1. CALL TO ORDER

2. ROLL CALL
   Chair Andrade
   Vice Chair DeBolt
   Commissioner Culity
   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. **PLANNING COMMISSION REORGANIZATION**
   A. **Annual Planning Commission Reorganization**
      This report provides relevant information for the Planning Commission’s annual reorganization, by the election of the Chair and Vice Chair.

      Recommendation: It is recommended that the Los Alamitos Planning Commission nominate and elect:
      1. Chair
      2. Vice Chair

6. **APPROVAL OF MINUTES**
   A. **Approve the Minutes for the Regular Meeting of November 29, 2017**

7. **DISCUSSION**
   None.

8. **CONSENT CALENDAR**
   None.

9. **PUBLIC HEARINGS**
   A. **Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3751 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).

      Recommendation:
      1. Open the Public Hearing; and, if appropriate,
      2. Adopt Resolution No. PC 18-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, SITTING AS THE SUBDIVISION COMMITTEE, DENYING TENTATIVE TRACT MAP 16-04 (TTM 18100) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT
3. Adopt Resolution No. PC 18-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING SITE PLAN REVIEW (SPR 16-09) TO ALLOW CONSTRUCTION OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28 (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS);" and,

4. Adopt Resolution No. PC 18-07, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING CONDITIONAL USE PERMIT (CUP 16-18) TO ALLOW CONSTRUCTION OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28 (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)."

B. Continued 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)

Continued consideration to demolish an existing church building and construct fifty-units of townhome-style residential condominiums in 11 structures 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. Adopt resolution 18-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS ADOPTING A MITIATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO ALLOW THE CONSTRUCTION OF FIFTY RESIDENTIAL CONDOMINIUMS IN ELEVEN STRUCTURES FOR A PROJECT LOCATED AT 3311 SAUSALITO STREET, APN 242-222-13 (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY);" and,

3. Adopt resolution 18-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 16-03 (TTM 18086) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIFTY RESIDENTIAL
CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY);” and,

4. Adopt resolution 18-05, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 16-08) TO DEMOLISH A CHURCH STRUCTURE AND TO CONSTRUCT FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY);” and,

5. Adopt resolution 18-06, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 16-17) TO DEMOLISH A CHURCH STRUCTURE AND TO CONSTRUCT FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY).”

C. Zoning Ordinance Amendment (ZOA 17-05)
Off-Street Parking
The Planning Commission has initiated discussion of a Zoning Code Amendment for Off-Street Parking. This discussion 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.

9. STAFF REPORTS
None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
A. Advisory Committee Meeting notification January 31, 2018 at 5pm.

B. Distribution of Subdivision Map Act & and Index to Commissioners
This report includes new reference guide for Commissioners concerning the
Subdivision Map Act.

Recommendation: Receive and file.

11. COMMISSIONER REPORTS

12. ADJOURNMENT

APPEAL PROCEDURES
Any final determination by the Planning Commission may be appealed to the City Council, and must be done 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

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]
Tom Oliver
Associate Planner

[Date]

Planning Commission Meeting
January 24, 2018
Page 5 of 5
City of Los Alamitos  
Planning Commission and Subdivision Committee

Agenda Report  
Public Hearing  
January 24, 2018  
Item No: 8A

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

From:  
Steven A. Mendoza, Development Services Director

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

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

Recommendation:

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

2. Adopt Resolution No. PC 18-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, SITTING AS THE SUBDIVISION COMMITTEE, DENYING TENTATIVE TRACT MAP 16-04 (TTM 18100) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, APN 222-062-28 (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS);" and,

3. Adopt Resolution No. PC 18-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING SITE PLAN REVIEW (SPR 16-09) TO ALLOW CONSTRUCTION OF FIVE RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062- 28 (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS);" and,

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 for the November 29, 2017 Planning Commission meeting. 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 November 15, 2017. The November 29, 2017 meeting was continued to the January 24, 2018 Planning Commission Meeting.

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

Background

The Applicants have submitted an application for a project to be located on Farquhar Avenue. The project would involve demolishing two existing homes (3751 & 3755 Farquhar Avenue) and the construction of five residential condominium units. The Applicant’s representative, Nick Zamvakellis, presented a new set of plans for consideration by the Planning Commission in the November 29, 2017 meeting (plans dated October 5, 2017). Those plans showed a semi-subterranean garage floor in the street frontage building. During that November meeting, the Planning Commission unanimously concurred that this new subterranean design of the project does not meet the code note 11 from Table 2-03, in Section 17.08.030 of the Los Alamitos Municipal Code. As a result, the Planning Commission directed Staff to draft resolutions of denial for the project.

Tonight’s meeting is a continued public hearing from previous meetings that were continued to tonight. 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 code note 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 R-1 property that is within 100 feet is the Orange County Flood 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 convince the Commission to allow three stories for that part of the project 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 Variance application.</td>
</tr>
<tr>
<td>June 28, 2017</td>
<td>Variance application was filed and was considered complete on August 14, 2017.</td>
</tr>
<tr>
<td>August 23, 2017</td>
<td>Commission hearing continued because Variance application was not complete and Variance portion of hearing had not been noticed.</td>
</tr>
<tr>
<td>September 27, 2017</td>
<td>Commission hearing where Variance was discussed. Commission directed the drafting of a resolution of denial. Commission did not feel that findings of fact could be made to approve a Variance and directed the Applicant’s Representative to revise the project plans.</td>
</tr>
<tr>
<td>October 25, 2017</td>
<td>Variance denial approved, hearing continued to the November 29th meeting so that Applicant would have time to submit new plans for the project.</td>
</tr>
<tr>
<td>November 29, 2017</td>
<td>Applicant presented new plans with subterranean floor. Commission directed Staff to draft resolutions of denial.</td>
</tr>
</tbody>
</table>

**Staff Recommendation**

The Planning Commission has asked Staff for resolutions of denial for this project since it does not meet the code note 11 from Table 2-03, in Section 17.08.030 of the Los Alamitos Municipal Code. Staff presents resolutions of denial for the Tentative Tract Map, Site Plan Review and Conditional Use Permit. Staff recommends approval of these resolutions of denial.

**Attachments:**
1) PC No. 18-01 Resolution of denial for TTM 16-04
2) PC No. 18-02 Resolution of denial for SPR 16-09
3) PC No. 18-07 Resolution of denial for CUP 16-18
4) 11’ x 17’ plans
RESOLUTION NO. PC 18-01

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

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

WHEREAS, the verified application constitutes a request as required by Chapter 16.08 (Tentative Maps-Requirements for filing) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered the application at a duly noticed public hearing on November 29, 2017, at which time it considered all of the evidence presented, both written and oral.

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

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

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

1. The proposed map is not consistent with the City’s General Plan. The proposed map allows for the development of five condominium units at a density of 25 dwelling units an acre which is within the General Plan multi-family residential land use designation of 20 – 30 units per acre. The proposed design and improvements of the five-unit residential condominium subdivision are not consistent with the applicable General Plan goals, policies, and implementation measures as the proposed plan conflicts with General Plan Action 4.5 which requires the project conform to the Development Standards set forth in the LAMC.
2. The design and improvement of the proposed subdivision is not consistent with the City’s General Plan: The design and improvement of the five-unit condominium project is not suitable for residential development of the R-3 designation because the proposed project does not meet the City’s design standards, parking requirements, or the requirements specific to residential condominiums.

3. The design and improvements of the proposed subdivision are not suitable for the uses proposed and the subdivision cannot be developed in compliance with the applicable zoning regulations: The project does not comply with all zoning regulations, specifically LAMC sections, LAMC section 17.08.030, Table 2-03, Code Note 11 limits developments within 100 feet of the R-1 zone to two stories, parking requirements identified in LAMC sections 17.26.040 and 17.26.060, or the additional requirements set forth in Section 17.34.060(A)(6) and (B)(4) relating to residential condominiums.

SECTION 3. Based upon such findings and determinations, the Planning Commission, sitting as the Subdivision Committee, hereby denies Tentative Tract Map 16-04 (TTM 18100).

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 shall certify to the adoption of this Resolution.

SECTION 5. The decision of the Planning Commission shall be final absent an appeal to the City Council filed within 20 calendar days of the adoption of this Resolution as specified in Chapter 17.68 of the Los Alamitos Municipal Code.
PASSED, APPROVED, AND ADOPTED this 24th day of January, 2018, by the following vote:

________________________
Chair

ATTEST:

________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

________________________
Kendra L. Carney, Assistant City Attorney

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

I, Steven A. Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 24th day of January, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

________________________
Steven A. Mendoza, Secretary
RESOLUTION NO. PC 18-02

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

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

WHEREAS, the verified application constitutes a request as required by Section 17.50.030 (Site Plan Review) and Section 17.08.020, Table 2-02 (Allowed Uses and Permit Requirements for Residential Zoning Districts) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission reviewed the application for Site Plan Review at a duly noticed public hearing on November 29, 2017, at which time it considered all of the evidence presented, both written and oral.

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

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

SECTION 2. The Planning Commission hereby makes the following findings which are based on all of the evidence presented, both written and oral, including the Staff report which is incorporated by reference:

1. The design and layout of the proposed development are not consistent with the development and design standards/guidelines of the applicable zoning district:
   a. The design and layout of the five residential condominiums on one lot at 3751 Farquhar Avenue is not consistent with the development and design standards/guidelines of the Multiple Family (R-3) Residential Zoning District. Specifically:
      i. Los Alamitos Municipal Code ("LAMC") section 17.08.030, Table 2-03, Code Note 11, limits developments within 100 feet of the R-1 zone to two stories and 30 feet. While the project does not surpass 30 feet in height, the project as proposed includes a subterranean basement, a ground level story, and a
second story. The inclusion of the basement makes the project three stories which is not consistent with the applicable development standards.

ii. LAMC section 17.26.040 requires this project provide twelve designated parking spaces for the proposed units. LAMC section 17.26.060 requires that covered parking spaces, including garages and carports, have a minimum measurement of 10 by 20 feet. The proposed project provides the required number of covered parking spaces, but the size of the proposed parking spaces does not meet the minimum requirements of the LAMC. At least one covered parking space is less than 10 feet wide. As a result, the proposed project does not meet the parking requirements.

b. The design and layout of the five residential condominiums on one lot at 3751 Farquhar Avenue is not consistent with the requirements for residential condominiums set forth in Section 17.34.060. Specifically:

i. LAMC section 17.34.060(A)(9) requires that condominiums comply with parcel size, setback, coverage, height, and density requirements. LAMC section 17.08.030, Table 2-03, Code Note 11 limits developments within 100 feet of the R-1 zone to two stories and 30 feet. While the project does not surpass 30 feet in height, the project as proposed includes a subterranean basement, a ground level story, and a second story. The inclusion of the basement makes the project three stories which is not consistent with the applicable development standards, therefore the project does not meet the development standards for condominiums.

ii. LAMC section 17.34.060(B)(4) requires that each condominium have two specific covered parking spaces. LAMC section 17.34.060(A)(6) requires that parking for the project comply with Chapter 17.26. LAMC section 17.26.040 requires this project provide twelve designated parking spaces for the proposed units. LAMC section 17.26.060 requires that covered parking spaces, including garages and carports, have a minimum measurement of 10 by 20 feet. The proposed project provides the required number of covered parking spaces, but the size of the proposed parking spaces does not meet the minimum requirements of the LAMC. At least one covered parking space is less than 10 feet wide. As a result, the proposed project does not meet the parking requirements or the condominium development standards.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby determines that the project does not meet the standards and requirements set forth in LAMC section 17.50.040 and denies Site Plan Review SPR16-09, as shown on the plans and elevations dated October 5, 2017.
SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same.

SECTION 5. The decision of the Planning Commission shall be final absent an appeal to the City Council filed within 20 calendar days of the adoption of this Resolution as specified in Chapter 17.68 of the Los Alamitos Municipal Code.

PASSED, APPROVED, AND ADOPTED this 24th day of January, 2018, by the following vote:

_____________________________________
Chair

ATTEST:

______________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

______________________________
Kendra L. Carney, Assistant City Attorney
I, Steven A. Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 24th day of January, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____________________________________________
Steven A. Mendoza, Secretary
RESOLUTION NO. PC 18-07

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

WHEREAS, an application for a Conditional Use Permit was submitted for the construction of five residential condominiums on one lot at 3751/3755 Farquhar Avenue, APN 222-062-28, on December 1, 2016; and,

WHEREAS, the verified application constitutes a request under Section 17.08.020 (Land Uses and Permit Requirements), Section 17.08.020 Table 2-02 (Allowed Uses and Permit Requirements for Residential Zoning Districts) and Section 17.42.040 (Conditional Use Permits Application Filing, Processing, and Review) of the Los Alamitos Municipal Code (LAMC), which requires Planning Commission approval of a Conditional Use Permit for condominium projects in the R-3 Zoning District; and,

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on November 29, 2017 at which time it considered all of the evidence presented, both written and oral.

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

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

SECTION 2. Conditional Use Permit 16-18 to allow the construction of five residential condominiums in three buildings at 3751 Farquhar Avenue is hereby denied based upon the following findings. These findings are based on all of the evidence presented and the Staff report is incorporated herein by reference:

1. The use will endanger the public health, safety or general welfare if located where proposed and developed, and that the use will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibration: The project, as proposed and conditioned, will endanger the public health, or general welfare. The property is zoned for multi-family residential development, but the proposed project does not comply with all applicable building and development codes. Specifically, the three story design proposed is not consistent with the applicable development standards. Additionally, the size of the development as designed for this parcel does not meet the
parking requirements. While the condominium project will not foster circumstances that tend to generate nuisance conditions such as noise, glare, odor, or vibrations, it does not meet the development standards of the Los Alamitos Municipal Code ("LAMC") and if built as proposed, would constitute a nuisance per LAMC section 17.74.050.

2. The use does not meet the required conditions and specifications set forth in the zoning district where it proposes to locate: The proposed five-unit residential condominium project does not meet the required conditions and specifications set forth in the zoning district where it is proposed to locate as this residential development project does not comply with the development standards for the Multiple Family Residential (R-3) Zoning, specifically, LAMC section 17.08.030, Table 2-03, Code Note 11 limits developments within 100 feet of the R-1 zone to two stories, parking requirements identified in LAMC sections 17.26.040 and 17.26.060, or the additional requirements set forth in Section 17.34.060 relating to residential condominiums.

3. The location and character of the use, if developed according to the plan as submitted for approval, will be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos General Plan: The location and character of the use, if developed in accordance with the plan submitted, will not be in harmony with the area in which it is to be located or in general conformity with the Los Alamitos General Plan. Residential condominiums are compatible with the similar surrounding uses, and these types of projects are in fact intended to be built, in conformity with the City's General Plan, in this area, however the proposed plan conflicts with General Plan Action 4.5 which requires the project conform to the Development Standards set forth in the LAMC.

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

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby denies Conditional Use Permit 16-18.

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 shall certify to the adoption of this Resolution.

SECTION 5. The decision of the Planning Commission shall be final absent an appeal to the City Council filed within 20 calendar days of the adoption of this Resolution as specified in Chapter 17.68 of the Los Alamitos Municipal Code.
PASSED, APPROVED, AND ADOPTED this 24th day of January, 2018, by the following vote:

__________________________
Chair

ATTEST:

__________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

__________________________
Kendra L. Carney, Assistant City Attorney

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

I, Steven A. Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 24th day of January, 2018, by the following vote, to wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

__________________________
Steven A. Mendoza, Secretary
City of Los Alamitos
Planning Commission and Subdivision Committee

Agenda Report Public Hearing
January 24, 2018
Item No: 8B

To: Chair and Members of the Planning Commission

Via: Steven A. Mendoza, Development Services Director

From: Tom Oliver, Associate Planner

Subject: Continued 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 to demolish an existing church building and construct fifty-units of townhome-style residential condominiums in 11 structures 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,


3. Adopt resolution 18-04, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 16-03 (TTM 18086) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT:
4. Adopt resolution 18-05, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 16-08) TO DEMOLISH A CHURCH STRUCTURE AND TO CONSTRUCT FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY);” and,

5. Adopt resolution 18-06, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 16-17) TO DEMOLISH A CHURCH STRUCTURE AND TO CONSTRUCT FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY).”

Applicant: Steven Armanino, 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, 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. The September meeting was continued to the October 25, 2017 meeting, which was continued to the November 29, 2017 meeting, which was continued to tonight’s meeting.

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

Steven Armanino of 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 acre 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 a 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) and 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-story on grade, with private, landscaped yards, and various private deck/balconies. The total square footage of housing would be 83,384 square feet.

Discussion

This Olson Company condominium project was first presented to the Planning Commission during the September 27, 2017 public hearing meeting. During that meeting, a number of concerns were presented to the Applicant by the Planning Commission and the public. The meeting was continued to the October 25, 2017 meeting. In the October meeting, the hearing was continued to the November 29, 2017 Planning Commission meeting to allow the Applicant the opportunity to revise the plans to address the concerns by the Planning Commission and the Public. At the November 29, 2017, the Planning Commission then directed Staff to draft resolutions of approval for the January 24, 2017 Planning Commission meeting. Staff presents those resolutions tonight.
Resolution review process

Tonight’s draft resolutions are presented in the following order, and if approved should be addressed in the following order:

- Resolution 18-03 - Mitigated Negative Declaration, to address the California Environmental Quality Act (CEQA)
- Resolution 18-04 - Tentative Tract Map (TTM 16-03 [TTM 18086])
- Resolution 18-05 - Site Plan Review (SPR 16-08)
- Resolution 18-06 - Conditional Use Permit (CUP 16-17), for Condominium purposes

Mitigated Negative Declaration

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.

The Mitigated Negative Declaration, the Response to Comments (from the circulation period), as well as the Mitigation Monitoring and Reporting Program (MMRP) was presented to Planning Commissioner for their continued reference prior to the September 27, 2017 Commission meeting.

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

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 mitigation measures from the MMND have been reiterated in the conditions of approval for this project under the Mitigation Monitoring and Reporting Program section.

**Site Plan Review (SPR 16-08)**

This project is presented as a residential development plan which requires this Site Plan Review (SPR). 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.

Staff has reviewed the proposed project and application materials and finds that the proposed project design and layout meet the minimum standards of the R-3 zoning district, including Section 17.08.030 (Property Development Standards), Section 17.16.040 (Architectural Design), and Chapter 17.20 (Landscaping) and that all of the findings can be made as set forth in attached Resolution PC 18-05.

**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).

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 CC&R’s.

**Permit Parking Passes**

Much of the discussion during the November 29, 2017 meeting concerned the ability of this project to take care of its own parking problems within its own lot. As a remedy for
this issue. The Planning Commission recommended condition to the resolution concerning the CC&R’s. The condition (# 31h) notes that “the CC&Rs shall state that the owners and residents of these condominiums shall not apply for or receive Residential Permit Parking passes for the Old Town West neighborhood.”

Staff believes the proposed Conditional Use Permit meets the requirements established within Section 17.42.050 (Findings and Decision) as more fully set forth in Resolution PC 18-06, attached hereto.

**Other Notable Added Conditions**

The LAMC requires residential subdivisions of five units or more to pay parkland dedication (*Quimby*) fees. The current rate for multiple-family residential units is $13,412.00 per unit. The project will be conditioned on paying a fee of $670,600.00 (Condition #8).

During previous meetings, Commissioners and the public had voiced questions about the phasing of the project. Below is the proposed phasing provided by the Olson Company:

![Diagram of project phasing](image)

The above phasing concept constructs the models in Phase 1 (pink) and uses the Phase 4 (yellow) area, along the Monte Collins site, for the sales trailer and parking lot. The Sausalito Walk-adjacent units are to be constructed in one large Phase 2 (blue), which should help to limit the amount of construction time next to Sausalito Walk. Phases 3 (green) and 4 (yellow) along the Monte Collins site would be completed later in the cycle of the community. The phasing is addressed in Condition #27 of the Conditions of Approval.

Here are some other conditions added by Staff that apply to this particular project: 33. Connectivity to Coyote Creek Park shall be required through the Applicant installing a gate on the northern parcel line fence, an Americans with Disabilities Act (ADA) compliant ramp to the Cerritos-adjacent sidewalk, and a new roadside sidewalk with handrails (if handrails are
required) and hillside reinforcement as required to the satisfaction of the Los Alamitos City Engineer.

34. Notices for all structures that have membranes installed below them shall be provided, with instructions of how to maintain the membranes, for City Staff to file in the Building Permit files.

35. Traffic fees of $317.55 per unit, or $15,877.50, shall be required.

36. The Applicant shall apply for a Temporary Use Permit to operate any sales office and/or models.

37. Any signage installed on this property shall conform to Chapter 17.28 of the Los Alamitos Municipal Code.

And this added condition requested by the Applicant to clarify Mitigation Measure HAZ-2:

76. Grading permits and building permits may be issued following the project applicant/developer's delivery to the City of written confirmation by the Santa Ana Regional Water Quality Control Board (SARWQCB), the lead agency with oversight of the subject site’s active remediation and long-term groundwater monitoring pursuant to a February 13, 2017 Response Plan prepared by Stantec Consulting Services approved by SARWQCB; in this letter, the SARWQCB approves or does not otherwise object to the construction of the this project’s residences. The City may issue any permits that may be required for purposes of soil remediation work at any time (HAZ-2).

Conclusion of Report

Staff supports approval of the Mitigated Negative Declaration for this project, TTM (Tentative Tract Map) 16-03 (18086), SPR (Site Plan Review) 16-08, and CUP (Conditional Use Permit) 16-17 due to what appears to be exceptional layout, design, and architecture of the project.

Attachments: 1) Mitigated Negative Declaration Resolution No. 18-03 with Attachment A distributed at previous meeting
2) Tentative Tract Map Resolution No. PC 18-04
3) Site Plan Review Resolution No. PC 18-05
4) Conditional Use Permit Resolution No. PC 18-06
5) Conditions of Approval with Exhibit B (site plan and tentative tract map 18086)
RESOLUTION NO. 18-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO ALLOW THE CONSTRUCTION OF FIFTY RESIDENTIAL CONDOMINIUMS IN ELEVEN STRUCTURES FOR A PROJECT LOCATED AT 3311 SAUSALITO STREET, APN 242-222-13 (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY)

WHEREAS, the City of Los Alamitos has prepared an Initial Study and Mitigated Negative Declaration for the construction of fifty residential condominiums in eleven structures at 3311 Sausalito Street, APN 242-222-13; and,

WHEREAS, an Initial Study and Mitigated Negative Declaration, attached hereto as Exhibit “A” have been completed in compliance with the California Environmental Quality Act (CEQA), the guidelines promulgated by the State Secretary of Resources, and the procedures for review as set forth in the 2007 City of Los Alamitos Guidelines for Implementation of the CEQA (Local CEQA Guidelines); and,

WHEREAS, it has been determined that the proposed project may potentially have significant effects on the environment, but revisions in the project proposal would mitigate the effects to a point where clearly no significant effect would occur; and,

WHEREAS, notice regarding the Mitigated Negative Declaration for the fifty residential condominiums in eleven structures was sent to neighboring property owners pursuant to the City’s CEQA Guidelines, concerning the review period commencing August 2, 2017; and,

WHEREAS, copies of the Initial Study and Mitigated Negative Declaration have been made available for a 30-day review period to pertinent agencies and interested members of the public, commencing on August 2, 2017; and,

WHEREAS, all written comment letters received within the 30-day public review period have been noted in the record, responded to by Staff, and none of the comments alter the conclusions in the Initial Study and Mitigated Negative Declaration; and,

WHEREAS, the Planning Commission considered the adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (“MMRP”), attached hereto and incorporated herein as Section 4 of Exhibit “A,” at a duly noticed public hearing on September 27, 2017, which was continued to November 29, 2017, and was continued again to January 24, 2018 at which hearings it considered all of the evidence presented, both written and oral.
NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

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

SECTION 2. The Planning Commission has reviewed and considered the environmental documentation as well as the conditions cited in Exhibit "A," for the project prior to taking action. Based on the analysis contained in the Initial Study and Mitigated Negative Declaration and the accompanying environmental information, in compliance with the California Environmental Quality Act (Public resources Code Section 21000, et seq. ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, the Planning Commission hereby adopts the Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program ("MMRP") (Exhibit "A"). In adopting the MND and MMRP, the Planning Commission finds as follows:

A. The Mitigated Negative Declaration and MMRP were prepared in accordance with all legal requirements, including all public notice and comment period requirements.

B. There is no substantial evidence of potentially significant environmental impacts and the Mitigated Negative Declaration has been prepared. The proposed subdivision will not cause any environmental damage as this is an infill project on property that already has been designated as an area for residential units and there are no fish or wildlife habitat on site. The site was previously graded for the construction of the existing church building.

C. The project is consistent with the General Plan objectives, policies and programs. The proposed map allows for the development of fifty (50) condominium units at a density of 20 dwelling units an acre which is within the General Plan multi-family residential land use designation of 20 – 30 units per acre. The proposed design and improvements of the fifty-unit condominium subdivision are consistent with the applicable General Plan goals, policies, and implementation measures as shown below.

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<th>Applicable General Plan Implementing Goals and Policies</th>
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<td>These will be new, well designed buildings in the neighborhood which will encourage neighbors to take a look at their own homes.</td>
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<td>Policy 4.4 Scale and Character. Ensure that all new development in residential neighborhoods is compatible with the scale and character of the surrounding neighborhood.</td>
<td>This project will be in the multi-family residential neighborhood and is just the sort of project which will add to the character of the neighborhood.</td>
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<td>Action 4.5 Development standards. Review development standards in residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.</td>
<td>This project has been compared to the development standards of the multi-family General Plan designation and has been found to be compliant.</td>
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<td>Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community.</td>
<td>This project will be required to pay park fees which will provide funds for future recreational fees to be met.</td>
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<td>Policy 1.1 Park and recreation space. Establish a goal of providing 5 acres of park and recreation space for every 1,000 residents in Los Alamos.</td>
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<td>This is a residential infill project that will take the place of sprawl that would be built on the fringes of this metropolitan area.</td>
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<td>Action 4.2 Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAGMD.</td>
<td>BMP's are required for the construction of this project in the conditions of approval.</td>
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<td>Action 1.11 New development. Require new development to finance and construct internal and adjacent roadway circulation and citywide improvements as necessary to mitigate project impacts, including roadway, transit, pedestrian, and bicycle facilities. Additional requirements could include transportation demand management programs.</td>
<td>This will not add driveways to the passing streets, but reduce the two existing entrances to one.</td>
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<td>Policy 1.6 Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.</td>
<td>This project removes one of two existing driveways to enter the parcel.</td>
</tr>
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<td><strong>Public Facilities and Safety Element</strong></td>
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<td>Policy 1.4 New development. New development shall pay its fair share of public facility and infrastructure improvements.</td>
<td>The proposed project will be required to pay park, traffic, and school fees.</td>
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<tr>
<td>Action 4.5 Construction activity. Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.</td>
<td>These are BMP requirements that are a part of the conditions of approval for the project.</td>
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<td><strong>Growth Management Element</strong></td>
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<td>Policy 1.1 New development. New development shall pay its share of the costs of public facilities and services needed to serve the new residents.</td>
<td>Park fees will be required to be paid, utilities undergrounded, sidewalks and streets adjacent will be repaired or replaced as needed.</td>
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<tr>
<td>Policy 2.2 New development. New development shall pay its share of the costs associated with local and</td>
<td>Traffic fees will be required of this project.</td>
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Regional traffic mitigation.

While no specific policy actions of the Housing Element are fulfilled through this project, it does strive for offering products of housing that cost less than an average single family home in the City. Here is a goal of the Housing Element:

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

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

D. The project will not adversely affect the public health, safety and welfare. The proposed subdivision design and improvements will not adversely affect the public health of the citizens of the City of Los Alamitos as the project is the type of use which is planned for in this area; the residential condominium project will be compatible with the single-family and multi-family residential uses in the area. The mitigations required by the CEQA document will ensure the safety of the inhabitants of the project, and will contribute to the health of the community as a whole.

E. The project will not adversely affect the environment. The Mitigated Negative Declaration associated with this Resolution sets forth measures to mitigate any hazards foreseen for the project.

F. The City has complied with the California Environmental Quality Act (CEQA). 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.

SECTION 3. Based on the entire record before the Planning Commission, including the written and oral record and the findings set forth in the Resolution, the Planning Commission hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Exhibit "A," for the construction of fifty residential condominiums in 11 structures at 3311 Sausalito Street, APN 242-222-13, subject to the Mitigation Measures described in Exhibit "A."

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

PASSED, APPROVED, AND ADOPTED this 24th day of January, 2018, by the following vote:

______________________________
Chair

ATTEST:

______________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

______________________________
Kendra L. Carney, Assistant City Attorney

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

I, Steven A. Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 24th day of January, 2018, by the following vote, to wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

Steven A. Mendoza, Secretary
RESOLUTION NO. PC 18-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 16-03 (TTM 18086) TO SUBDIVIDE PROPERTY TO ALLOW FOR THE DEVELOPMENT OF FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY)

WHEREAS, a completed application for a Vesting Tentative Tract Map was submitted by Steven Armanino, of the Olson Company, on November 17, 2016, requesting to subdivide a property and build fifty residential condominiums in eleven structures at 3311 Sausalito Street, APN 242-222-13; and,

WHEREAS, the application included a tentative tract map as required by Section 16.06.010 (Tentative Tract Maps) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered the application at a duly noticed public hearing on September 27, 2017, which was continued to November 29, 2017, and was continued again to January 24, 2018 at which hearings it considered all of the evidence presented, both written and oral.

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

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

SECTION 2. The Planning Commission hereby makes the following findings as set forth in the Subdivision Map Act as well as those required by Los Alamitos Municipal Code Sections 16.10.100 and 16.10.110:

1. *The proposed map is consistent with the City’s General Plan.* The proposed map allows for the development of fifty (50) condominium units at a density of 20 dwelling units an acre which is within the General Plan multi-family residential land use designation of 20 – 30 units per acre. The proposed design and improvements of the fifty-unit condominium subdivision are consistent with the applicable General Plan goals, policies, and implementation measures as shown further on in this report.

2. *The design and improvement of the proposed subdivision is consistent with the City’s General Plan:* The design and improvement of the fifty-unit condominium project is suitable for residential development in the R-3...
zone and the subdivision can be developed in compliance with the General Plan.

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<td>Policy 1.6 <strong>Access management.</strong> Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.</td>
<td>This project removes one of two existing driveways to enter the parcel.</td>
</tr>
<tr>
<td><strong>Public Facilities and Safety Element</strong></td>
<td></td>
</tr>
<tr>
<td>Policy 1.4 <strong>New development.</strong> New development shall pay its fair share of public facility and infrastructure improvements.</td>
<td>The proposed project will be required to pay park, traffic, and school fees.</td>
</tr>
</tbody>
</table>
Action 4.5 Construction activity. Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.

These are BMP requirements that are a part of the conditions of approval for the project.

<table>
<thead>
<tr>
<th>Growth Management Element</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 1.1 New development. New development shall pay its share of the costs of public facilities and services needed to serve the new residents.</td>
<td>Park fees will be required to be paid, utilities undergrounded, sidewalks and streets adjacent will be repaired or replaced as needed.</td>
</tr>
<tr>
<td>Policy 2.2 New development. New development shall pay its share of the costs associated with local and regional traffic mitigation.</td>
<td>Traffic fees will be required of this project.</td>
</tr>
</tbody>
</table>

While no specific policy actions of the Housing Element are fulfilled through this project, it does strive for offering products of housing that cost less than an average single family home in the City. Here is a goal of the Housing Element:

Housing Strategy Area 4: Adequate Housing Supply

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

3. The site is physically suitable for the proposed type of development: The site is physically suitable for a residential condominium subdivision because the site is generally flat and will require minimal grading.

4. 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.

5. The site is physically suitable for the proposed density of development: The site is capable of supporting the development of fifty (50) residential condominium units. The proposed project is at 20 dwelling units per acre, well under the maximum that the City's R-3 zoning district that allows of 30 dwelling units per acre under a multi-family development project. Each proposed unit and the entire project meets the development standards for
the R-3 zone including parcel area, parcel depth, maximum density, minimum dwelling area, maximum height, setbacks, site coverage, and minimum distances between buildings.

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

7. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems: The proposed subdivision design and improvements will not adversely affect the public health of the citizens of the City of Los Alamitos as the project is the type of use which is planned for in this area; the residential condominium project will be compatible with the single-family and multi-family residential uses in the area. The mitigations required by the CEQA document will ensure the safety of the inhabitants of the project, and will contribute to the health of the community as a whole.

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

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

10. The discharge of waste into an existing community sewer system will not result in or add to a violation of existing requirements prescribed by either the Regional Water Quality Control Board: The discharge of waste water from the subdivision into the sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.

11. In the event a subdivision fronting upon the coastline or shoreline or upon a public waterway, river or stream or upon a lake or reservoir owned in part or entirely by a public agency does not provide public access to such public resources through the subdivision itself in accordance with requirements of Sections 16.10.240 and 16.10.250, the subdivision committee shall find that reasonable public access to the resource in
question is otherwise available within a reasonable distance from the subdivision. The conditions require the Applicant to provide an access point to residents who wish to visit Coyote Creek Park.

12. If the subdivision committee approves or conditionally approves a tentative map which deviates from any standard of design as allowed by Section 16.12, the committee shall make a finding or findings that each such deviation has been individually considered and found to be justified based upon specific special circumstances which apply. There are no deviations from the standards of design set forth in Chapter 16.12 of the Municipal Code.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Tentative Tract Map 16-03 (TTM 18086) attached as Exhibit “C,” subject to the conditions located in Exhibit “A.”

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

PASSED, APPROVED, AND ADOPTED this 24th day of January, 2018, by the following vote:

________________________
Chair

ATTEST:

________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

________________________
Kendra L. Carney, Assistant City Attorney
STATE OF CALIFORNIA )
COUNTY OF ORANGE ) ss
CITY OF LOS ALAMITOS )

I, Steven A. Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 24th day of January, 2018, by the following vote, to wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

________________________________________
Steven A. Mendoza, Secretary
RESOLUTION NO. PC 18-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 16-08) TO DEMOLISH A CHURCH STRUCTURE AND TO CONSTRUCT FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY)

WHEREAS, a completed application for a Site Plan Review was submitted by Steven Armanino, of the Olson Company on November 17, 2016, requesting approval for grading of an empty lot, and building fifty residential condominium units at 3311 Sausalito Street, APN 242-222-13; and,

WHEREAS, the verified application constitutes a request as required by Section 17.50.030 (Site Plan Review) and Section 17.10.020 Table 2-01 (Allowed Uses and Permit Requirements for Residential Zoning Districts) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered the application at a duly noticed public hearing on September 27, 2017, which was continued to November 29, 2017, and was continued again to January 24, 2018 at which hearings it considered all of the evidence presented, both written and oral.

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

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

SECTION 2. The Planning Commission hereby makes the following findings made in accordance with Section 17.50.040 of the LAMC, which is based on all of the evidence presented, both written and oral; the Staff report is incorporated by reference:

1. The design and layout of the proposed development are consistent with the development and design standards/guidelines of the applicable zoning district: The design and layout of the fifty (50) residential condominiums in eleven (11) structures at 3311 Sausalito Street, as conditioned, is consistent with the development and design standards/guidelines of the Multiple Family (R-3) Residential Zoning District as well as with the requirements for residential condominiums set forth in Section 17.34.060. As shown above, the development meets, or will be conditioned to meet, all requirements.
2. The design and layout of the proposed fifty (50) residential condominium development are consistent with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards: The design and layout of the residential condominiums at 3311 Sausalito Street would not interfere with the use and enjoyment of neighboring residential developments, as the immediately surrounding uses are multi-family residential, or detached condos. The approved location is appropriate for a fifty (50) unit residential condominium development in eleven buildings that would be constructed in an architectural style that complements nearby homes. The rise to three stories is made gradual in the two-story sections of the buildings next to Sausalito Walk. The project will retain beautiful landscaping through the strength of a fifty-condo Homeowner's Association that will hire and maintain a maintenance crew. The Homeowner's Association will have regulations that are more exacting than the City's Code concerning maintenance and parking. The location of the private driveway ingress/egress access to the private driveway would not create traffic or pedestrian hazards, and the project would create a safer environment along Sausalito Street by having less curb cuts. The property is zoned for this type of development.

3. The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by this chapter: The design of the fifty residential condominiums would enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding development and improves upon the City's architecture with a timeless residential building design, extensive landscaping, and maintenance requirements under a condominium ownership.

4. The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance: The design of the fifty residential condominiums would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color as described above. Such changes will continue the attractive environment that the existing property has enjoyed for years and maintain an appropriate level of maintenance, through the implementation of a homeowners' association and the use of covenants, conditions, and restrictions.

5. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements
in the vicinity: The fifty residential condominiums provide for public health, safety, and welfare of the residential and business communities by providing more living options to the City rather than causing sprawl at the fringes of this metropolitan area. The building will meet all building code requirements. The mitigation measures identified in the Mitigated Negative Declaration would ensure the safety of the inhabitants of the project as well as other residents of Los Alamitos.

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

7. 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.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Site Plan Review SPR15-01, as represented by the plans and elevations in "Exhibit B" and subject to the conditions located in "Exhibit A."

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

PASSED, APPROVED, AND ADOPTED this 24th day of January, 2018, by the following vote:

ATTEST:                                Chair
I, Steven A. Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 24th day of January 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

______________________________
Steven A. Mendoza, Secretary
RESOLUTION NO. PC 16-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 16-17) TO DEMOLISH A CHURCH STRUCTURE AND TO CONSTRUCT FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY)

WHEREAS, an application for a Conditional Use Permit was submitted by Steven Armanino, of the Olson Company, on November 17, 2016, for the construction of fifty residential condominiums in eleven structures at 3311 Sausalito Street, APN 242-222-13; and,

WHEREAS, the verified application constitutes a request under Section 17.08.020 (Land Uses and Permit Requirements), Section 17.08.020 Table 2-02 (Allowed Uses and Permit Requirements for Residential Zoning Districts) and Section 17.34.020 (Conditional Use Permits Required) of the Los Alamitos Municipal Code (LAMC), which requires Planning Commission approval of a Conditional Use Permit for condominium projects in the R-3 Zoning District; and,

WHEREAS, the Planning Commission considered the application at a duly noticed public hearing on September 27, 2017, which was continued to November 29, 2017, and was continued again to January 24, 2018 at which hearings it considered all of the evidence presented, both written and oral.

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

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

SECTION 2. Conditional Use Permit 16-17 is hereby approved to allow the construction of fifty residential condominiums in eleven structures at 3311 Sausalito Street based upon the following findings as set forth in LAMC Section 17.42.050. These findings are based on all of the evidence presented and the Staff report is incorporated herein by reference:

1. The use will not endanger the public health, safety or general welfare if located where proposed and developed, and that the use will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibration: The project, as proposed and
conditioned, will not endanger the public health, or general welfare. The property is zoned for this type of multiple-family residential project and will comply with all applicable building and development codes. The condominium project will not foster circumstances that tend to generate nuisance conditions such as noise, glare, odor, or vibrations because it is a residential development that is consistent with the surrounding multiple-family and single-family residential uses.

2. The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate: The proposed fifty-unit residential condominium project meets all of the required conditions and specifications set forth in the zoning district where it is proposed to locate, as this residential development project complies with all of the development standards for the Multiple Family Residential (R-3) Zoning and the additional requirements set forth in Section 17.34.060 relating to residential condominiums.

3. The location and character of the use, if developed according to the plan as submitted for approval, will be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos General Plan: The location and character of the use, if developed in accordance with the plan as submitted for approval, will be in harmony with the area in which it is to be located because the residential condominiums are compatible with the similar surrounding uses, and these types of projects are in fact intended to be built, in conformity with the City’s General Plan, in this area, as more fully discussed below.

<table>
<thead>
<tr>
<th>Applicable General Plan Implementing Goals and Policies</th>
<th>Consistency of Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Element</strong></td>
<td></td>
</tr>
<tr>
<td>Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.</td>
<td>These will be new, well designed buildings in the neighborhood which will encourage neighbors to take a look at their own homes.</td>
</tr>
<tr>
<td>Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.</td>
<td>This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.</td>
</tr>
<tr>
<td>Policy 4.4 Scale and Character. Ensure that all new development in residential neighborhoods is compatible with the scale and character of the surrounding neighborhood.</td>
<td>This project will be in the multi-family residential neighborhood and is just the sort of project which will add to the character of the neighborhood.</td>
</tr>
<tr>
<td>Action 4.5 Development standards. Review development standards in residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.</td>
<td>This project has been compared to the development standards of the multi-family General Plan designation and has been found to be compliant.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Open Space, Recreation, and Conservation Element</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Goal 1: A diverse range of parks, facilities, and programs</td>
<td>This project will be required to pay</td>
</tr>
<tr>
<td>Policy 1.1</td>
<td>Park and recreation space. Establish a goal of providing 5 acres of park and recreation space for every 1,000 residents in Los Alamitos.</td>
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</tr>
<tr>
<td>Goal 4: Air, water, and energy resources that are protected from pollution and overuse.</td>
<td>This is a residential infill project that will take the place of sprawl that would be built on the fringes of this metropolitan area.</td>
</tr>
<tr>
<td>Action 4.2</td>
<td>Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAQMD.</td>
</tr>
<tr>
<td><strong>Mobility and Circulation Element</strong></td>
<td><strong>Public Facilities and Safety Element</strong></td>
</tr>
<tr>
<td>Action 1.1</td>
<td>New development. Require new development to finance and construct internal and adjacent roadway circulation and citywide improvements as necessary to mitigate project impacts, including roadway, transit, pedestrian, and bicycle facilities. Additional requirements could include transportation demand management programs.</td>
</tr>
<tr>
<td>Policy 1.6</td>
<td>Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.</td>
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<tr>
<td><strong>Public Facilities and Safety Element</strong></td>
<td><strong>New development.</strong></td>
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<tr>
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<td>New development shall pay its fair share of public facility and infrastructure improvements.</td>
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<td>Construction activity. Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.</td>
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<td><strong>Growth Management Element</strong></td>
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<tr>
<td>Policy 1.1</td>
<td>New development. New development shall pay its share of the costs of public facilities and services needed to serve the new residents.</td>
</tr>
<tr>
<td>Policy 2.2</td>
<td>New development shall pay its share of the costs associated with local and regional traffic mitigation.</td>
</tr>
</tbody>
</table>

While no specific policy actions of the Housing Element are fulfilled through this project, it does strive for offering products of housing that cost less than an average single family home in the City. Here is a goal of the Housing Element:

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

PC RESO 18-06
Page 3 of 5
The City strives to ensure an adequate supply of housing is available to meet future and existing housing needs of all economic segments of the community.

4. The decision is based on substantial evidence in view of the record as a whole before the Commission: The decision to approve Conditional Use Permit 16-17 is based on the Planning Commission’s review of the plans and specifications submitted for the proposed project and on testimony given at the public hearing on September 27, 2017, before the Planning Commission.

5. 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.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves the Conditional Use Permit 16-17 subject to the conditions attached and incorporated by reference as represented by the plans and elevations in “Exhibit B” and subject to the conditions located in “Exhibit A.”

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

PASSED, APPROVED, AND ADOPTED this 24th day of January, 2018, by the following vote:

________________________
Chair

ATTEST:

________________________
Steven A. Mendoza, Secretary
APPROVED AS TO FORM:

Kendra L. Carney, Assistant City Attorney

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

I, Steven A. Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 24th day of January, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____________________________
Steven A. Mendoza, Secretary
OLSON COMPANY 50 UNIT CONDOMINIUM PROJECT
CONDITIONS OF APPROVAL
SPR 16-08, CUP16-17, and TTM 16-03 (18086), & Mitigated Negative Declaration

GENERAL CONDITIONS

1. Approval of this application is to build a fifty (50) unit residential condominium development project in eleven (11) buildings at 3311 Sausalito Street (APN 242-222-13) with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a vesting Site Plan Review, Conditional Use Permit, and Tentative Tract Map, noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code and any applicable State law. If any changes are proposed regarding the location or alteration of the plans (Exhibit B) dated November 10, 2017 (as amended during the hearing), a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.

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

3. The Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department within 30 days of final approval of all resolutions. The property Applicant shall be required to record the Acknowledgment of these Conditions of Approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department.
4. In case of violation of any of the conditions of approval of applicable law, the property owner and tenant will be issued a Notice of Correction if said violation is not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all Staff time directly attributable to enforcement of the conditions of approval, mitigation measures, and/or City law including but not limited to, revocation of the herein approvals.

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

6. Approval of the Site Plan Review (SPR 16-08) shall be valid for a period of twelve (12) months from the date the site plan was approved, and the Conditional Use Permit (CUP16-17) shall be valid for a period of eighteen (18) months from the date this permit was approved. If construction is commenced within this period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect.

7. Approval of TTM 16-03 (TTM 18086) is valid for twenty-four (24) months. Prior to the expiration of the Map the Applicant may request a twelve (12) month extension in accordance with the Los Alamitos Municipal Code.

8. In accordance with Government Code section 66477 and Chapter 16.17 of the Los Alamitos Municipal Code, the applicant shall be required to pay $670,060.00 in parkland dedication (Quimby) fees.

9. All invoices the Applicant has received from the City shall be paid to a zero balance by Certificate of Occupancy for the first phase of the project.

LANDSCAPE

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

11. Landscaping shall comply with the City’s water conservation ordinances in
accordance with Chapter 13.04 (Water Conservation) and Chapter 13.05 (Water

12. Landscaping for shall be complete in phases by building and shall be installed
and inspected prior to occupancy of units within that building. The developer
shall be responsible for maintaining the common area landscaping until such
time as the project nears complete sell-out and the homeowner’s association
takes over maintenance responsibility.

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

LIGHTING

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

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

UTILITIES

16. All utility service lines shall be underground. This includes all existing above
ground wires that cross over the property that feed adjacent properties. The
existing Edison pole on the north side of Sausalito sidewalk shall be underground
to the south side of Sausalito Street.

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

CONSTRUCTION

18. During construction, the Applicant will display signs visible to the public from
Cerritos Avenue and Sausalito Street public right-of-way with a contact number
of the construction superintendent to address any questions or concerns about
demolition, grading, and construction activities including dust, noise and
vibration.
19. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of an existing dwelling shall be equipped with properly operating and maintained mufflers.

20. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.

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

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

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

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

25. Demolition, grading, and exterior building construction activities shall be limited to the hours of between 7:00 a.m. and 8:00 p.m. Monday through Saturday. Interior building construction and tenant improvements shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday if the City’s noise standards are exceeded. No construction activity shall be allowed on Sundays or federal holidays. Compliance with this measure is subject to field inspection by City Staff. (Building & Safety).

OTHER

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

27. Phasing of the construction to build the structures shall conform to the following plan:
The phasing constructs the model homes in Phase 1 (pink) and uses the Phase 4 (yellow) area, along the eastern parcel line, for the sales trailer and parking lot. The units along the west parcel line are to be constructed in one large Phase 2 (blue). Phases 3 (green) and 4 (yellow) along the east parcel line would be completed later in the cycle of the community.

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

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

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

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

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

   b. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
c. There shall be no business activities or day care conducted within or from the garages.

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

e. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.

f. The CC&Rs shall include stipulations that maintenance of the private drive aisles, storm drain, sewer system, and open space areas within the interior of the development is the responsibility of the Homeowner’s Association, including the common landscaped areas.

g. The CC&Rs shall state that required garage spaces shall remain fully accessible to automobile parking.

h. The CC&Rs shall state that the owners and residents of these condominiums shall not apply for or receive Residential Permit Parking passes for the Old Town west neighborhood.

i. The following provisions shall be included within the CC&Rs:

   i. Attorney Fees: The City shall be entitled to recover its attorney's fees and costs incurred in connection with its actions to enforce the conditions of these Declarations or Tentative Tract Map TTM 16-03 (18086), Conditional Use Permit CUP 16-17, Site Plan Review SPR 16-08 approvals, or to abate the violation thereof. The City may impose a lien or assessment on the property to recover such attorney's fees and costs.

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

32. All inset windows that are shown on any plans shall remain inset windows as they are constructed.

33. The Applicant shall be required to ensure connectivity to Coyote Creek Park by installing a gate on the northern parcel line fence, an ADA compliant ramp to the
Cerritos-adjacent sidewalk, and a new roadside sidewalk with handrails (if handrails are required) and hillside reinforcement as required to the satisfaction of the City Engineer. Modification of this Condition will require consideration by the Planning Commission.

34. Notices for all structures that have membranes installed below them shall be provided, with instructions of how to maintain the membranes, for City Staff to file in the Building Permit files.

35. Traffic fees of $317.55 per unit, or $15,877.50, shall be required.

36. The Applicant shall apply for a Temporary Use Permit to operate any sales office and/or models.

37. Any signage installed on this property shall conform to Chapter 17.28 of the Los Alamitos Municipal Code.

38. The Developer shall have a pre-construction meeting with City Staff prior to any construction activity occurring, to the satisfaction of the Development Services Director.

39. Electric Vehicle charging station(s) shall be installed per Schematic Landscape Plan dated October 11, 2017 to the satisfaction of the Development Services Director.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

40. Prior to the commencement of any proposed actions (e.g., site clearing, demolition, grading) during the breeding/nesting season (February 1 to August 31, as defined by the California Department of Fish and Wildlife), the monitoring biologist contracted by the project applicant shall conduct a preconstruction survey(s) to identify any active nests in and near the project area no more than three days prior to initiation of the action. If the biologist does not find any active nests that would be potentially impacted, the proposed action may proceed. However, if the biologist finds an active nest within or adjacent to the action area and determines that the nest may be impacted, the biologist shall delineate an appropriate buffer zone around the nest using temporary plastic fencing or other suitable materials, such as barricade tape and traffic cones. The buffer zone shall range from a 300- to 500-foot radius at the discretion of the biologist and in coordination with the construction contractor. Only specified activities (if any) approved by the qualified biologist in coordination with the construction contractor shall take place within the buffer zone until the nest is vacated. Activities that may be prohibited within the buffer zone by the biologist may include but not be limited to grading and tree clearing. Once the nest is no longer active and upon final determination by the biologist, the proposed action may proceed within the buffer zone. Any active nests observed during the survey shall
be mapped on a recent aerial photograph, including documentation of GPS coordinates (BIO-1).

41. Prior to the issuance of grading and/or building permits, the project applicant shall demonstrate to the City of Los Alamitos Development Services Department that all design parameters (including those listed as “recommended”) provided in the project’s Geotechnical Report prepared by Albus-Keefe & Associates and dated May 19, 2017 (incorporated herein by this reference), have been incorporated into the project design and grading plans. During grading and construction activities, the City’s Development Services Department staff shall verify that all such activities are implemented in accordance with the design parameters of the Geotechnical Report (GEO-1).

42. The project applicant/developer shall comply with all requirements set forth in the Final Draft Response Plan prepared by Stantec Consulting Services, Inc. and dated February 13, 2017 (incorporated herein by this reference), which was approved by the Santa Ana Regional Water Quality Control Board on April 24, 2017. The City of Los Alamitos Development Services Department staff shall ensure that all requirements of the plan have been implemented accordingly. This does not include any monitoring by the Regional Water Quality Control Board that may be required under the plan (HAZ-1).

43. No grading permit or other building permits shall be issued until the City of Los Alamitos receives clearance from the appropriate County of Orange agency that the necessary remediation work has been completed in accordance with the Final Draft Response Plan prepared by Stantec Consulting Services, Inc. and dated February 13, 2017 (incorporated herein by this reference), which was approved by the Santa Ana Regional Water Quality Control Board on April 24, 2017. This shall not prevent the City from issuing any permits that may be required for purposes of soil remediation work (HAZ-2).

44. The Covenants, Conditions and Restrictions (CC&Rs) established for the new residential development shall include a provision that requires the established Homeowner’s Association (HOA) to continue monitoring the wells installed onsite and taking any other/further remedial action that may be required by the Santa Ana Regional Water Quality Control Board (SARWQCB) or other regulatory agency until such time as SARWQCB issues a regulatory closure letter. Upon issuance of the closure letter by SARWQCB, the project applicant/developer or HOA shall furnish the City of Los Alamitos Development Services Department with a copy of the letter (HAZ-3).

45. The project applicant/developer shall be required to record a separate notice to provide notification of the presence of vapor barriers (where such building features are installed) to future project owners and residents. The notice is in addition to any other provisions that may be included in the established Covenants, Conditions and Restrictions (CC&Rs). The project
applicant/developer shall furnish the City of Los Alamitos Development Services Department with proof of the notice provided to future owners or residents (HAZ-4).

46. For demolition, construction, grading, foundation, and erection activities that include the use of vibration-producing equipment, the following measures shall be implemented in close coordination with City of Los Alamitos Development Services Department to ensure that alternative construction techniques are undertaken (N-1):

- Prior to the start of construction activities, the construction contractor shall document, to the extent feasible, the pre-construction baseline conditions by inspecting and reporting on the then-current foundation and structural condition of the offsite buildings and/or structures with ground-based foundations (including pools, hot-tubs, and spas) within 50 feet of any construction site boundary.

- During construction, vibratory rollers shall not be operated within 30 feet of offsite buildings or other structures, and large bulldozers and loaded trucks shall not be operated within 15 feet of offsite buildings or other structures.

- During construction, if any vibration levels cause cosmetic or structural damage (including, but not limited to cracks in walls or ceilings [particularly around doors and windows], sticking/rubbing doors or openable windows, fallen or displaced ceiling tiles, and/or items displaced from shelving) to any offsite building(s) within 50 feet of the project site boundary, City staff shall immediately issue a “stop-work” order to the construction contractor to prevent further damage. Work shall not resume until the building(s) are stabilized and/or preventive measures are implemented to relieve further damage to the building(s). At the completion of construction, any damage caused to existing buildings shall be repaired at the expense of the project applicant/construction contractor.

47. The following measures shall be implemented by the construction contractor during the extent of the project’s construction phase (N-2):

- All construction equipment engines shall be properly tuned and muffled according to manufacturers’ specifications.

- Staging and construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling, etc.) shall be conducted as far as possible from the residences to the west and south.
ENGINEERING

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

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

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

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

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

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

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

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

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

57. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the commencement of structural construction.

58. Final compaction report prepared by a qualified Soil Engineer shall be submitted to the City Engineer for review and approval prior to the commencement of structural construction.
59. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Final Water Quality Management Plan (WQMP) that:

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

PUBLIC WORKS

60. The Applicant shall install new sidewalk, curb and gutter on Sausalito Street, in front of the entire subject parcel.

61. In the event that two or more utility cuts are made into the asphalt street on Cerritos Avenue and/or Sausalito Street, the Applicant shall slurry seal the street to the satisfaction of the City Engineer.

62. Cerritos Area Landscaping and hardscape shall include ADA accessible passage, Trees, landscape on Cerritos frontage to the Satisfaction of the City Engineer. Applicant shall submit final plans of this design to the City Engineer.

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

63. The Applicant has already paid all District permit, connection, plan check and inspection fees. The District does not currently anticipate any additional fees will be needed; however, if the nature of the project changes (e.g., by incorporating additional units, unduly delaying the project by not submitting and/or responding to plan check comments in a timely manner, or as the result of other unforeseen actions, etc.), additional fees may be required prior to approval of the proposed
sewer system improvements. In such an instance, those additional fees must be paid prior to District approval of the plans.

64. The Applicant shall grant the District an easement for operation and maintenance of the District sewers in the main north-south private street within the development. The District will accept either a separate easement or a Public Utility Easement granted on the Tract Map approved by the City. The easement language shall read as follows: “A Sewer Easement in favor of the ROSSMOOR-LOS ALAMITOS AREA SEWER DISTRICT, a county water district, organized under the laws of the State of California, with the perpetual right to construct and maintain underground sanitary sewers, including the right of ingress and egress, and underground appurtenances thereto, over, across, and under said easement.” The easement must be granted either by separate instrument or, in the case of a Public Utility Easement, it shall be granted on the Tract Map prior to the District’s approval of the sewer improvement plans. If the easement is granted on the Tract Map, the Los Alamitos City Engineer or another appropriate City staff member, must provide written notification to the Rossmoor/Los Alamitos Area Sewer District when that action has been taken. Such written notification shall include a digital PDF copy of the recorded Tract Map.

65. The Rossmoor/Los Alamitos Area Sewer District will only be responsible for maintaining the mainline sewer dedicated to the District. The Applicant (or future property owners or their Homeowner’s Association) shall be fully responsible for operation and maintenance all sewer laterals serving the 50 condominiums in this development, including possible future replacement of those laterals and all costs related thereto.

66. The Applicant shall connect to the existing sewer, which currently terminates at the north end of Walnut Street just south of Sausalito Street. To make that connection, the Applicant shall replace the existing terminal cleanout in that location with a new manhole per District standards.

67. The Applicant shall not initiate construction of any sewer improvements until the District has approved the sewer improvement plans. Once those plans have been approved, the Applicant may commence work by contacting District staff at the phone number provided in the Rossmoor/Los Alamitos Area Sewer District notes incorporated into the approved improvement plans.

68. All improvements shall be subject to inspection by the District and shall be constructed in strict conformance with the District approved sewer improvement plans. Any sewer construction work that does not conform with District standard may be subject to removal and replacement at the Developer’s expense.

BUILDING AND SAFETY DIVISION

69. The Applicant must comply with all current California Building Codes.
70. The Applicant shall submit three sets of complete building plans to the Building and Safety Department for review.

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

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

73. The Applicant shall provide an asbestos report for the demolition permit. They shall submit the report to AQMD if there is asbestos.

ORANGE COUNTY FIRE AUTHORITY (OCFA)

74. **Plan Submittal:** The Applicant or responsible party shall submit the plan(s) listed below to the Orange County fire Authority for review. Approval shall be obtained on each plan prior to the event specified. If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.

   * Prior to issuance of a building permit if a grading permit is not required:
     - fire master plan (service code PR145)

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

   * Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the Applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least two days in advance to schedule the lumber drop inspection.

75. The Applicant shall enter into Secured Fire Protection Agreement with the Orange County Fire Authority.

OTHER CONDITIONS

76. Grading permits and building permits may be issued following the project applicant/developer’s delivery to the City of written confirmation by the Santa Ana Regional Water Quality Control Board (SARWQCB), the lead agency with
oversight of the subject site's active remediation and long-term groundwater monitoring pursuant to a February 13, 2017 Response Plan prepared by Stantec Consulting Services approved by SARWQCB, that the SARWQCB approves or does not otherwise object to the construction of the this project's residences. The City may issue any permits that may be required for purposes of soil remediation work at any time (Mitigation Monitoring HAZ-2).
Conceptual Streetscenes

Street Elevation

Building 100: 4 PLEX - Street Elevation

Building 200: 5 PLEX - Street Elevation
City of Los Alamitos
Planning Commission

Agenda Report
Staff Report
January 24, 2018
Item No: 8C

To: Chair and Members of the Planning Commission
Via: Steven A. Mendoza, Development Services Director
From: Tom Oliver, Associate Planner

Subject: Zoning Ordinance Amendment (ZOA 17-05)
Off-Street Parking

Summary: The Planning Commission has initiated discussion of a Zoning Code Amendment for Off-Street Parking. This discussion 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.

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

Background
At its November meeting, the Planning Commission began the review process by looking at multiple-family residential parking standards. Off-street parking and loading regulations are typically associated with the type of development or activities occurring
on the property. Parking that is on public streets (on-street parking) will not be the focus of this process.

The Planning Commission initiated a Zoning Code Amendment to update off-street parking and loading requirements during the September 27, 2017 meeting. The Commission approved a Resolution of Intention to begin discussion of the subject during the October 25th meeting, and then commenced discussion in the November 29, 2017 meeting where they continued the discussion to tonight’s meeting.

Since the November meeting, the City Council has approved an urgency ordinance for new or expanded multiple-family residential projects requiring that they meet a provisional guest parking requirement of .33 guest spaces per unit. This urgency ordinance gives the Planning Commission time to complete a review of parking requirements. The term of Interim Urgency Ordinance No. 2017-13, which would have expired on February 1, 2018, was extended for an additional period of ten (10) months and fifteen (15) days to December 16, 2018, during the January 24 City Council meeting.

**Multi-Family Parking in Los Alamitos**

Most of the City’s current off-street parking regulations were adopted years ago to suit the needs of a more suburban community. Best practices for establishing parking requirements have seen a significant transition over the last several years. A majority of today’s population owns vehicles, uses vehicles for their travels, and needs storage for those cars. Like many cities, Los Alamitos has not updated the off-street parking standards to reflect current trends. In addition to the number of parking spaces required, the Planning Commission may also want to review the following:

1. No. of Spaces per Unit
2. No. of Spaces per studio
3. No. of Spaces per bedroom
4. Guest parking standards
5. Quantity of parking spaces which should be covered or enclosed
   a. How many should be in garages?
   b. How many should be in carports?
6. Parking space size, garage size, carport size
7. Maneuverable aisle dimensions should be adequate for today’s automobiles
8. Back up distances, turning radius
9. Driveway width
10. Aisle width
11. Tandem parking
12. Condominium requirements – Is ownership different?
13. R-3 vs. R-2 – Should they be different or the same

Staff is suggesting that the Planning Commissioners tackle this topic by topic from the above mentioned list and build consensus among the Commissioners prior to going to

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January 24, 2018
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the next topic. The recommended changes can be completed with one ordinance or a few ordinances as topics (code sections) are finalized.

<table>
<thead>
<tr>
<th>Los Alamitos</th>
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</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
</tr>
<tr>
<td>Recreation rooms (association or common) for multiple-family dwellings: Two parking spaces</td>
</tr>
<tr>
<td>R-1 single-family: Two spaces for each dwelling unit</td>
</tr>
<tr>
<td>Second residential unit: One space for a studio or one bedroom, plus one additional space for each additional bedroom</td>
</tr>
<tr>
<td>R-2 limited multiple-family: Two spaces for each dwelling unit</td>
</tr>
<tr>
<td>R-3 multiple-family: 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 bedrooms (i.e., dens, offices) in excess of the first two bedrooms</td>
</tr>
<tr>
<td>One parking space for each studio unit</td>
</tr>
<tr>
<td>R-3 multiple-family—affordable housing units: One parking space for each studio One parking space for each affordable one-bedroom dwelling unit Two parking spaces for each affordable dwelling unit over one bedroom, regardless of the number of bedrooms</td>
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</table>

It is important for the Planning Commission to review all sections of the Los Alamitos Municipal Code including the following:

- Chapter 17.26 Off-street Parking and Loading
- Chapter 17.16.030 Access
- Chapter 17.34.060 Condominiums
- Chapter 16.19.030 (condo conversion)

Staff has also encouraged the Commissioners to complete independent research to discuss with fellow Commissioners at future meetings.

**Discussion**

The abovementioned subject matters would be a good jumping off point for this discussion. Staff previously distributed a selection of Off-Street Parking requirements from other Orange County cities. Below are excerpts of those standards pertaining to multi-family parking requirements:

<table>
<thead>
<tr>
<th>Fountain Valley</th>
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<tbody>
<tr>
<td>Multi-family dwellings, duplex Studio, bachelor or 1 bedroom unit: 1.5 spaces for each unit with 1</td>
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</tbody>
</table>

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<table>
<thead>
<tr>
<th>Units, Condominiums and Other Attached Dwellings</th>
<th>Space per unit in a garage/ Carport.</th>
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</thead>
<tbody>
<tr>
<td>2 or more bedroom units: 2 spaces for each unit plus 0.5 additional spaces for each bedroom over 2, 1 enclosed space per 2 bedroom unit and 2 enclosed spaces for 3 or more bedroom units.</td>
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<tr>
<th>Huntington Beach</th>
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<tbody>
<tr>
<td>Multi-family dwellings</td>
</tr>
<tr>
<td>Studio/one bedroom: 1 enclosed space per unit</td>
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<tr>
<td>Two bedroom: 2 spaces (1 enclosed) per unit</td>
</tr>
<tr>
<td>3 or more bedrooms: 2.5 spaces (1 enclosed) per unit</td>
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<tr>
<td>Guest: ½ space per unit</td>
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<tr>
<th>Orange</th>
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<tr>
<td>Multifamily Residential (3 units or more)</td>
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<tr>
<td>Studio: 1.2 spaces/unit</td>
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<tr>
<td>One Bedroom: 1.7 spaces/unit</td>
</tr>
<tr>
<td>Two Bedroom: 2.0 spaces/unit</td>
</tr>
<tr>
<td>Three or More Bedrooms: 2.4 spaces/unit</td>
</tr>
<tr>
<td>Of the above requirements a minimum of one space per unit shall be covered. A minimum of 0.2 spaces per unit shall be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit.</td>
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<table>
<thead>
<tr>
<th>Stanton</th>
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<tbody>
<tr>
<td>Multi-Family Dwellings</td>
</tr>
<tr>
<td>Studio: 1 space</td>
</tr>
<tr>
<td>1-bedroom: 2 spaces</td>
</tr>
<tr>
<td>2-bedroom: 2.75 spaces</td>
</tr>
<tr>
<td>3-bedroom: 3.5 spaces</td>
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<tr>
<td>4 or more bedrooms: 4 spaces + 0.5 per additional bedroom</td>
</tr>
<tr>
<td>Guest Parking: 1 space for every 3 dwelling units</td>
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<tr>
<th>Tustin</th>
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<tbody>
<tr>
<td>Multifamily housing</td>
</tr>
<tr>
<td>2 covered spaces for each dwelling unit, plus 1 unassigned guest space for every 4 units</td>
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</tbody>
</table>
Recommendation

Staff recommends that the Planning Commission open the public hearing, take testimony, and continue to discuss possible changes to the Off-street Parking and Loading Standards in the Los Alamitos Municipal Code; and, if appropriate, direct Staff to draft a resolution of recommendation to the City Council for an ordinance making changes to Chapter 17.26 and possibly other sections of the Los Alamitos Municipal code, concerning Off-street Parking and Loading.

Attaches

Previously distributed in November:
1) Los Alamitos Parking Code
   Chapter 17.26 Off Street Parking and Loading
   Chapter 17.16.030 Access
   Chapter 17.34.060 Condominiums
   Chapter 16.19.030
2) Fountain Valley Parking Code
3) Huntington Beach Parking Code
4) Orange Parking Code
5) Stanton Parking Code
6) Tustin Parking Code
7) New Commissioner Feedback
For guest parking, I like several different cities plans and they're listed below.

- I think we need at least 1.5 spaces for 1 bedrooms. Many married couples with two cars live in one bedroom apartments. Stanton requires 2, Orange requires 1.8, Fountain Valley and Stanton requires 1.5 spaces for a one bedroom.
- Huntington requires .5 guest spaces for every unit
- Stanton requires 1 guest space for every 3 units
- Since we're updating parking, I think we need to add parking requirements for manufactured housing (not that any more will be added but you never know). I like Huntington Beach's requirements of 2 spaces per unit (can be tandem) and 1 guest space per 3 units.
- I also looked at Cypress' code. For condos, townhomes, patio homes, they require .5 guest parking for each unit with 2 or more dwellings.
- For planned residential (I couldn't find the definition), they require 1 guest open space for each unit

Let me know if you have any questions. I'll keep looking into this.
CITY OF CYPRESS: Bedroom. Any separate room normally used for sleeping purposes, whether designated as a bedroom or as a den, study, library, bonus room, media room, or other similar term, specifically excluding dining room, living room, kitchen, hall, and bathroom.

CITY OF SEAL BEACH: Bedroom: any room located within a dwelling unit that is used primarily for sleeping purposes by its residents and that contains at least 70 square feet of floor area and contains a closet. Rooms designated as a “den,” “library,” “study,” “loft” or other extra room that satisfies this definition and is not a kitchen, living room, or bath will be considered a bedroom.

GARDEN GROVE: No definition

WESTMINSTER: Bedroom. Any room, alcove, loft or similar feature within a dwelling, including, but not limited to, a den, family room, game room, library, office, playroom, media room, sewing room, study, or other room that could, under the Building Code of the City and by the virtue of its design, location, and means of access within the dwelling can reasonably be used primarily for sleeping purposes without structural modifications.

HAWAIIAN GARDENS: Bedroom. Any habitable room that may be used for sleeping purposes other than a kitchen, bathroom, hallway, dining room, or living room.
2.05.050. Residential off-street parking requirements.

Each land use shall provide at least the minimum number of off-street parking spaces required by this section, except where a greater number of spaces are required through land use entitlement approval or where an exception has been granted through approval of a discretionary permit.

A. Parking requirements by land use. Each land use shall be provided the number of parking spaces required by this section and table 2-4, below.

B. Compliance with section 14 required. All sites shall provide adequate off-street parking for the subject use in compliance with section 14 (Off-Street Parking and Loading).

C. Expansion of structure, change in use. When a structure is enlarged or increased in capacity or intensity, or when a change in use requires more off-street parking, additional parking spaces shall be provided in compliance with this section. Also see section 25 (Nonconforming Uses, Structures, and Parcels).

D. Multi-tenant sites. A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use.

E. Parking required by entitlements and/or development agreements. Parking requirements established by conditional use permits, development agreements, or similar entitlements supersede the provisions of this Section.

F. Uses not listed. Land uses not specifically listed in table 2-4, below, shall provide parking as required by the director. The director shall use the requirements of table 2-4 as a guide in determining the minimum number of parking spaces to be provided.

G. Rounding of quantities. If the calculation of required parking spaces results in a fractional number, a fraction of one-half or higher shall be rounded up to the next whole number.

**TABLE 2-4**

**RESIDENTIAL ZONING DISTRICT PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>Vehicle Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Land Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Condominiums, including townhouses, patio homes, and detached condominiums containing two or fewer bedrooms</td>
<td>Bachelor unit: 1 garage (1) space for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>One-bedroom unit: 1 garage space, plus 1/2 open space for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Two-bedroom unit: 2 garage spaces for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Three-bedroom unit: 2 garage spaces, plus 1/2 open space for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>1/2 unassigned open spaces for each dwelling unit on site with 2 or more dwelling units</td>
</tr>
<tr>
<td>Guest parking (2)</td>
<td></td>
</tr>
<tr>
<td>Detached condominiums containing three or more bedrooms as defined in article 6</td>
<td>2-car garage, plus 2 open spaces for each dwelling unit</td>
</tr>
<tr>
<td>Dormitories</td>
<td>1 space for each guest room</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Group homes (e.g., boarding or rooming houses)</td>
<td>1 space for each guest room or dwelling unit</td>
</tr>
<tr>
<td>Mobile home parks</td>
<td>1 covered space in conjunction with each mobile home</td>
</tr>
<tr>
<td>Guest parking</td>
<td>1 space for each 6 mobile homes or sites to be provided in the mobile park separate from the mobile home spaces</td>
</tr>
<tr>
<td>Multi-family dwelling units, including apartments, duplexes (2 or more dwelling units on one site, excluding condominiums and townhouses)</td>
<td>Bachelor unit: 1 garage space for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>One-bedroom unit: 1 garage space, plus 1/2 open space for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Two-bedroom unit: 2 garage spaces for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Three-bedroom unit: 2 garage spaces, plus 1/2 open space for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>1/4 unassigned open spaces for each dwelling unit on site with 4 or more dwelling units</td>
</tr>
<tr>
<td>Planned residential development guest parking</td>
<td>2 garage spaces for each dwelling unit, plus 1 on site</td>
</tr>
<tr>
<td></td>
<td>Guest parking 1 open space for each dwelling unit</td>
</tr>
<tr>
<td>Residential dwelling units located within a Density Incentive Overlay zoning district (DI)</td>
<td>Bachelor unit: 1 garage space for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>One-bedroom unit: 1 garage space, plus 1/2 open space for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Two-bedroom unit: 2 garage spaces for each dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Three-bedroom unit: 2 garage spaces, plus 1/2 open space for each dwelling unit</td>
</tr>
<tr>
<td>Guest parking</td>
<td>1/2 unassigned open spaces for each dwelling unit on site with 2 or more dwelling units</td>
</tr>
<tr>
<td>Second dwelling units</td>
<td>1 space per bedroom in addition to the spaces required for the single-family dwelling unit on the site. If the second dwelling unit is conditionally approved pursuant to Section 3.17.200(1), the required parking spaces shall be enclosed.</td>
</tr>
<tr>
<td>Single-family dwelling units, detached and attached</td>
<td>2-vehicle garage for each dwelling unit</td>
</tr>
<tr>
<td>Units with up to and including 3 bedrooms</td>
<td>3-vehicle garage for each dwelling unit.</td>
</tr>
<tr>
<td>Units with over 4 bedrooms</td>
<td>2-vehicle garage plus 2 open spaces for each dwelling unit. The open spaces may be located on the driveway leading to the garage.</td>
</tr>
<tr>
<td>Single-family dwelling units, small-lot development, detached and attached</td>
<td>1 unassigned open space for each dwelling unit.</td>
</tr>
<tr>
<td>Guest parking</td>
<td>Vehicle Spaces Required</td>
</tr>
<tr>
<td>Nonresidential Uses</td>
<td></td>
</tr>
<tr>
<td>Nonresidential Land Uses</td>
<td></td>
</tr>
<tr>
<td>Assisted living facilities</td>
<td>1 space for every 2 beds</td>
</tr>
<tr>
<td>Community care, large or small</td>
<td>1/2 space for each bed</td>
</tr>
<tr>
<td>Community/recreation centers</td>
<td>1 space for every 3 persons served, based on the maximum anticipated capacity of all facilities capable of simultaneous use, as determined by the director</td>
</tr>
<tr>
<td>Convalescent/rest homes</td>
<td>1 space for every 3 beds</td>
</tr>
<tr>
<td>Location</td>
<td>Requirement</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Convent, monastery, nursery, parsonage, and places of worship</td>
<td>1 space for every 3 fixed seats in the main assembly room; or where no fixed seats are provided, 1 space for every 20 square feet in the main assembly room</td>
</tr>
<tr>
<td>Day care centers (3)</td>
<td>1 space for each employee on the largest shift, plus 1 space for every 10 children for which the facility is licensed</td>
</tr>
<tr>
<td>Day care homes, large</td>
<td>1 space for each 3 children, plus permanent drop-off area as approved by the director</td>
</tr>
<tr>
<td>Hospitals</td>
<td>2 spaces for each bed.</td>
</tr>
<tr>
<td>Kennels</td>
<td>1 space for each 400 square feet of gross floor area, plus one space for each 600 square feet of boarding area</td>
</tr>
<tr>
<td>Libraries</td>
<td>1 space for each 300 square feet of gross floor area</td>
</tr>
<tr>
<td>Museums</td>
<td>1 space for each 300 square feet of gross floor area</td>
</tr>
<tr>
<td>Residential care homes, large or small</td>
<td>1/2 space for each bed</td>
</tr>
<tr>
<td>Schools, elementary and junior high</td>
<td>2 spaces for each classroom</td>
</tr>
<tr>
<td>Schools, high</td>
<td>7 spaces for each classroom</td>
</tr>
</tbody>
</table>

Notes:

1. Each garage shall have and maintain a clear unobstructed inside dimension of at least twenty (20) feet by twenty (20) feet.
2. Guest parking spaces shall be clearly marked for guest parking only and shall be dispersed evenly throughout the development site. Signs shall be provided at appropriate locations to direct visitors to guest parking locations.
3. Day care facilities shall pay for a parking study to be conducted by the city or its designee. A parking plan will then be considered for each facility based on this study.

(Ord. No. 1062, § 2(Exh. A), 11-25-04; Ord. No. 1080, § 2, 7-24-06.)

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SAVE THE DATE

ZONING CODE UPDATE ADVISORY COMMITTEE MEETING

DATE: JANUARY 31, 2018
TIME: 5pm to 7pm
LOCATION: COUNCIL CHAMBER
            3191 KATELLA AVENUE
RSVP BY: JANUARY 26, 2018

WITH:
MICHELLE MULLER
VIA PHONE – (562) 431-3538 EXTENSION 301
VIA EMAIL – mmuller@cityoflosalamitos.org
# Agenda Report

## Items from the Director

### January 24, 2018

**To:** Chair and Members of the Planning Commission

**From:** Steven A. Mendoza, Development Services Director

**Subject:** Distribution of Subdivision Map Act & and Index to Commissioners

**Summary:** This report includes a new reference guide for Commissioners concerning the Subdivision Map Act.

**Recommendation:** Receive and file.

## Background

Vice Chair DeBolt has requested that Staff distribute copies of the Subdivision Map Act to Commissioners given that the Planning Commission also represents the Subdivision Committee. Please note that the reference guides for the 2018 Subdivision Map Act have been received from the publisher and are included with this month's Commissioner agenda.