars (Condition #15).

C. Storage Setback Area. Outdoor storage areas shall not encroach into required setback areas. In zoning districts where no setback area is required, the outdoor storage area shall be set back a minimum of ten (10) feet from adjoining property lines(s) unless otherwise allowed by a conditional use permit. (Ord. 688 § 1, 2006)

Staff comment: All of the stored items are proposed to be farther than 10 feet from the property line (Condition 11). There are no regular setbacks in this zone for parcel lines that are not on a street.

Recommendation

Staff recommends approval of CUP 17-04 and adoption of Resolution 17-08 with conditions unless additional or contrary information is received during the meeting and based upon the evidence submitted to the Commission, including the evidence presented in this Staff report, and any oral and written evidence presented at the Public Hearing.

Attachments: Resolution No. PC 17-08, including Exhibit A
RESOLUTION NO. 17-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 17-04 FOR THE OUTDOOR STORAGE OF VARIOUS OBJECTS AT VARIED LOCATIONS AROUND THE SOUTH PARKING AREA OF 4392 & 4398 CORPORATE CENTER DRIVE (APN 241-251-44) IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONING DISTRICT, (APPLICANT: WALTER WHITE, OF BREMCO CONSTRUCTION)

WHEREAS, the application is for a Conditional Use Permit to allow the outdoor storage of various objects at varied locations around the south parking area of 4392 & 4398 Corporate Center Drive (APN 241-251-44) in the Planned Light (P-M) Zoning District; and,

WHEREAS, the application constitutes a request under Section 17.42.030 (Conditional Use Permits - Application Filing) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on September 27, 2017; and,

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

WHEREAS, the Planning Commission took into account all material 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 above recitals are true and correct.

SECTION 2. Conditional Use Permit 17-03 is hereby approved to allow the outdoor storage of various objects at varied locations around the south parking area of 4392 & 4398 Corporate Center Drive (APN 241-251-44) in the Planned Light (P-M) Zoning District. This approval is based upon the following Conditional Use Permit findings below and subject to the conditions set forth in Section 3:

1. This 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 vibrations. This approval is for the storage of various items on varied open spaces of industrial property and no nuisance conditions are foreseen.
The two spray booths noted in this project, have already existed on the property without any issues.

2. This use meets the required conditions and specifications set forth in the zoning district where it proposes to locate. This project meets development standards of Los Alamitos Municipal Code section 17.38.120 Outdoor storage.

3. The location and character of the use, according to the plan as submitted for approval with changes noted in Section 3, will be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos general plan. This is a Planned Light Industrial (P-M) parcel, and this type of use is appropriate for this zone. While there are no particular policies of the General Plan that mention outdoor storage in the industrial zone, the project does not conflict with any General Plan policies.

4. The decision to approve the application for a conditional use permit is based on substantial evidence in view of the record as a whole before the commission, or council on appeal.

5. A Categorical Exemption, pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 3. The following conditions shall apply to this project:

Planning Department

1. Approval of this application is to allow the outdoor storage of various objects at varied locations around the south parking area of 4392 & 4398 Corporate Center Drive (APN 241-251-44) in the Planned Light (P-M) Zoning District, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 17-04 noted thereon, and on file in the Development Services Department (Exhibit A). Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the 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

Resolution 17-08
September 27, 2017
Page 2 of 7
amendment may be approved by the Development Services Director without requiring a public meeting.

2. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code or the Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Development Services Director.

3. Failure to satisfy and/or comply with the conditions herein may result in revocation by the Planning Commission and/or City Council of this approval.

4. The Applicant and the Applicant's successors, in interest, shall be fully responsible for knowing and complying with all conditions of approval.

5. California Government Section 66020(d)(1) requires that the project Applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement.

Pursuant to Government Code Section 66020(d)(1), the Applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fees</td>
<td>N/A</td>
</tr>
<tr>
<td>Dedications</td>
<td>N/A</td>
</tr>
<tr>
<td>Reservations</td>
<td>N/A</td>
</tr>
<tr>
<td>Other Exactions</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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

7. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers of 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.

8. The Property Owner/Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The Property Owner/Applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of any permits.

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

10. The existing fencing, new fencing, and gates shall incorporate screening slats, and shall be constructed to a height that is one foot taller than the items that are proposed to be installed outside of the building through this project.

11. Any of the items installed for this project (with the exception of fences shall be placed at least ten (10) feet from any property lines.

12. A sign with a contact phone number for the responsible party for the property shall be installed on the gate into the storage area.

13. No barbed wire shall be used in the fencing of the project.

14. All remaining parking spaces on the parcel -- that are not removed through the plans for this project -- shall remain clear of stored items either within the spaces or in the driveways that provide access to them.

15. The rolling gate shall have a motor and remote control installed, so that parking will be encouraged for the parking spaces inside this area.

Engineering

16. None.

Building Department

17. The Applicant shall obtain proper City permits and inspections for all aspects of the completed project, even if that requires some dismantling to parts of the project. If adding any plumbing, electrical, mechanical, or
building items other than the storage containers, please obtain permits and comply with all 2016 codes.

**Orange County Health Care Agency**

18. The Applicant shall comply with any and all requirements of the hazardous waste/materials section, who will visit the site. If the hazardous waste/materials section does not contact the Applicant, the Applicant shall contact them for requirements though the OC Health Care Agency at 714-433-6140.

**Orange County Fire Authority**

19. The OCFA requires further submittals. Applicant to contact by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.

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

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

- fire master plan (service code PR145)
- architectural (service codes PR200-PR285), when required by the OCFA “Plan Submittal Criteria Form”
- hazardous materials compliance and chemical classification (service codes PR315-PR328)
- hazardous equipment, processes, or operations (service codes PR345-PR360)
- underground piping (service code PR470-PR475), if private hydrants are installed/modified or a fire sprinkler system is required by code or installed voluntarily
- fire sprinkler system (service codes PR400-PR465), if required by code or installed voluntarily

**Prior to concealing interior construction:**

- fire sprinkler system (service codes PR430-PR455).

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, submittal instructions, and other information related to plans
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.

PASSED, APPROVED, AND ADOPTED this 27th day of September, 2017.

______________________________
Chair Andrade

ATTEST:

______________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

______________________________
Cary Reisman, City Attorney

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

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the
Planning Commission held on the 27th day of September, 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

___________________________________________

Steven A. Mendoza, Secretary