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

AGENDA
PLANNING COMMISSION/SUBDIVISION COMMITTEE
REGULAR MEETING
Wednesday, November 29, 2017 – 7:00 PM

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL
Chair Andrade
Vice Chair DeBolt
Commissioner Ciuty
Commissioner Grose
Commissioner Loe
Commissioner Riley
Commissioner Sofelkanik

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

5. **APPROVAL OF MINUTES**
   A. Approve the Minutes for the Regular Meeting of October 25, 2017.

6. **DISCUSSION**
   A. General Plan Amendment/Zone Change/Lot Line Adjustment Clean Up for Toland Avenue Properties within College Park North
   As directed by the Commission, Staff reached out to the remaining Toland Avenue property owners to determine their level of interested in permitting the City to amend the Zoning District of their secondary parcels from Open Area (O-A) to Single Family Residential (R-1).

   **Recommendation:**
   Staff recommends that the Planning Commission take no further action and consider this issue closed due to the lack of interest from the five Toland Avenue property owners.

7. **CONSENT CALENDAR**
   None.

8. **PUBLIC HEARINGS**
   A. Conditional Use Permit 17-05 for Secondhand Shop
   4141 Katella Avenue, Suite E – Grateful Hearts
   Consideration of Conditional Use Permit 17-05 for a 3,246 sq. ft. secondhand shop at 4141 Katella Avenue, Suite E (Applicant: Blair Pietrini – Grateful Hearts).

   **Recommendations:**
   1. Open the Public Hearing; and, if appropriate,
   2. Determine that a Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, should be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is within an existing building with no proposed alterations or expansion; and,
OPERATE A 3,246 SQUARE FOOT SECONHHAND SHOP IN A 15,363 SQUARE FOOT COMMERCIAL BUILDING AT 4141 KATELLA AVENUE, SUITE E, IN THE GENERAL-COMMERCIAL (C-G) ZONING DISTRICT, APN 241-241-18 (APPLICANT: BLAIR PIETRINI – GRATEFUL HEARTS)."

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

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

Recommendations:

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

2. Direct Staff to draft a resolution of denial for the Site Plan Review, if Commissioners feel this current revision does not meet code; or alternatively,

3. Direct Applicant to revise plans as described by Planning Commissioners during this and prior meetings; or, alternatively,

4. Direct Staff to draft a resolution of Approval for the Site Plan Review if Commissioners feel this current revision does meet code.

C. Consideration of a Fifty-Unit Condominium Development

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).

Recommendations:

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

2. Direct Staff to draft a Resolution of Denial for the Site Plan Review, if Commissioners find this current revision does not meet code; or alternatively,

3. Direct Applicant to revise plans as described by Planning Commissioners during this and prior meetings; or, alternatively,
4. Direct Staff to draft a Resolution of Approval for the Site Plan Review if Commissioners find this current revision does meet code.

9. STAFF REPORTS
   A. Zoning Ordinance Amendment (ZOA 17-05)
      Off-Street Parking
      The Planning Commission has initiated a Zoning Code Amendment for Off-Street Parking. This report begins with multi-family residential parking requirements and may or may not move toward other parking requirements based on the interest of the Commission.

      Recommendation:
      1. Open the public hearing, take testimony, and discuss possible changes to the Off-street Parking and Loading Standards in the Los Alamitos Municipal Code; and, if appropriate,
      2. Direct Staff and the Assistant City Attorney to draft an Ordinance and appropriate resolution memorializing the requested code changes.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

11. COMMISSIONER REPORTS

12. ADJOURNMENT

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**APPEAL PROCEDURES**

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of $1,000.00 (resident)/$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.66 and Fee Resolution No. 2017-13.

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

[Signature]
Development Services Director

[Date]

Planning Commission Meeting
November 29, 2017
Page 4 of 4
1. CALL TO ORDER
   The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, October 25, 2017, in the Council Chamber, 3191 Katella Avenue, Chair Andrade presiding.

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

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

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

5. APPROVAL OF MINUTES
   A. Approve the Minutes for the Regular Meeting of Wednesday, September 27, 2017.
      Vice Chair DeBolt asked that the following sentence be changed in page 4, paragraph 5 to read:
      
      “It is not an easement as it is owned by the Orange County Fire Control District.”

      Motion/Second: Grose/DeBolt (Sofelkanik abstained)
      Carried 7/0: The Planning Commission approved the Minutes of the Regular meeting of September 27, 2017.

6. CONSENT CALENDAR
   The Planning Commission and Staff discussed alternate dates for the Planning Commission meetings for November and December. It was unanimously decided by the Planning Commission to hold the next Planning Commission meeting on November 29th, 2017 and cancel the meeting for the month of December 2017.

7. DISCUSSION
8. STAFF REPORTS
A. Community Development Block Grant (CDBG) Discussion Regarding Future Fund Use
The City is holding a community meeting to discuss the use and priority of the Community Development Block Grant (CDBG) funds with interested community members. The Planning Commission is acting as a conduit to provide an opportunity for interested parties to provide comments.

Associate Planner Oliver summarized the Staff Report.

Chair Andrade opened the item to the public for comments. There being no speakers, the item was brought back to the Planning Commission for discussion.

Associate Planner Oliver advised the Planning Commission of the project taking place this year where CDBG funds will be utilized for the replacement of sidewalk lifts and Americans with Disabilities Act (ADA) ramps. There being no further comments, Chair Andrade concluded discussion for this item.

B. Resolution of Intention No. 17-13
Off-Street Parking and Loading (LAMC 17.26) Issues
Consideration of a Resolution of Intention by the Planning Commission to discuss off-street parking and loading issues and consider zoning code changes (Citywide) (City initiated).

Development Services Director Mendoza summarized the Staff Report.

Motion: Cuilty/Grose
Carried 7/0: The Planning Commission made a motion to approve Resolution of Intention No. 17-13.

9. PUBLIC HEARINGS
A. Continued Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, Site Plan Review and Variance at 3751 Farquhar Avenue (APN 222-062-28) Applicant: Alison Stapakis and Olympia Stapakis
This staff report presents a Resolution of Denial for a variance application for the number of stories pending before the Commission and then recommends the continuation of the remaining applications pending redesign of a residential condominium development at 3751 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District (Applicant: Alison Stapakis and Olympia Stapakis).

Development Services Director Mendoza summarized the Staff Report.
Chair Andrade re-opened the item to the public for comments. There being no speakers, Chair Andrade brought the item back to the Planning Commission for discussion.

Riley commented that he believes that in this case, something that is not intended to be protected by the code [referring to the channel], is being protected.

Motion/Second: DeBolt/Cuilty (Loe & Riley opposed)
Carried 5/2: The Planning Commission agreed approve the Resolution of Denial for the Variance and move to continue the Tentative Tract Map, Site Plan Review and the Conditional Use permit application to the November 29, 2017 Planning Commission meeting.

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

Associate Planner Oliver summarized the Staff Report.

Chair Andrade opened the item to the public for comments. There being no speakers, the item was brought back to the Planning Commission for discussion.

John Reekstin representing The Olson Company, thanked the Planning Commission for all of their input and advised that they have started to re-draft plans.

There being no further speakers, Chair Andrade brought the item back to the Planning Commission.

Motion/Second: Andrade/DeBolt
Carried 7/0: The Planning Commission agreed to continue the item to the November 29, 2017 Planning Commission meeting.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
None

11. COMMISSIONER REPORTS

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 7:22pm.
Larry Andrade, Chair

ATTEST:

Steven A. Mendoza, Secretary
City of Los Alamitos
Planning Commission

Agenda Report
Discussion Item
November 29, 2017
Item No: 6A

To: Chair Andrade and Members of the Planning Commission

From: Steven A. Mendoza, Development Services Director

Subject: General Plan Amendment/Zone Change/Lot Line Adjustment Clean Up for Toland Avenue properties within College Park North

Summary: As directed by the Commission, Staff reached out to the remaining Toland Avenue property owners to determine their level of interested in permitting the City to amend the Zoning District of their secondary parcels from Open Area (O-A) to Single Family Residential (R-1).

Recommendation: Staff recommends that the Planning Commission take no further action and consider this issue closed due to the lack of interest from the five Toland Avenue property owners.

Background

A College Park North resident recently began the process to change the zoning designation on their rear property from Open Area (O-A) to Single Family Residential (R-1) in the effort to combine the lots with the future ability to use the rear parcel as buildable property.

Discussion

During the September 27, 2017 Planning Commission meeting, Commissioners requested that The City inquire with the remaining five property owners along Toland Avenue who have two properties (with a back property). Staff reached out to the five property owners. The responses were two "noes", two "unresponsive" and one who is seeking assurance from the County Assessor before responding.
City of Los Alamitos
Planning Commission

Agenda Report
Public Hearing

November 29, 2017
Item No: 8A

To: Chair Andrade and Members of the Planning Commission

Via: Tom Oliver, Associate Planner

From: Steven A. Mendoza, Development Services Director

Subject: Conditional Use Permit 17-05 for a Secondhand Shop
4141 Katella Avenue, Suite E – Grateful Hearts

Summary: Consideration of Conditional Use Permit 17-05 for a 3,246 sq. ft. secondhand shop at 4141 Katella Avenue, Suite E (Applicant: Blair Pietrini – Grateful Hearts).

Recommendation:

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

2. Determine that a Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, should be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is within an existing building with no proposed alterations or expansion; and,


Applicant: Blair Pietrini – Grateful Hearts

Location: 4141 Katella Avenue, APN 241-241-18

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

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

Noticing: Notices announcing the Planning Commission Meeting, discussing this Conditional Use Permit, were mailed to property owners and Commercial occupants within 500 feet of the proposed location on November 15, 2017. A public notice regarding this meeting was also published in the News Enterprise on November 15, 2017.

Entitlement History for 4141 Katella Avenue, Suite E

CUP 242-85 - Beer and Wine at Family Fitness - Approved

GPA 08-01 and ZOA 08-01 - Zone and GP change from P-M to C-G - Approved

CUP 08-05 - Medical Use - Approved

GPA 10-01 and ZOA 10-01 - Zone and GP change requested – Denied

PSP 10-02 - Planned Sign Program

CUP 12-04 - Conditional Use Permit for Second Hand Store downstairs - Play It Again Sports – Approved

Background
An application has been filed by Applicant, Blair Pietrini, on behalf of Grateful Hearts, for a Conditional Use Permit to operate a secondhand shop at 4141 Katella Avenue Suite “E”, at the corner of Portal Drive and Katella Avenue. The Applicant is proposing to locate this business in a 3,246 square foot unit in a 15,363 square foot commercial building. Suite “E” was created in the upstairs space which was previously part of a 24-Hour Fitness center that used to inhabit most or all of this building. Please note that this location will be for the store use only. The social service types of uses associated with Grateful Hearts will take place at another yet-to-be-determined location. The proposed shop will be managed by Ms. Pietrini. The use at this location will replace their prior thrift stores, such as “Grateful Hearts Thrift Store” at 5300 Katella Avenue, “Thrift Redefined” at the corner of Cerritos and Bloomfield, and “The Feed Store” in Long Beach.

The City’s municipal code defines a secondhand/consignment store as “any business involving buying, selling, trading, taking in pawn, accepting for sale on consignment, accepting for auctioning, or auctioning secondhand tangible personal property. A secondhand/consignment store does not include a coin dealer or participants at gun shows or events, as defined in Section 478.100 of Title 27 of the Code of Federal Regulations, or its successor, who are not required to be licensed pursuant to Sections 26700 to 26915, inclusive, of the Penal Code, who are acting in compliance with the requirements of Sections 26500 to 26585, inclusive, and 27545 of the Penal Code, and who are not a gun show trader, as described in Sections 16620 and 26525 of the Penal Code.”

Below, is a photograph of Grateful Heart’s last store at 5300 Katella Avenue:
Grateful Hearts describes their business as the following:

**A Grateful Hearts Overview**

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

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

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

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

- Special Needs Program-
- We partner with the Los Alamitos School District to provide a place where students with special needs can come and learn work and social skills in a positive atmosphere. We currently have approximately ten students from this program on an ongoing basis.

Our special needs program also includes the Marine Adult Therapeutic Center and the Easter Seals.
(Individuals may complete their mandatory community service hours -upon prior approval from Grateful Hearts.

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

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

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

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

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

- We also provide everything necessary for household maintenance to those who have experienced hardship such as house fires, domestic violence situations, and others.

The Applicant says they, "are doing a lot now with disaster relief, statewide and abroad. The information (above) pertains to the storehouse. The retail store that we need the CUP for, is just a constant revenue stream for these projects and programs. Donations will be received in another city... or wherever we get a new offsite storage facility. Very little furniture will be brought to the store in Los Alamitos, as it is upstairs... just once in a while a small piece will be brought over in our truck. Mainly it is clothing and knick knacks. The store will only be receiving a controlled amount of items that fit into rolling bins that will be located just inside the store at the entrance we will not be using for foot traffic. Whenever they are full, we will put up a sign."
Conditional Use Permit (CUP)

Pursuant to LAMC Section 17.10.020, a secondhand shop requires the approval of a Conditional Use Permit.

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

The findings that are required for a CUP to be granted or denied are as follows:

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

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

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

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.

Surrounding Area

The adjacent properties are developed and zoned as follows:

North: Small Space Storage in the General Commercial (C-G) Zoning District.

East: An industrial building with uses such Seaport Sash & Door in the Planned Light Industrial (P-M) Zoning District

South: Across Katella Avenue is retail mini-mall, with uses such as Subway Restaurant, as well as an office building next to the mini-mall in the General Commercial (C-G) Zoning District

West: Community Congregational United Church of Christ in the Community Facilities (C-F) Zoning District

Below: Play It Again Sports and Davita Dialysis
The location of the proposed use is the C-G zone, which is intended to support retail and similar uses, and is partially bordered by industrial uses and limited retail commercial and other related use facilities. Secondhand stores are allowed in this zone pursuant to a CUP if the findings can be made. The property complies with the conditions and specifications of the C-G zone. The proposed use is partially bordered by industrial uses and is 242 feet from a retirement home which is the nearest residential unit. It is next door to a church and to the other side of the church is a park to the West. The use will be conducted indoors and will not generate nuisance conditions; and the proposed use as a secondhand store is not the type of use which would create noise, glare, odor, vibrations and other nuisance problems. Some thrift stores have a problem with loitering, however the Grateful Hearts stores have not generated that concern in the past.

Floor Plan

The floor plan below shows the location of Suite “E” for the proposed business. The Applicant has no plans for improvement or construction other than the installation of new signage. Grateful Hearts will use the building as it stands. Condition number 17 has been included to ensure proper approvals and permits are obtained.
The building this use would be located in has 15,363 square feet of gross floor area. This use will be primarily retail and has the appropriate parking to meet the needs of retail customers and employees. The secondhand retail use requires a total of 13 spaces; (based on 1 per 250 sq. ft.) and the other uses in the building have the parking they require as well, for a total of 70 needed spaces. The center has 81 spaces, so it has more than sufficient parking for this proposed use.

<table>
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<tr>
<th>Business</th>
<th>Square Footage</th>
<th>Requirement</th>
<th>Spaces Needed</th>
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<tbody>
<tr>
<td>Davita Dialysis</td>
<td>8,520</td>
<td>1 space/200 sq. ft.</td>
<td>42.60</td>
</tr>
<tr>
<td>Play It Again Sports</td>
<td>3,597</td>
<td>1 space/250 sq. ft.</td>
<td>14.38</td>
</tr>
<tr>
<td>Grateful Hearts</td>
<td>3,246</td>
<td>1 space/250 sq. ft.</td>
<td>12.98</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>15,363</strong></td>
<td></td>
<td><strong>70</strong></td>
</tr>
</tbody>
</table>

**Police Department**

Although this proposed use is a "second-hand/consignment store" and not a "pawn shop" (defined as a retail establishment that accepts personal property as collateral for loans, as well as offering property for sale to the public), both state law and the Los Alamitos Municipal Code require that any retail sellers of used/pre-owned merchandise (other than vehicles) obtain a second-hand dealer permit.

In accordance with Chapter 5.36 PAWNBROKERS AND SECONDHAND DEALERS, Blair Pietrini has obtained a Secondhand Dealers Permit from the City which comprises a background check. Chapter 5.36 also imposes several requirements that Staff has conditioned in the resolution as numbers 22 through 25. This is consistent with state regulations pertaining to second-hand dealers discussed below.

**State Regulations**

Pursuant to Business & Professions Code § 21641 and Financial Code § 21300, City and County licensing agencies are delegated the responsibility to implement the State secondhand dealer and State pawnbroker licensing process into their local program. As such, the City Council adopted Chapter 5.36 which regulates pawnbroker and secondhand dealer permits. The permit expires every year concurrent with the permittee’s business license. A permit under this Chapter 5.36 will be required as a condition to CUP approval (condition #8).

**Recommendation**

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

Attachment: 1. Draft Planning Commission Resolution No. 17-15 w/ Exhibit A - Site Plans
RESOLUTION NO. 17-15


WHEREAS, an application for a Conditional Use Permit was submitted by Blair Pietrini of Grateful Hearts to allow a secondhand shop at the subject property; and,

WHEREAS, said verified submission constitutes an application as required by Chapter 17.42 Conditional Use Permits of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on November 29, 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.

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

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

SECTION 2. Conditional Use Permit 17-05 is hereby approved to allow a 3,246 square foot unit in the building at 4141 Katella Avenue, Suite E, to be used as a secondhand shop on the subject property based upon the following findings and determinations:

1. The use, as a secondhand shop as conditioned, will not endanger the public health, safety, or general welfare. The uses will be conducted indoors and is not the type of use that would create noise, glare, odor, vibration, or other nuisance conditions.

2. The proposed secondhand dealer use will be located in a commercial area and is a conditionally permitted use within the General Commercial (C-G) Zoning District where it is to be located. This secondhand use would be compatible and harmonious with surrounding uses. This business has existed in other locations in this City with fine compatibility in the past.
are included in this approval shall require a modification to be approved by the Planning Commission.

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

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

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

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

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

8. The applicant shall maintain the City Secondhand Dealers Permit while in possession of a business license for this business.

9. This Conditional Use Permit does not permit the ability to convert this address at some later date into a pawn shop. This permit allows for the resale of traditional thrift store goods only. No gun sales shall be permitted.
22. In accordance with Chapter 5.36 PAWNBROKERS AND SECONDHAND DEALERS, applicant will be required to annually obtain a Secondhand Dealers Permit from the City.

23. The applicant agrees to comply with all the requirements described in Municipal Code Chapter 5.36 concerning "Secondhand Dealers."

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

25. The applicant shall install a video surveillance system for security purposes.

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 29th day of November, 2017.

__________________________________________________________
Chair Larry Andrade

ATTEST:

__________________________________________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

__________________________________________________________
Kendra L. Carney, Assistant City Attorney
City of Los Alamitos
Planning Commission and Subdivision Committee

Agenda Report
Public Hearing
Item No: 8B

November 29, 2017

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

From: Steven A. Mendoza, Development Services Director

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

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

Recommendation:

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

2. Direct Staff to draft a resolution of denial for the Site Plan Review, if Commissioners feel this current revision does not meet code; or alternatively,

3. Direct Applicant to revise plans as described by Planning Commissioners during this and prior meetings; or, alternatively,

4. Direct Staff to draft a resolution of Approval for the Site Plan Review if Commissioners feel this current revision does meet code.

Applicant: Alison Stapakis and Olympia Stapakis

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

Notice: On November 15, 2017, Notice of Public Hearing was posted at City Hall, the Community Center, and the Los
Alamitos Museum and at the Site. It was also published in the News Enterprise and public notices were mailed out to all property owners and tenants within 500 feet of the property on this date.

Environmental: CEQA has been satisfied as a determination has been made that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-Fill Development Projects. There are no unusual circumstances which would trigger an exception to the exemption, and no cumulative impacts because this is a previously-developed lot that is intended to have this amount of density and greater.

Background

Tonight the applicant presents a new set of plans for consideration by the Planning Commission. The Applicant has submitted an application for a project to be located on Farquhar Avenue. The project will involve demolishing the two existing homes (3751 & 3755 Farquhar Avenue) and the construction of five residential condominium units. The main difference in this set of plans is that the front building (Building “A”) would have a semi-subterranean garage floor. The question with these new plans is whether a semi-subterranean floor counts as a story.

As a reminder, the Applicant’s representative, Nick Zarmvakellis, has submitted an application for a project to be located at 3751 Farquhar Avenue. The project would involve demolishing two existing homes and the construction of five (5) residential condominium units. This meeting is a continued public hearing from previous meetings that were continued to tonight’s meeting. Here is a recap:

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 26, 2017</td>
<td>Commission hearing continued so that the Applicants could respond to the</td>
</tr>
<tr>
<td></td>
<td>code note in Los Alamitos Municipal Code (LAMC) 17.08.030, limiting the</td>
</tr>
<tr>
<td></td>
<td>project to two (2) stories within 100 feet of a Single Family Residential-zoned</td>
</tr>
<tr>
<td></td>
<td>property. The R-1 property that is within 100 feet is the Orange County Flood</td>
</tr>
<tr>
<td></td>
<td>Control District parcel, known as the Rossmoor Storm Channel.</td>
</tr>
<tr>
<td>May 24, 2017</td>
<td>Commission hearing continued after the Applicant’s representative could not</td>
</tr>
<tr>
<td></td>
<td>convince the Commission to allow three stories for that part of the project</td>
</tr>
<tr>
<td></td>
<td>that is within 100 feet of the Single Family Residential Zone.</td>
</tr>
<tr>
<td>June 28, 2017</td>
<td>Commission hearing cancelled due to a potential lack of quorum.</td>
</tr>
<tr>
<td>July 26, 2017</td>
<td>Commission hearing continued so that the Applicant could complete a</td>
</tr>
<tr>
<td></td>
<td>Variance application.</td>
</tr>
<tr>
<td>June 28, 2017</td>
<td>Variance application was filed and was considered complete on August 14,</td>
</tr>
<tr>
<td></td>
<td>2017.</td>
</tr>
<tr>
<td>August 23, 2017</td>
<td>Commission hearing continued because Variance application was not</td>
</tr>
<tr>
<td></td>
<td>complete and Variance portion of hearing had not been noticed</td>
</tr>
</tbody>
</table>
Discussion

The five (5) units would be located in three (3) buildings as illustrated below and in the attached plans. The units range in size from 1,358 to 1,733 Square feet. Four (4) units would be three-bedroom and 2 ½ baths and one (1) unit will be two-bedroom and 2 ½ baths. Two structures will be three stories in height, and one would be two stories above ground with a partially subterranean parking floor, and each unit will have a parking attached. Outdoor space will be provided for each unit consisting of a ground-floor private yard area, with one unit having a roof deck.

Here is how the Applicant describes the project in its new iteration:

“Currently on the property is an existing two-unit SFR (built around 1960). The proposal includes demolishing the residence and constructing 5 new townhome units. The homes will be of Grade-A construction quality, with style fitting in with the newer developments of similar type in the area.

The rear two buildings (Buildings B and C) will be three-story on grade; the front building (Building A) will be semi-subterranean to reduce overall massing and size adjacent to the R-1 zone, and will be a two-story structure. Each unit will have private, landscaped yards and private decks, providing residents with un-paralleled comfort and livability. Four of the homes will be 3-bedroom, one will be 2-bedroom and each will have 2-1/2 baths, private laundry facilities, and plenty of storage. Kitchens and baths will have solid surface counters, high-end appliances and tile or wood flooring. Each home will have central heat and air-conditioning and...
include the latest energy saving construction technologies. Also included will be anti-mold and termite treatments on all wood framing. Every effort will be made to make long lasting, comfortable, low maintenance homes available at a high value price in one of the finest cities in North Orange County.

The same developer/builder has completed several projects in the City of Los Alamitos of similar type and quality. The addresses of the prior developments are available on request.

SUBTERRANEAN FLOOR

The Applicant has been tasked by Planning Commissioners to respond to the code note 11 in Los Alamitos Municipal Code (LAMC) 17.08.030, limiting the project to two (2) stories within 100 feet of a Single Family Residential-zoned property. The Applicant's representative has submitted new plans that address this issue by lowering the garage floor into the ground as partially subterranean. This new plan submission presents the question of whether a subterranean floor counts as a "story."

A "story," which is also spelled "storey," can be defined various ways but there are no definitions for story in the Municipal Code. For reference, here are three dictionary definitions that address structural stories below:

**Merriam-Webster Dictionary**

Definition of story plural "stories" also "storeys"
1 a: the space in a building between two adjacent floor levels or between a floor and the roof
   b: a set of rooms in such a space
   c: a unit of measure equal to the height of the story of a building
      · one story high
2 a: horizontal division of a building's exterior not necessarily corresponding exactly with the stories within

**Oxford Dictionaries** defines "Storey" as a "part of a building comprising all the rooms that are on the same level."

**Collins English Dictionary** defines a "story" as: "A story of a building is one of its different levels, which is situated above or below other levels."

The Applicant would like to base his definition of story on the 2016 California Building Code:

"Story." That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (See "Basement," "Building height," "Grade plane" and "Mezzanine"). A story is
measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

This definition also includes a definition from the DSA-AC which is the Division of the State Architect – Access Compliance:

That portion of a building or facility designed for human occupancy included between the upper surface of a floor and upper surface of the floor or roof next above. A story containing one or more mezzanines has more than one floor level. If the finished floor level directly above a basement or unused under-floor space is more than six feet (1829 mm) above grade for more than 50 percent of the total perimeter or is more than 12 feet (3658 mm) above grade at any point, the basement or unused under-floor space shall be considered as a story.

“Story above grade plane.” Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

However the code also has a definition for “basement” that says that this subterranean space is indeed a story.

“Basement.” A story that is not a story above grade plane (See “Story above grade plane”). This definition of basement does not apply to the provisions of Section 1612 for flood loads.

I seems fairly clear that even a subterranean floor should also be considered a “story.” Staff plans to add “story” to the definitions section of code as the Zoning Code is updated.

**Site Plan Review (SPR 16-09)**

This project is presented as a residential development plan which requires this Site Plan Review (SPR). Since a new site plan is submitted tonight, the development standards are examined once again, below.

- **Development Standards**

The proposed project would be located in the R-3 (Multiple Family) Residential Zoning District. Types of development allowed in the district are multiple dwelling structures of
four or more units, as well as less intensive residential developments that are allowed in the R-1 and R-2 zoning districts, which includes single-family dwelling units. The maximum density allowed is up to thirty (30) dwelling units per acre. The R-3 zoning district is consistent with the "Multiple-Family Residential" land use designation of the General Plan which requires a density of 20 to 30 dwelling units per acre. Table 2 identifies the development features that are required under Section 17.08.030 Table 2-03 (Residential Zoning Districts General Development Standards).

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>R-3</th>
<th>Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel area (sq. ft.)</td>
<td>7,200 sq. ft. required</td>
<td>Yes – 8,760 sq. ft. (per Assessor)</td>
</tr>
<tr>
<td>Parcel width (ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior parcel</td>
<td>60</td>
<td>No – 48 ft. - Legal Nonconforming</td>
</tr>
<tr>
<td>Corner parcel</td>
<td>70</td>
<td>N/A</td>
</tr>
<tr>
<td>Parcel depth (ft.)</td>
<td>100</td>
<td>Yes – 182.50 ft. (before dedication of 2.5 feet to City for alley)</td>
</tr>
<tr>
<td>Maximum density</td>
<td>30 du/ac</td>
<td>Yes – 25 du/ac</td>
</tr>
<tr>
<td>Dwelling Unit Density</td>
<td>1,750</td>
<td>Yes – 1,752 sq. ft. per unit (before dedication of 2.5 feet to City for alley)</td>
</tr>
<tr>
<td>Minimum dwelling area (gross floor area) (sq. ft.) (Not including garage)</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Bachelor/Studio Unit</td>
<td>450</td>
<td>N/A</td>
</tr>
</tbody>
</table>
| 1 bedroom | 650 | Yes - 
Plan 1: 1,358 sq. ft. 
Plan 2: 1,613 sq. ft. 
Plan 3: 1,682 sq. ft. 
Plan 4: 1,699 sq. ft. 
Plan 5: 1,733 sq. ft. |
<p>| 2+ bedroom | 800 | Height: 29 feet 6 inches to 36 feet 6 inches that are set back additional 5 feet at 30 feet. |
| Maximum height limit - Main Structures (ft.) | Height: 35 ft. In excess of 30 feet setback an additional 5 ft. | Stories: Height ok at 19'6&quot;. However, does Subterranean basement count as a story? See discussion above. |
| Within 100 ft. of R-1 zone, 2 stories and 30 ft. | | |</p>
<table>
<thead>
<tr>
<th>Development Feature</th>
<th>R-3</th>
<th>Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height limit - Accessory Structures (ft.)</td>
<td>15</td>
<td>N/A</td>
</tr>
<tr>
<td>Front yard setback</td>
<td>20 may vary, average setback of 20 ft. along an entire block face, no setback less than 15 ft.</td>
<td>20 feet</td>
</tr>
<tr>
<td>Side yard setback (each)</td>
<td>5 feet, however, when entry is from interior side yard, entry must open upon an outer court. Minimum length of outer court wall is 15 ft. per dwelling unit and set back minimum of 15 ft. from side parcel line.</td>
<td>N/A</td>
</tr>
<tr>
<td>Street side yard setback (corner parcel)</td>
<td>10</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>10</td>
<td>Yes – 10 feet at shortest</td>
</tr>
<tr>
<td>Garage Setback (ft.)</td>
<td>10, 15 if main entrance faces side yard</td>
<td>N/A - All face internal driveways.</td>
</tr>
<tr>
<td>Entrance from:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street (front)</td>
<td>20</td>
<td>N/A - All face internal driveways.</td>
</tr>
<tr>
<td>Alleyway</td>
<td>10</td>
<td>N/A - All face internal driveways.</td>
</tr>
<tr>
<td>Street (side yard) (corner parcel)</td>
<td>20</td>
<td>N/A - All face internal driveways.</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>50% patio structure or pool used solely for general open space shall not be counted as coverage</td>
<td>Yes - 33.4%</td>
</tr>
<tr>
<td>Development Feature</td>
<td>R-3</td>
<td>Subject Property</td>
</tr>
<tr>
<td>----------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Outdoor Living Space per dwelling unit (common space) (sq. ft.)</td>
<td>200 feet per dwelling with a minimum of 25% of uncovered parcel area in one contiguous location, kept free and clear of structures</td>
<td>Yes - The property has over 200 square feet of outdoor living space per unit, 25% of which is contiguous</td>
</tr>
<tr>
<td>Minimum Private Open Space adjoining each dwelling unit (ft.) (no dimension less than 10 ft.)</td>
<td>100</td>
<td>Yes - The property has a separate private open spaces with no dimensions less than 10 ft.</td>
</tr>
<tr>
<td>Distance between structures (ft.) on one parcel</td>
<td>10 ft. 15 ft. between structure walls adjacent to entry, minimum wall length of 15 ft. per entry parallel to structure wall</td>
<td>Yes – 25’5” at smallest separation</td>
</tr>
<tr>
<td>Distance between structures when main structures face across a court</td>
<td>20</td>
<td>N/A</td>
</tr>
<tr>
<td>Storage space</td>
<td>200 cubic feet/unit</td>
<td>Yes</td>
</tr>
</tbody>
</table>

- Parking

This project would have 12 spaces total; eight in 2-car garages, one in a 1-car garage, one carport space, and 2 open spaces.

Parking requirements in the Residential Zoning District (R-3) require two spaces for the first two bedrooms of each dwelling unit. For rooms that can readily be utilized as bedrooms (i.e., bedrooms, dens, and offices) an additional ½ space is required for each room in excess of the first two bedrooms. One of the required parking spaces for each dwelling unit shall be located in an enclosed garage. However, this project resulting condominiums requires that the second space needs to be in a covered space such as a garage or a carport, and one of the units will have its second space as a carport. The following table identifies the required parking spaces for the proposed project.
R-3 Parking Requirements

<table>
<thead>
<tr>
<th>RequiredSpaces</th>
<th>Required §17.26.040 Parking Space Requirements</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td></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</td>
<td>4 - 3 bed units @ 2 ½ spaces each = 10 spaces</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 - 2 bed unit @ 2 spaces each = 2 spaces</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total = 12 spaces</td>
</tr>
<tr>
<td>ProvidedSpaces</td>
<td>12 spaces</td>
<td>12 spaces</td>
</tr>
<tr>
<td>CoveredSpaces</td>
<td>10 covered spaces</td>
<td>Nine (9) in garages and one (1) in a carport</td>
</tr>
</tbody>
</table>

- **Circulation**

Vehicular access would be provided along the alley, through one private driveway, with ingress and egress from the alley. The width of the driveway in the narrowest place is 12 feet wide. All of the garages have enough room to accommodate a 28-foot backup distance. Three (3) of the units would have attached two-car garages and one (1) unit would have a one-car garage and one carport space. Two additional parking spaces would be located off of the alley.

- **Architecture**

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

The drawing below shows the proposed view of the project from Farquhar Avenue, on the south side of the project:
Below, is the project shown from the north side near the alley:

- **Landscaping**

LAMC Section 17.20.030 (Landscape Area Requirements) speaks to landscaping requirements that multi-family uses shall provide. The Applicant must maintain a minimum 15 percent of the site in landscaped areas. According to the site plan the
front setback area, common area, and the yard areas of each home will include landscape areas that total 15.4 percent of the total site area. If this were approved, Staff would recommend that the Applicant install five trees at a minimum. This project would be required to comply with Chapter 13.05 “Water Efficient Landscaping,” and Chapter 13.04 “Water Conservation”, of the Los Alamitos Municipal Code.

- **Fencing and Walls**

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

- **Lighting**

The building would include exterior light fixtures located on all four sides of the structures. If approved, these lights would be conditioned by Staff to direct light only on the subject property.

- **Trash**

The Applicant has confirmed with Consolidated that this project will have individual trash pickup for each unit. Staff will require a “Will Serve Letter” as a condition of approval in the resolution (condition #9).

**Staff Conclusion**

In order to approve a Site Plan Review, the following findings must be made in accordance with Section 17.50.040 of the LAMC. Staff has reviewed the proposed project and application materials and finds that the proposed project design and layout meet most of the minimum standards of the R-3 zoning district. However, as described above, Staff feels this project still does not meet the code note 11 from Table 2-03, in Los Alamitos Municipal Code and would not recommend approving the SPR (Site Plan Review) 16-09.

**Conditional Use Permit (CUP 16-18)**

Condominiums require a conditional use permit under the City's Municipal Code. (LAMC §§ 17.08.020; 17.34.020). The Applicant requests a Conditional Use Permit to permit a condominium project in the R-3 (Multiple Family) Residential Zoning District as required by Sections 17.08.020 and 17.34.020A of the LAMC. Staff reviewed the proposed project and researched the surrounding area and has made the Conditional Use Permit findings in the draft resolution as set forth in LAMC Section 17.42.050.
Section 17.34.060 – Residential Condominiums (only relevant sections listed)

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

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

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

According to Government Code Section 66426 (a portion of the Subdivision Map Act) and the City’s subdivision ordinance, a tentative tract map is required when a project proposes five or more condominiums. The findings that are required to approve Tentative Tract Map 16-04 are set forth in the Subdivision Map Act as well as Sections 16.10.100 and 16.10.110 of the LAMC.

Analysis

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

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

**Staff Recommendation**

Staff believes this project as presented still does not meet the code note 11 from Table 2-03, in Los Alamitos Municipal Code and would not recommend approving the SPR (Site Plan Review) 16-09.

*Attachments: Site Plan dated October 5, 2017, including TTM 18100*
City of Los Alamitos
Planning Commission and Subdivision Committee

Agenda Report Public Hearing
November 29, 2017
Item No: 8C

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 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: Continued consideration 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).

Recommendation:

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

2. Direct Staff to draft a Resolution of Denial for the Site Plan Review, if Commissioners find this current revision does not meet code; or alternatively,

3. Direct Applicant to revise plans as described by Planning Commissioners during this and prior meetings; or, alternatively,

4. Direct Staff to draft a Resolution of Approval for the Site Plan Review if Commissioners find this current revision does meet code.

Applicant: The Olson Company

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

Notice: On September 13, 2017, Notice of Public Hearing was posted at City Hall, the Community Center, and the Los
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 (MND) be prepared for this project. The purpose of a MND is to identify potential effects on the environment of the project and to indicate the manner in which those potential significant effects can be avoided or mitigated. A primary function of the MND is to disclose and evaluate project impacts and inform decision makers for the project. In order to meet the 30-day circulation requirements, a notice regarding the Mitigated Negative Declaration was circulated from August 2, 2017 to September 1, 2017.

Background

The Olson Company has submitted an application to demolish the old Cottonwood Christian Church building and 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 project will require a Conditional Use Permit (for condominiums), Site Plan Review, and a Tentative Tract Map. The homes will be of Spanish design in keeping with the 17 Olson built condominiums in the adjacent property. Here are the details of the project:

There will be a total of 50 units in eleven (11) structures. There are seven (7) floor plan styles with two (2) or three (3) bedroom units. Each home will have 2½ to 3½ baths, private laundry facilities, private storage and a two-car garage. The structures will be two to three-stories on grade, with private, landscaped yards, and various private deck/balconies. The total square footage of housing would be 83,384 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 near 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

As a follow up to the September 27th Planning Commission meeting the Olson Company is presenting revised plans. Here is what Olson proposes in order to address concerns raised at the September Planning Commission meeting:

- "The Plan 6 standalone dining room was removed from the plan, and replaced with a great room concept, eliminating the interpretation of the dining being readily used as a bedroom. There were six standalone dining rooms removed in total, which reduces the code required parking by 3 spaces. The rear yard depth of the Plan 6 was reduced to accomplish this,
but still provides the required 10’ dimension for open space, along the entire width of the downstairs area.”

- “The Plan 5 entry foyer was re-designed with reduced width, and Olson relocated the front door to the east side of the space, creating more of a pass-thru. Additionally, the powder path was removed in favor of a storage closet and key drop. This re-design insures that the space cannot be readily used as a bedroom. The re-design of the seven Plan 5 entry foyers to not be readily usable as bedrooms would reduce code required parking by an additional 3.5 spaces.”

- “Based on the Plan 6 changes, 12 new 9x19 head-in parking spaces were added to the site plan along the western property line.”

- “Three parallel spaces were removed from the plan, as they were found to not be sufficient in width and depth to meet Los Alamitos standards. These areas are now revised to reflect walkways and landscape to patios and front doors along the paseo. This area also provides a new location for transformers relocated from the Western property line to facilitate head-in parking.”

- “Based on our calculation of the revised parking code requirement for the project, we believe the new parking requirement to be 122 stalls, and we are providing 123 per code (100 side by side garage stalls and 23 head in stalls). Additionally, when you add in the non-code parking spaces (7 tandem spaces in plan 5 and 20 driveway spaces), the total effective parking is 150.”

**Staff Concerns**

- Parking – Last month, Planning Commissioners notified the Applicant that they were concerned about parking for guests at this project. The Applicant has rearranged the parking onsite and added twelve (12) spaces and deleted three (3) parallel parking spots along the private driveway (parking discussed in further detail below).

- Open Space – The open space meets the code, however, the project does not have much in the way of amenities for the future residents. The proposed project lacks pool, tot-lot, dog run, barbeque area, gym or fitness area, clubhouse, etc. Although the Open Space requirements are met, the PC does not have discretion to require additional features outside of the Code.

- The units are larger than many multiple family units – These are large units, with no one-bedroom and many 2 bedroom units with bonus rooms that can be used as bedrooms.
- Front setbacks do not meet the 20’ minimum but may meet the average setback requirement for the entire block face (see front setback discussion below).

### Commission/Public Concerns

During the September 27, 2017 Public Hearing, the public and the Commission introduced a number of concerns within the project. The following matrix describes the concerns and if/how the concerns were addressed. For brevity sake, some concerns have been grouped together. It is important to note, not all concerns expressed nor comments addressing concerns constitute grounds for approval or denial of the application.

<table>
<thead>
<tr>
<th>Concern</th>
<th>Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction - How will it not be dusty and dirty while construction/Banging of construction equipment to remove buildings was bad with Monte Collins</td>
<td>Best Management Practices addressed within the Mitigation Monitoring Reporting Program</td>
</tr>
<tr>
<td>Density of project is a problem</td>
<td>Not addressed by Applicant - Density remains at 50 units</td>
</tr>
<tr>
<td>Project will kill property values/Wants their values protected</td>
<td>This topic is open to interpretation and market conditions</td>
</tr>
<tr>
<td>Street in front is too filled with school parents/ Oak Middle School Traffic bad/Traffic bad/School traffic/School drivers in afternoon is a problem/ Gridlock from Oak middle school/ Street can’t handle the traffic</td>
<td>There is currently allowed 4 hour parking on Sausalito. The neighborhood is protected by a residential permit parking program</td>
</tr>
<tr>
<td>Exit is in the wrong place</td>
<td>Applicant has not addressed this issue</td>
</tr>
<tr>
<td>Blending in name/front view of project would be good</td>
<td>Applicant has not addressed this issue</td>
</tr>
<tr>
<td>Residents can’t park in outdoor spots at Sausalito Walk? After testimony from the Sausalito Walk owner, resident stated that he is unable to park in the guest parking in Sausalito Walk</td>
<td>Applicant has not addressed this issue</td>
</tr>
<tr>
<td>Needs guest parking/ Parking requirements not met by project/19 spaces short</td>
<td>Applicant has changed the parking but has not increased the parking</td>
</tr>
<tr>
<td>Tandem Parking doesn’t meet parking/ Parking in front of Garage Doors not allow – Garage must be accessible at all times</td>
<td>Applicant has removed these spaces as counted spaces</td>
</tr>
<tr>
<td>If it meets Code, not much we can do -- But tandem does not meet code</td>
<td>Applicant has removed tandem spaces from the parking count</td>
</tr>
<tr>
<td>Visitor Parking/Parking for guests/Need guest parking – for overflow</td>
<td>Applicant has not addressed this issue</td>
</tr>
<tr>
<td>Not enough parking</td>
<td>Applicant has made alterations to the parking but has failed to increase the parking</td>
</tr>
<tr>
<td>Width of parallel parking is not enough</td>
<td>The parallel parking spaces have been removed</td>
</tr>
<tr>
<td>Can we still require guest parking when it is not required in code - Can we require excess parking</td>
<td>Yes, the Commission, by design, has to make findings of approval. The Commission has to ensure “The design and layout of the residential condominiums at 3311 Sausalito Street would not interfere with the use and enjoyment of neighboring existing or future developments.” One way ensure that this project does not interfere with the use and enjoyment of neighboring existing or future developments, is to require the applicant to make changes that allow for this finding to be made in the affirmative</td>
</tr>
<tr>
<td>There are too many bedrooms/Plan six dining room should be counted as a bedroom</td>
<td>Applicant has not addressed this issue. Six dining rooms were removed, but bedroom count was not reduced</td>
</tr>
<tr>
<td>Safety</td>
<td>Applicant has not addressed this issue</td>
</tr>
<tr>
<td>How long will it take to build this project</td>
<td>Applicant has not addressed this issue</td>
</tr>
<tr>
<td>Number</td>
<td>Issue Description</td>
</tr>
<tr>
<td>--------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>18</td>
<td>The open space is tight</td>
</tr>
<tr>
<td>19</td>
<td>The project should be just like Sausalito Walk</td>
</tr>
<tr>
<td>20</td>
<td>Can decks count as open space/Private open space is covered on balconies and they are not “adjacent”</td>
</tr>
<tr>
<td>21</td>
<td>Lounge in plan 7 should be counted as a bedroom</td>
</tr>
<tr>
<td>22</td>
<td>Plan five parlor/foyer should be counted as a bedroom/Foyer should be counted as bedroom</td>
</tr>
<tr>
<td>23</td>
<td>Fully dimensioned plans needed</td>
</tr>
<tr>
<td>24</td>
<td>Trashcans in garage seems problematic</td>
</tr>
<tr>
<td>25</td>
<td>Where will organic waste go - Call Cal Recycle/Trash being located in the Garage. Should be in a separate space outside the garages</td>
</tr>
<tr>
<td>26</td>
<td>It would be good to have 3 EV spaces</td>
</tr>
<tr>
<td>27</td>
<td>Looks like a canyon, looks into two story projects</td>
</tr>
<tr>
<td>28</td>
<td>Entrance is in poor place</td>
</tr>
<tr>
<td>29</td>
<td>Entrance should be on Spring Street</td>
</tr>
<tr>
<td>30</td>
<td>Entrance should be west of where proposed</td>
</tr>
<tr>
<td>31</td>
<td>Wants protection from the Commission, banging, shaking of the house during demolition</td>
</tr>
<tr>
<td>32</td>
<td>Enormity of the Project</td>
</tr>
<tr>
<td>33</td>
<td>100% supportive of project</td>
</tr>
<tr>
<td>34</td>
<td>Fully Support the project</td>
</tr>
<tr>
<td>35</td>
<td>Olson should carry the same product as they did on Sausalito Walk.</td>
</tr>
<tr>
<td>36</td>
<td>Hopes for project the fits the community.</td>
</tr>
<tr>
<td>37</td>
<td>Should blend in better with Sausalito Walk</td>
</tr>
<tr>
<td>38</td>
<td>Entrance should be adequate for exiting during school hours</td>
</tr>
<tr>
<td>39</td>
<td>How will they mitigate noise, dust and length of construction</td>
</tr>
<tr>
<td>40</td>
<td>No dimension for street width on site plan</td>
</tr>
<tr>
<td>41</td>
<td>Construction - How will it not be dusty and dirty while construction/Banging of construction equipment to remove buildings was bad with Monte Collins</td>
</tr>
</tbody>
</table>
Project Location

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

<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>Planned Light Industrial</td>
<td>Industrial buildings across Cerritos Ave.</td>
</tr>
<tr>
<td></td>
<td>(P-M)</td>
<td></td>
</tr>
<tr>
<td>Northwest of the Site</td>
<td>Community Facilities (C-F)</td>
<td></td>
</tr>
<tr>
<td>East of Site</td>
<td>Multiple Family (R-3)</td>
<td></td>
</tr>
<tr>
<td>West of Site</td>
<td>Multiple Family (R-3)</td>
<td></td>
</tr>
<tr>
<td>South of Site</td>
<td>Multiple Family (R-3)</td>
<td></td>
</tr>
</tbody>
</table>
Application and Review Process

On November 17, 2016, the Applicant submitted a Discretionary 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)

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 presented as a residential development plan which requires this Site Plan Review (SPR). A larger site plan is attached to this report as an exhibit that would be attached to 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 Feature</th>
<th>R-3</th>
<th>Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel area (sq. ft.)</td>
<td>7,200 sq. ft.</td>
<td>Yes - 109,371 sq. ft.(per Assessor)</td>
</tr>
<tr>
<td>Parcel width (ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior parcel</td>
<td>60</td>
<td>Yes - 197.5 ft. south, 77 ft. small section of north parcel line</td>
</tr>
<tr>
<td>Corner parcel</td>
<td>70</td>
<td>N/A</td>
</tr>
<tr>
<td>Parcel depth (ft.)</td>
<td>100</td>
<td>Yes - 500 ft. East Side</td>
</tr>
<tr>
<td>Maximum density</td>
<td>30 du/ac</td>
<td>Yes - 21 du/ac</td>
</tr>
<tr>
<td>Dwelling Unit Density</td>
<td>1,750</td>
<td>Yes - 2,187 sq. ft. per unit</td>
</tr>
<tr>
<td>Minimum dwelling area (gross floor area) (sq. ft.) (Not including garage)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bachelor/Studio Unit</td>
<td>450</td>
<td>N/A</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>650</td>
<td>N/A</td>
</tr>
<tr>
<td>2+ bedroom</td>
<td>800</td>
<td>Plan 1: 1,339 sq. ft.</td>
</tr>
<tr>
<td>Maximum height limit - Main Structures (ft.)</td>
<td>35 ft.</td>
<td>Plan 2: 1,507 sq. ft.</td>
</tr>
<tr>
<td></td>
<td>In excess of 30 feet</td>
<td>Plan 3: 1,586 sq. ft.</td>
</tr>
<tr>
<td></td>
<td>setback an additional 5 ft.</td>
<td>Plan 4: 1,780 sq. ft.</td>
</tr>
<tr>
<td></td>
<td>Within 100 ft. of R-1 zone, 2 stories and 30 ft.</td>
<td>Plan 5: 1,971 sq. ft.</td>
</tr>
<tr>
<td></td>
<td>34 feet to 35 feet and are set back additional 5 feet at 30 feet.</td>
<td>Plan 6: 2,059 sq. ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Plan 7: 2,188 sq. ft.</td>
</tr>
<tr>
<td>Maximum story limit - Main Structures</td>
<td>3 stories, within 100 ft. of R-1, 2 stories</td>
<td>Buildings on the west side of the parcel begin at 2 stories then rise to 3 stories. All other buildings are 3 stories.</td>
</tr>
<tr>
<td>Maximum height limit - Accessory Structures (ft.)</td>
<td>15</td>
<td>N/A</td>
</tr>
<tr>
<td>Front yard setback</td>
<td>20 may vary, average setback of 20 ft. along an entire block face, no setback less than 15 ft.</td>
<td>See discussion below this table</td>
</tr>
<tr>
<td>Development Feature</td>
<td>R-3</td>
<td>Subject Property</td>
</tr>
<tr>
<td>----------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td>Side yard setback (each)</td>
<td>5, when entry is from interior side yard, entry must open upon an outer court. Minimum length of outer court wall is 15 ft. per dwelling unit and setback minimum of 15 ft. from side parcel line.</td>
<td>Yes - West 10.3 ft., East 10.2 ft.</td>
</tr>
<tr>
<td>Street side yard setback (corner parcel)</td>
<td>10</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>10</td>
<td>Yes – 11 feet at shortest</td>
</tr>
<tr>
<td>Garage Setback (ft.) Entrance from:</td>
<td>10, 15 if main entrance faces side yard</td>
<td>N/A - All face internal driveways.</td>
</tr>
<tr>
<td>Street (front)</td>
<td>20</td>
<td>N/A - All face internal driveways.</td>
</tr>
<tr>
<td>Alleyway</td>
<td>10</td>
<td>N/A - All face internal driveways.</td>
</tr>
<tr>
<td>Street (side yard) (corner parcel)</td>
<td>20</td>
<td>N/A - All face internal driveways.</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>50% patio structure or pool used solely for general open space shall not be counted as coverage</td>
<td>Yes - 40.3%</td>
</tr>
<tr>
<td>Outdoor Living Space per dwelling unit (common space) (sq. ft.)</td>
<td>200 feet per dwelling with a minimum of 25% of uncovered parcel area in one contiguous parcel area, kept free and clear of structures</td>
<td>Yes - The property has over 200 square feet of landscaping per unit, more than 25% of which is contiguous</td>
</tr>
<tr>
<td>Minimum Private Open Space adjoining each dwelling unit (ft.) (no dimension less than 10 ft.)</td>
<td>100</td>
<td>The property has private open spaces with no dimensions less than 10 ft.</td>
</tr>
<tr>
<td>Distance between structures (ft.) on one parcel</td>
<td>10’ (xxx) xxx =15 ft. between structure walls adjacent to entry, minimum wall length of 15 ft. per entry parallel to structure wall</td>
<td>Yes - 10 ft. + and 15ft. + between structures with doors facing</td>
</tr>
<tr>
<td>Distance between structures when main structures face across a court</td>
<td>20</td>
<td>Yes – 20 plus</td>
</tr>
<tr>
<td>Storage space</td>
<td>200 cubic feet/unit</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Section 17.34.060 – Residential Condominiums (only relevant sections listed)

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

Front Yard Setback

The front yard setback for the project buildings is designated for the parcel line along Sausalito Street. The proposed setback is 17.7 feet at its smallest point. The applicant asks for 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, if the project were built as proposed, this parcel face would actually average more than a 20-foot setback.

Here is what the Olson Company submitted regarding 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 123 countable parking spaces total. The required number of parking spaces for the project is 122 spaces; therefore, they potentially have one (1) extra, countable, space. Each unit has an attached 2-car garage for a total of 100 garage spaces, and there are 23 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."

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 1/2 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, and parlors as they could potentially be utilized as a bedroom. The table below identifies each bedroom and potential bedroom by floor for each unit.

By code, the proposed project has one guest parking space. As well, one of the outdoor spaces will be ADA accessible and the Applicant says one space will have an electric vehicle (EV) charging station. This is not shown on the plan, but would be conditioned by Staff. 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, not storage.

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

**R-3 Parking Requirements**

<table>
<thead>
<tr>
<th>Required Spaces</th>
<th>Required §17.26.040 Parking Space Requirements</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two spaces for the first two bedrooms of each dwelling unit; plus one-half space for each bedroom or other room that can readily be used as in excess of the first two bedrooms (i.e., bedrooms, dens, and offices)</td>
<td>14 - 2 bed units @ 2 spaces each = 28 Spaces</td>
<td>28 - 3 bed units @ 2 1/2 spaces each = 70 spaces</td>
</tr>
<tr>
<td></td>
<td>8 - 4 bed units @ 3 spaces each = 24 spaces</td>
<td>Total = 122 spaces</td>
</tr>
<tr>
<td>Provided Spaces</td>
<td>122 required</td>
<td>123 spaces</td>
</tr>
<tr>
<td>Garage Spaces</td>
<td>100 in garages</td>
<td>100 in garages</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, although it is not clear on the site plan, and the feeder driveways are all at least 28 feet wide to accommodate back up 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 is 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 will be conditioned
- Inset windows - And will 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 over block wall fences, some with capstones, some with wood on street facing edges, and arched wooden or wrought iron gates
Building 9
100 - 4 Plex
• **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 27,969 square feet or 26 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. This will be noted by Staff in the conditions.

• **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 over block walls with a 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 would 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 building will include exterior light fixtures located on all four sides of the structures. These lights would be conditioned by Staff to direct light only on the subject property. The Street lighting for the private driveway would be similar to the lighting placed in Sausalito Walk, which 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, which Republic Services has provided a "Will Serve" letter to approve of this option. The requirements that apply to dumpsters in this section of code do not apply to residential development projects utilizing individual unit, curbside solid waste, and recyclable collection.

• **Sustainable Building Practices**

The Applicant tells 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

**Staff Conclusion**

Staff has reviewed the proposed project and application materials and recommends approval pending the PC’s review of the parking requirements and front setback.

**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).

**Section 17.34.060 – Residential Condominiums (only relevant sections listed)**

- Building Codes - The project will be required to comply with all current building codes as a condition of approval.
- Utility Meters – Each unit will be required to be separately metered as a condition of approval.
- Undergrounding of utilities – On-site utilities will be required to be undergrounded as a condition of approval.
- Laundry Facilities – Each unit has its own laundry facilities.
- Covenants, Conditions, and Restrictions (CC&Rs) – CC&Rs shall be required prior to final map approval and conditions will require that required provisions be included.
- Prior to the sale of the first condominium, the Conditions will require the Applicant to prepare a document called Covenants, Conditions, and Restrictions (CC&Rs) and submit them to the City for review and approval. This will provide the operating regulations for the proposed condominium project and ensure that the project’s landscaping, irrigation, residential building exteriors, interior and exterior fences and walls, common areas and amenities, front yard areas, and back yard areas are maintained appropriately. The CC&Rs identify that the homeowners’ association will have the duty to maintain the property in a clean, safe, attractive, and healthy condition at all times, free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Los Alamitos Municipal Code. Staff has included some conditions to ensure that the Association will act as primary enforcer of parking regulations in the community. Additionally, all of the...
requirements set forth in LAMC 17.34.060 will be required to be included in the CCRs.

**Staff Conclusion**

Staff has reviewed the proposed project and application materials and recommends approval pending the PC's review of the parking requirements and front setback.

**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 would be conditioned on paying a fee of $670,600.00.

**Staff Conclusion**

Staff has reviewed the proposed project and application materials and recommends approval pending the PC's review of the parking requirements and front setback.
Conclusion of Report

- Parking - Last month, Planning Commissioners notified the Applicant that they were concerned about parking for guests at this project. The Applicant has rearranged the parking onsite and added twelve (12) spaces and deleted three (3) parallel parking spots along the private driveway. The project meets the code standards for parking requirements, however parking still appears to be problematic. Guest parking is not required in code for this type of project, but there will be guests. There is only one potential extra space for guests, and street parking is not sufficient to fill this gap.

- Open Space - The open space meets the code, however, the project does not have much in the way of amenities for the future residents. No pool, barbeque area, clubhouse, etc.

- The units are larger than many multiple family units - These are large units, with no one-bedrooms and many 2 bedroom units with large bonus rooms that can be used as bedrooms. This project meets the density that the General Plan asks for (20 to 30 dwelling units per acre) but perhaps it is overwhelming in intensity, or square footage of the units.

- Front setback - Staff is satisfied that the Applicant meets the intention of the code with the staggered front setback.

Staff has reviewed the proposed project and application materials and finds that for the most part the applicant has not addressed concerns introduced during the first public hearing. Staff's recommends approval pending the PC's review of the parking requirements and front setback.

Attachment 1. Site Plans – Large version and 11" x 17" version
**Project Summary**

- **Net Area:** 2.44 Acres (106,412 S.F.)
- **Net Units:** 50 Homes
  - (6) Plan 1: 1,339 S.F., 2 Bedroom, 2.5 Bath
  - (7) Plan 2: 1,267 S.F., 3 Bedroom, 2.5 Bath
  - (7) Plan 3: 1,136 S.F., 2 Bedroom, 2.5 Bath, Loft, Opt. Bed 3
  - (7) Plan 5: 1,278 S.F., 2 Bedroom, 3 Bath
  - (7) Plan 6: 1,171 S.F., 3 Bedroom, 3 Bath
  - (7) Plan 7: 1,069 S.F., 3 Bedroom, 3 Bath, Bonus Room, Opt. Bed 4
  - (7) Plan 8: 1,188 S.F., 3 Bedroom, 3.5 Bath, Bonus Room
- **Net Density:** 20.49 Homes per Acre
- **Parking:** Required: 122 Spaces  
  - (1) 2 Bedroom - Plan 1 (2,0 sq/home): 28 Spaces  
  - (9) 3 Bedroom - Plan 2, 3, 4, 6, & 7 (2.5 sq/home): 70 Spaces  
  - (6) 3 Bedroom w/ den or bonus room - Plan 6 & 7 (3.0 sq/home): 24 Spaces  
- **Parking:** Provided: 122 Spaces  
  - Garages: 90 Spaces  
  - Head In: 23 Spaces (9’ x 19’)

**Open Space:**
- **Required:** + 10,000 S.F. (200 S.F. per home)
- **Provided:** + 32,247 S.F. (645 S.F. per home)

**Site Plan Standards**

- **Ceiling Height:** P.M: Planned light industrial
- **Max. Density:** 33 Multiple family residential
- **Building Setbacks:**  
  - Front Yard: 20’  
  - Rear Yard: 9’  
  - Side Yard: 9’
- **Building Separation:** 11’ minimum
- **Max. Bldg. Height:** 32 and 3 Stories
- **Max. Site Coverage:** 60%

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**Conceptual Site Plan**

Los Alamitos, CA  
The Olson Company