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

AGENDA
PLANNING COMMISSION/SUBDIVISION COMMITTEE
REGULAR MEETING
Wednesday, August 22, 2018 – 7:00 PM

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

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

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

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

1. CALL TO ORDER

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

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

5. **APPROVAL OF MINUTES**
   A. Approve the Minutes for the Regular Meeting of July 25, 2018.

6. **DISCUSSION**
   None.

7. **CONSENT CALENDAR**
   None.

8. **PUBLIC HEARINGS**
   A. Site Plan Review (SPR) 18-04,
   Conditional Use Permits (CUPs) 18-04, 18-05 & 18-06
   Planned Sign Program (PSP) 18-01
   Tentative Parcel Map (TPM) 18-02
   Commercial (restaurant) Building
   5252 Katella Avenue
   Consideration of a Site Plan Review (SPR) for the construction of a 5,200 square-foot, one-story, commercial building on a vacant 0.9152 acre site at 5252 Katella Avenue (formerly the site of City National Bank). The review of this application includes the consideration of Conditional Use Permits (CUPs) for extended business hours, drive-through, and outside seating, a Tentative Parcel Map, and a Planned Sign Program (PSP).

   Recommendation:

   1. Open the Public Hearing; and,

   2. Close the Public Hearing; and,

   3. Make the CEQA finding that the project is subject to a Class 1 Categorical Exemption, pursuant to Section 15332, Class 32 (in-fill development), in accordance with the California Environmental Quality Act; and if appropriate,

   Adopt Resolution No. 18-18, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, SITTING AS THE SUBDIVISION COMMITTEE, APPROVING TENTATIVE PARCEL MAP 18-02 (MAP NO. 2018-166) TO REMOVE AN ACCESS RESTRICTION FROM A 1976 RECORDED PARCEL MAP FOR 5252 KATELLA AVENUE IN THE COMMERCIAL-PROFESSIONAL OFFICE ZONE (C-O), APN 222-021-13, AND
DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: JIM FORGEY, ARCHITECTS ORANGE).”


Adopt Resolution No. 18-21, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 18-05 TO PERMIT OUTSIDE SEATING FOR A RESTAURANT AT 5252 KATELLA AVENUE (TENANT A, ON THE BUILDING’S WEST SIDE) IN THE COMMERCIAL-PROFESSIONAL OFFICE ZONE (C-O), APN 222-021-13, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: JIM FORGEY, ARCHITECTS ORANGE).”


B. Consideration of a zoning code amendment concerning small wireless cellular installations (also referred to as small cell sites) within the City of Los Alamitos (Citywide) (City initiated). Continued consideration of possible amendments to the zoning code concerning the location, standards, and general regulation of small wireless cellular installations within the City.

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

2. Continue the Public Hearing to the September 26, 2018 Planning Commission meeting so that Staff may have time to draft possible amendments to the Los Alamitos Municipal Code concerning Small Wireless Cellular Installations.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
None.

11. COMMISSIONER REPORTS

12. ADJOURNMENT

<table>
<thead>
<tr>
<th>APPEAL PROCEDURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of $1,000.00 (resident)/$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.68 and Fee Resolution No. 2017-13.</td>
</tr>
</tbody>
</table>

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.

Tom Oliver
Associate Planner

Date 8/16/18
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – July 25, 2018

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, July 25, 2018, in the Council Chamber, 3191 Katella Avenue, Vice Chair Riley presiding.

2. ROLL CALL
Present: Commissioners: Vice Chair Riley
Andrade, Cuilty, Grose, Loe (arrived late, 7:09 pm) and Sofelkanik

Absent: Chair DeBolt

Staff: Andy Perea, Interim Development Services Director
Kendra Carney, Assistant City Attorney
Michelle Müller, Department Secretary
Tom Oliver, Associate Planner

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

4. ORAL COMMUNICATION
Vice Chair Riley opened the meeting for Oral Communication for items not on the agenda.

Speaker Debbie Cendejas expressed concern over the provision that have been implemented with the new parking law. Ms. Cendejas distributed a letter to the Commissioners stating her opinion over the effect of the new parking regulations on future developments.

Speaker Carl Willfond expressed concern over how making any additions to their home, has been made difficult by the new parking regulation.

Interim Development Services Director Perea advised speakers and the Planning Commission of the upcoming Technical Advisory Committee meeting where discussion of Single Family and Multi-Family Development Standards will take place. This discussion will include parking standards. The meeting will be held on August 13, 2018 at 5pm.

There being no additional speakers, Vice Chair Riley closed the public hearing.
5. **Approval of Minutes**
   A. Approve the Minutes for the Regular Meeting of June 27, 2018
   Motion/Second: Grose/Andrade
   Carried 4/0 (Riley and Sofelkanik abstained, DeBolt absent, Loe arrived late): The Planning Commission approved the minutes of the Regular meeting of June 27, 2018.

6. **DISCUSSION**
   None.

7. **CONSENT CALENDAR**
   None.

8. **PUBLIC HEARINGS**
   A. Zoning Ordinance Amendment 18-04
   Updating Regulations for Accessory Dwelling Units to Continue to Comply with State Legislation

   Associate Planner Tom Oliver summarized the staff report.

   Commissioner Grose noted a date correction to page one of the resolution to read 2017.

   Vice Chair Riley opened the public hearing.

   There being no speakers, Vice Chair Riley closed the public hearing.

   Staff and the Planning Commission discussed whether the City has any leeway to control the regulations on ADU’s.

   Interim Development Services Director Perea added that Chair DeBolt suggested including the word “deemed” to be consistent.

   The Planning Commission and Staff discussed modifying the verbiage to clarify that the California Legislature has deemed that it would not affect the welfare of the community.

   Motion/Second: Andrade/Grose
   Carried 6/0 (DeBolt absent): Adopt Resolution No. 18-17, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 18-04 TO AMEND LOS ALAMITOS MUNICIPAL CODE SECTION 17.38.150 RELATING TO ACCESSORY DWELLING UNITS TO BE CONSISTENT WITH STATE LAW (CITY INITIATED)” with the
correction to have the resolution read, “the proposed amendment is required by State Law and the California Legislature has determined that it will not adversely affect the public convenience, health, interest, safety, or welfare of the City.”

B. Consideration of a zoning code amendment concerning small wireless cellular installations (also referred to as small cell sites) within the City of Los Alamitos. (Citywide) (City initiated).

Associate Planner Oliver summarized the staff report.

Commissioner Grose added that she conducted research and found that at this time, it cannot be proven that there are any negative effects from the wireless installations.

Vice Chair Riley opened the public hearing.

There being no speakers, Vice Chair Riley closed the public hearing.

Interim Development Services Director Perea added a letter for the records from MacKenzie & Albritton LLP regarding small cell wireless facilities.

The Planning Commission and Staff discussed the following:
- The variation in the type of equipment that could be installed.
- The location options for the installation of the equipment.
- Impact of allowing in residential areas.
- Advantages and disadvantages of only allowing in the arterial streets.
- Developing a process by which the installations should be permitted (i.e., whether they will be approved administratively or by the Planning Commission).
- Whether or not fees should be associated to these installations.
- The desired aesthetics of any installations.
- Possibility of installing the equipment within private properties such as commercial parking lots (i.e., Vons Shopping Center).
- Requiring a 100-foot separation from schools and parks.
- Not permitting the installations on wooden poles.
- Whether or not to permit vaults on grade or requiring that they be undergrounded.
- Implement a review process that will be equivalent to any other development assuming that a completed application is submitted.
- Possibility of not allowing the installations on Katella Avenue, Los Alamitos Boulevard or near the hospital.
- Possibility of accepting multiple installations under one application.
- Preference of one antenna per pole.
• Developing a different application for these types of submittals, which will still require going before the Planning Commission.
• Setting parameters under the License Agreement.
• Implementing a per unit fee even if multiple units are proposed under one application.

Motion to keep the public hearing open and continued to the next regular scheduled Planning Commission meeting on Wednesday, August 22, 2018.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Interim Development Services Director Perea provided the Planning Commission with following updates:
• The next Zoning Code Update Committee meeting is scheduled for August 13, 2018. Following that meeting, a draft Zoning Code Update will be produced in anticipation to have it completed by November. Once completed, staff will be coordinating a study session with the Planning Commission.
• Staff has received an application for a commercial development which will include a Starbucks at the old City National Bank site. That application will be coming before the commission in August.
• The Los Alamitos Luxury Apartments (3342 Cerritos Avenue) project is set to be going before the Planning Commission soon. Staff is working with the developers to work out minor parking issues, environmental study and density.
• The parking changes recommended by the Planning Commission will be going before the City Council at the meeting scheduled on August 20th.

Commissioner Sofelkanik requested that the traffic study identify all the relevant intersections closest to the Los Alamitos Luxury Apartments development.

Commissioner Grose asked and received an update from Interim Development Services Director Perea regarding The Original Grind and their lack of property maintenance. He stated that the business owner is working with code enforcement to clear all violations.

Commissioner Grose added that there is a lack of property maintenance at the property east of the old City National Bank property and it should be addressed.

Commissioner Cuitly addressed the excessive window signage at the business on Katella Avenue and Bloomfield Street. Interim Development Services Director Perea indicated that code enforcement is working on gaining compliance.

Commissioner Grose asked and received clarification about the re-striping of Farquhar Avenue by Interim Development Services Director Perea stating that the re-striping is scheduled to take place within the next couple of weeks.
Commissioner Grose added that perhaps it would be a good idea to get some feedback from the Traffic Commission regarding the Los Alamitos Luxury Apartments development.

11. COMMISSIONER REPORTS
None.

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 8:06 p.m.

________________________________________
ATTEST: John Riley, Vice Chair

________________________________________
Andy Perea, Secretary
City of Los Alamitos  
Planning Commission and Subdivision Committee

Agenda Report  
Public Hearing  
August 22, 2018  
Item No: 8A

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

Via: Andy Perea, Interim Development Services Director

From: Tom Oliver, Associate Planner

Subject: Site Plan Review (SPR) 18-04, Conditional Use Permits (CUPs) 18-04, 18-05 & 18-06, Planned Sign Program (PSP) 18-01, Tentative Parcel Map (TPM) 18-02, Commercial (restaurant) Building 5252 Katella Avenue

Summary: Consideration of a Site Plan Review (SPR) for the construction of a 5,200 square-foot, one-story, commercial building on a vacant 0.9152 acre site at 5252 Katella Avenue (formerly the site of City National Bank). The review of this application includes the consideration of Conditional Use Permits (CUPs) for extended business hours, drive-through, and outside seating, a Tentative Parcel Map, and a Planned Sign Program (PSP).

Recommendation:

1. Open the Public Hearing; and,

2. Close the Public Hearing; and,

3. Make the CEQA finding that the project is subject to a Class 1 Categorical Exemption, pursuant to Section 15332, Class 32 (in-fill development), in accordance with the California Environmental Quality Act; and if appropriate,

DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: JIM FORGEY, ARCHITECTS ORANGE).


7. Adopt Resolution No. 18-21, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 18-05 TO PERMIT OUTSIDE SEATING FOR A RESTAURANT AT 5252 KATELLA AVENUE (TENANT A, ON THE BUILDING'S WEST SIDE) IN THE COMMERCIAL-PROFESSIONAL OFFICE ZONE (C-O), APN 222-021-13, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: JIM FORGEY, ARCHITECTS ORANGE)."


Applicant: Jim Forgey, of Architects Orange (on behalf of JH Properties)

Location: 5252 Katella Avenue, Los Alamitos, CA 90720, APN 222-021-13

Environmental: A categorical exemption – Section 15332, Class 32 (in-fill development project) will be prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Approval Criteria: Section 7.50.020 of the Los Alamitos Municipal Code Site Plan Review-Applicability requires that a commercial development, or the addition of square footage to an existing commercial structure, shall be subject to the Site Plan Review process.

Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for the Commercial/Industrial Zoning Districts) requires Planning Commission approval of Conditional Use Permits (CUP) to allow a restaurant with outside seating area, a restaurant with a drive-through, and a restaurant with business hours that extend outside of Code restrictions in the C-O Zoning District.

Sections 17.28.060 and 17.28.090.3.B of the Los Alamitos Zoning Code require Planning Commission approval of a Planned Sign Program whenever a parcel will have permanent signs that exceed either five signs or an aggregate area of more than 200 square feet. This applicant has chosen to create this Planned Sign Program for the purpose of consistent, high-quality signage on the property.

Noticing: The Public Notice of this meeting was mailed on Wednesday, August 8, 2018, to property owners and commercial tenants within 500 feet. Additionally, this was published in the News Enterprise on August 8, 2018.

Background

Jim Forgey, an architect representing JH Properties, has submitted an application for a three-unit commercial building project proposed for the parcel where the old City National Bank building was demolished recently at Winners Circle and Katella Avenue. The application seeks approval to build a one-story, 5,200 square-foot, commercial building with a 24-Hour drive-through, outdoor seating, extended operational hours, and a Planned Sign Program. The unit that requires the three CUPs is proposed as a Starbucks Coffee Shop, as well as a Tentative Parcel Map (TPM); the TPM has been
submitted to correct the notations showing an existing access restriction on the map. The units are designed as 2,400 square feet, 2,000 square feet, and 800 square feet.

Discussion

The site is located on the eastern end of the City across the street from the Los Alamitos Racetrack. It is currently developed as Grating Pacific Headquarters. The adjacent properties are developed and zoned as follows:

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning District</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site</td>
<td>Existing Commercial-Professional Office (C-O)</td>
<td>Vacant (was City National Bank)</td>
</tr>
<tr>
<td></td>
<td>Proposed</td>
<td>3-unit commercial building</td>
</tr>
<tr>
<td>North of Site</td>
<td>City of Cypress</td>
<td>Los Alamitos Racetrack</td>
</tr>
<tr>
<td>East of Site</td>
<td>Commercial-Professional Office (C-O)</td>
<td>Medical offices across Winners Circle</td>
</tr>
<tr>
<td>West of Site</td>
<td>Commercial-Professional Office (C-O)</td>
<td>Office buildings</td>
</tr>
<tr>
<td>South of Site</td>
<td>Planned Light Industrial (P-M)</td>
<td>Industrial office building</td>
</tr>
</tbody>
</table>
General Plan & Zoning Ordinance

As proposed, the project is consistent with the General Plan designation and its applicable policies.

The General Plan designation for this property is Professional Office which allows for professional and general office uses such as law, insurance, medical, dental, engineering, and financial services. However, restaurants are a permitted use in this zone as well and are a complimentary amenity for office employees and those who would like to walk to lunch. The table below shows how some General Plan aspects are addressed:

<table>
<thead>
<tr>
<th>General Plan Implementation</th>
<th>Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Goal 3: Commercial, office, and industrial opportunities that maintain</td>
<td>This project will be an improved amenity to offer more dining choices for those</td>
</tr>
<tr>
<td>Land Use Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.</td>
<td>This new building will improve upon the architecture on this part of Katella Avenue and will encourage nearby property owners to consider upgrading their facilities.</td>
</tr>
<tr>
<td>Land Use 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 building will provide modern design and amenities on a prominent parcel that has been somewhat underutilized as a banking institution in recent years. It will add a sense of life and walkability to this section of Katella Avenue on the Los Alamitos side of the street.</td>
</tr>
<tr>
<td>Economic Element Goal 1: Development patterns and a mix of uses that provide a fiscal balance sufficient to continue and increase public investment in the community's quality of life.</td>
<td>Restaurants are currently a thriving economic element and are seen as a place for gathering in an era where retail business has waned due to internet sales.</td>
</tr>
<tr>
<td>Economic Element Policy 3.3: Quality retail environments. Require new, redeveloped, and revitalized retail centers to provide street furniture, shading, pedestrian circulation, and gathering spaces that enhance the experience of shopping.</td>
<td>This modern project will provide outdoor dining, act as a Los Alamitos walking destination and as a convenient gathering space for the eastern part of Katella Avenue.</td>
</tr>
<tr>
<td>Mobility and Circulation Element Policy 1.6: Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.</td>
<td>This project will eliminate a curb cut that has existed close to Katella on Winners Circle to encourage better circulation for this area since cars will not be entering and exiting close to the intersection.</td>
</tr>
<tr>
<td>Mobility and Circulation Element Action 4.3: Site plan review. Through site plan review, require projects to incorporate pedestrian connectivity among buildings, through parking facilities, and linking to the public bicycle and pedestrian network.</td>
<td>This will be a convenient walking and biking destination for businesses in this area and in particular on the south side of Katella.</td>
</tr>
<tr>
<td>Mobility and Circulation Element Policy 5.6: Bicycle parking. Encourage safe, secure, attractive, and convenient bicycle parking, especially in the downtown, at schools, and for employees of local</td>
<td>This project will incorporate bicycle parking.</td>
</tr>
</tbody>
</table>
The zoning for the site is the Commercial-Professional Office (C-O) Zoning District. The C-O Zoning District is established to provide for administrative and professional offices, limited retail commercial and other related uses and facilities.

**Site Plan Review (SPR) 18-04**

Chapter 17.50.020 Applicability, in the Zoning Code, states:

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

This project is presented as a residential development plan which requires this Site Plan Review (SPR). A larger site plan is attached to this report.

**Development Standards**

The proposed project would be located in the Commercial Professional Office (C-O) Zoning District. The Floor Area Ratio as noted in the General Plan is 1.50 at its maximum. The FAR for this project is 0.13. The table below identifies the development features that are required under Section 17.10.030 Table 2-05 (Property Development Standards).

### C-O Property Development Standards

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Area</td>
<td>No requirement</td>
<td>39,866 sq. ft. (40,075 per assessor)</td>
<td>Yes</td>
</tr>
<tr>
<td>Parcel Width</td>
<td>No requirement</td>
<td>200 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Parcel Depth</td>
<td>No requirement</td>
<td>200 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Parcel Coverage</td>
<td>50%</td>
<td>13%</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Height Limit – Main Structures</td>
<td>3 Stories or 40 ft.</td>
<td>26’ tall to top of parapet</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Setbacks:**

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>15 ft.</td>
<td>23 ft. 4 inches</td>
<td>Yes</td>
</tr>
<tr>
<td>Side</td>
<td>None, unless near residential</td>
<td>East 22’ 10” West 37’ 9”</td>
<td>Yes</td>
</tr>
<tr>
<td>Rear</td>
<td>10 ft., unless rear</td>
<td>109 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Required</td>
<td>Proposed Project</td>
<td>Requirement Met</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------------------</td>
<td>-----------------</td>
<td></td>
</tr>
<tr>
<td>parcel abuts a C-G or P-M zoning district, then no setback is required</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**Access and Parking**

Vehicle access is provided from the northwest corner of the property on Katella Avenue and from the southeast corner on Winners Circle. This project requires 54 parking spaces. The applicant is proposing 54 stalls of which three meet the American's with Disabilities Act (ADA) standards, which meets the City's requirements.

<table>
<thead>
<tr>
<th>Type</th>
<th>Square Footage</th>
<th>Ratio</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant</td>
<td>5,000 sq. ft.</td>
<td>1 per 100 sq. ft.</td>
<td>50</td>
</tr>
<tr>
<td>Restaurant over 5000 sq. ft.</td>
<td>200 sq. ft.</td>
<td>1 per 150 sq. ft.</td>
<td>2</td>
</tr>
<tr>
<td>Outdoor Seating</td>
<td>265 sq. ft.</td>
<td>1 per 150 sq. ft.</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>54</strong></td>
</tr>
</tbody>
</table>
Landscaping

The proposed landscaping meets the minimum landscape requirements that new construction normally requires, which is 15% of the parcel covered in landscaping, as this project will have 15% landscaping. Please see the conceptual landscape plan (page 8 of the project plans) to see the proposed layout and plant material.
Architecture and Design

The architecture is demonstrated in the attached plans. The commercial building will be a smooth stucco finish, broken up with color and screed lines, along with anodized, aluminum-framed, divided-light windows that will be accented by horizontal metal canopy structures that cast patterned shadows on the windows and walls. The building colors are proposed to be gray and bronze tones with accent columns and canopies in a dark red. The walls and wall heights vary a bit to add interest to each elevation and include parapets to cover equipment on the roof. Of particular note, there is a trellis system on the north elevation which will allow vines to grow up the street facing wall.

Conditional Use Permits (CUPs) 18-04, 18-05 and 18-06
24-Hour Drive Through, Outside Seating, and Extended Hours of Operation for Tenant A

The applicant is requesting approval of a Conditional Use Permit to allow a 24-hour drive-through facility, outside seating, and extended inside hours of operation from 4:00 a.m. to 12:00 midnight daily for tenant A (the unit on the west side of the building). The drive-through facility would be utilized by potential Starbucks Restaurant. The drive-through would be entered from inside the parking lot and wrap around the building beginning on the east side and completing on the north side next to Katella Avenue.
24-Hour Drive Through

The drive-through aisle width for Tenant A is 12 feet and is approximately 215 feet in total length and wraps around two sides of the building. The drive through can queue up to approximately 11 standard length vehicles with several feet of spacing in between the vehicles. The Applicant has had a queuing study prepared for this request and it is attached to this report.

Proposed landscaping for this drive-through facility will include a landscape buffer with a solid line of bushes and trees to help screen a portion of the drive through when viewed from Katella Avenue and Winners Circle (Condition #44).

In the event that the drive through is backed up by vehicles, overflow vehicles will queue into the parking lot and will not affect traffic flow at the nearest driveway nor traffic flow along Katella Avenue.

Although drive-through restaurants are a potential noise source for residential areas at the southwest corner of this property, the drive through and all of its speakers and activities will be on the opposite side of the building, 220 feet away. Residences are shielded by existing block walls.

Please also note, the Applicant has also requested this drive-through operate 24-hours, daily.

Analysis

Staff reviewed the proposed project, researched the surrounding area and finds that the proposed drive-through facilities are compatible with the City’s General Plan and harmonious with surrounding uses; furthermore, it was concluded that it will not negatively impact the health, welfare, or safety of the public. It will not negatively create traffic or parking impacts to the detriment of the surrounding neighborhood, will not create excessive noise, and therefore does not generate nuisance conditions.

That said, although Staff recommends approval of the 24-hour drive-through, Staff also recommends that the Commissioners consider this extra issue of the 24-hours in particular. Even if only the drive-through is accessible during the entire 24-hours, the location is still open and operational during the entire time and noise/light concerns would be present. The Police Department comments that, “this could negatively impact the residential area nearby, with increased noise. It will also most likely lead to people hanging out in the commercial area immediately south of the location.”

Staff recommends that the 24-hours should be discussed as to its possible effects.
Outside Seating Area

The applicant is requesting approval of a Conditional Use Permit to allow an outdoor seating area for use of Tenant A on the west side of the building. The size of this area is approximately 265 square feet, which could be considered a small outside seating area. However, the Applicant would like this area to be permanent and not require the need to reapply for a new permit annually.

The outdoor seating area is intended to provide a comfortable outdoor space for customers of the restaurant with a partial fence barrier to give a sense of separation of the space from pedestrians, as well as protection from any cars that could jump the curb. The seating area will be sheltered by the building on three sides. The patio area is located approximately 220 feet from residences located near the southwest corner of the parcel. At this time, alcoholic beverage service associated with the restaurant is not anticipated. If a business wishes to serve alcoholic beverages in the future, a Conditional Use Permit would be required and the business would be required to comply with California Department of Alcoholic Beverage Control standards and permitting.

Analysis

Staff reviewed the proposed project, researched the surrounding area, and finds that the outdoor seating area provides adequate safety and flow for pedestrians within the outside patio area and visual appearance of the seating area will be compatible with the overall architectural style of the shopping center. Further, it will not negatively create traffic or parking impacts to the detriment of the surrounding neighborhood, will not create excessive noise, and therefore does not generate nuisance conditions.

Staff believes the proposed Conditional Use Permit meets the requirements established within Section 17.42.050 (Findings and Decision). Therefore, Staff recommends approval of CUP 18-05.

Extended Hours of Operation

The Applicant is requesting extended operational hours for Tenant A from 4:00 a.m. to 12:00 midnight, daily. LAMC section 17.10.020. Note (4) states that a, “CUP [is] required for retail sales or service establishments that operate between the hours of ten p.m. to six a.m., in the C-O and C-G zoning districts.”

The Seal Beach drive through Starbucks (Seal Beach Boulevard and Westminster) has listed its hours as 4:30 a.m. (5:00 a.m. Sunday) to 8:00 p.m. The Los Alamitos Starbucks on Katella Avenue has hours from 4:30 a.m. to 9:30 p.m. Monday through Friday and 5:00 a.m. to 9:00 p.m. on Saturday and Sunday. They are approved by Planning Commission Resolution to have hours from 4:30 a.m. to 11:00 p.m. (Resolution 06-16). These operational hours are normal for a coffee shop such as
Starbucks, and do not appear to be out of the ordinary, nor do they appear to cause any
problems in the spaces they lease. The hours requested by this current Applicant are
different from these existing locations, however, the opportunity to extend hours of
operation will allow this Starbucks to keep options available should the business find
that it would be beneficial to obtain a permit for these longer operating hours.

Staff recommends the Commissioners consider that, if approved, the hours of
operations would run with the land and would also apply to future businesses that would
lease the Tenant A space if Starbucks ceased operation at this location.

Analysis

Staff reviewed the proposed project, researched the surrounding area, and finds that
the extended hours are compatible with neighborhood. This is the type of business that
would indeed need these hours of operation along Katella Avenue. These fairly normal
coffee shop hours do not generate nuisance conditions.

Staff believes the proposed Conditional Use Permit meets the requirements established
within Section 17.42.050 (Findings and Decision). Therefore, Staff recommends
approval of CUP 18-06.

Planned Sign Program (PSP) 18-01

The Applicant would like to install a number of signs, some of which fall outside of code
standards. The purpose of a Planned Sign Program, as described in Section
17.28.060A of the Los Alamitos Municipal Code (LAMC), is to provide flexibility from
strict application of the Code while encouraging good sign design, sign variety and
better visibility for multi-tenant uses that may not be visible from a right-of-way or that
have unique architectural designs. LAMC Section 17.28.060B.1 Planned Sign Program
- Mandatory Sign Program Required requires a Planned Sign Program whenever a
parcel will have permanent signs that exceed either five (5) signs or an aggregate area
of two hundred (200) square feet. In this instance, the Applicant has chosen to create
the following Planned Sign Program since they will have more than five signs on the
building.

The signs are described in detail in Exhibit C; however, Staff provides a synopsis below:

Monument Sign:

Center Identification Sign, Detached - Monument Sign
The applicant has proposed one (1) monument sign as the detached center identification sign. The proposed sign is two-sided, push-through copy illuminated, and the base has an aluminum façade. This sign will allow for two tenants, as well as mention of the drive-through. It will have a mixture of colors that are selected from the building colors. The monument sign is 6 feet 3 inches tall by 6 feet 9 inches wide and can be up to 50 square feet per side. According to LAMC Section 17.28.090.3.C.1, a monument sign height limit is 8 feet, which this sign meets, and the submission does not exceed the 50 square feet which is the maximum allowed. This sign is complimentary to the proposed building in color and style, and would be placed outside of the site safety triangle according to the site plan.

**Wall Signs**

Identification Sign – Attached

The applicant has proposed nine (9) wall signs as identification signs-detached. The proposed signs are various versions of channel letters and/or business logos. These
signs will allow for the three tenants to have signs above their doors, on the Katella Avenue facing frontage, and on the sides of the building. It will allow the tenant’s choice of colors which will need approval by the landlord. The square footage of signage for each tenant is based their lease frontage and is in a table shown in the sign plan.

**Drive-Through Signage**

The applicant has proposed ten (10) drive-through signs some of which are directional signs and not under the purview of the Planning Commission. The proposed signs include the menu board, a pre-menu board, and the order screen. These signs will allow for the smooth operation of the drive-through, as well as driver and pedestrian safety. The colors of the framing would be painted to match colors of the building. The menu signs and the order screen will be a combination of posting boxes and LCD displays.

**Tentative Parcel Map (TPM 18-02)**

According to Government Code Section 66426 (a portion of the Subdivision Map Act), a tentative parcel map is required for a commercial project to subdivide. This new parcel map is presented to change a note that was placed on the original parcel map (No. 46882) recorded in 1976 that states that “all vehicular access rights released and relinquished to the City of Los Alamitos from parcels 1 and 2” (see the attached original parcel map). The on the note on the map points to the Katella Avenue property line. Staff, including the City Engineer and Assistant City Attorney have not found a purpose for this access restriction and recommend that the comment be removed from the parcel map as well as the Title Report (see the attached Title Report page).

**Analysis**

Access for the previous building on this site has always been available from Katella Avenue. City National Bank leased that building, with its Katella access, and the City received no complaints from the public concerning the driveway. Staff, in its review of the proposed Tentative Tract Map 12-01 finds that it meets the requirements and regulations established within Chapter 16.12 (Standards of Design) and the Subdivision Map Act established in Government Code Sections 66410 et seq. Therefore, Staff recommends approval of Tentative Parcel Map 18-02 (County Tract No.2018-166).

**Conclusion**

Staff recommends that the Planning Commission approve the Applicant's project with the Conditions listed in the Resolutions. The proposed use complies with the C-O Zone Development Standards and is consistent with the Professional Office designation of the City’s Land Use Element of the General Plan.

**Attachment:**

1) Draft Resolution No. 18-18
2) Draft Resolution No. 18-19
3) Draft Resolution No. 18-20
4) Draft Resolution No. 18-21
5) Draft Resolution No. 18-22
6) Draft Resolution No. 18-23
7) Queuing Study
8) Original Parcel Map (46882)
9) Title Report page

Exhibit:
A) Site Plans and Tentative Parcel Map, dated July 16, 2018
B) Conditions of Approval
C) Planned Sign Program, dated 7/13/2018
RESOLUTION NO. PC 18-18


WHEREAS, a completed application for a Tentative Parcel Map was submitted by Jim Forgey, on behalf of the property owner, JH Properties, on August 7, 2018, requesting to remove an access restriction to Katella Avenue from a 1976 recorded parcel map for 5252 Katella Avenue in the Commercial-Professional Office Zone (C-O), APN 222-021-13; and,

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

WHEREAS, the Applicant has also requested a Site Plan Review for a three-unit commercial building project on this parcel with access from Katella Avenue; and,

WHEREAS, the Planning Commission heard the application at a duly noticed public hearing on August 22, 2018, at which time it considered all of the evidence presented, both written and oral.

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

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

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

1. The proposed map is consistent with the City’s General Plan. The proposed map allows for the development of the requested one-story commercial building at a Floor Area Ratio (FAR) of 0.13 which is below the maximum FAR for the General Plan Professional Office land use designation of 1.50. The proposed design and improvements of the three-unit project are consistent with the applicable General Plan goals, policies, and implementation measures as set forth below.
<table>
<thead>
<tr>
<th>General Plan Implementation</th>
<th>Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Goal 3: Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities.</td>
<td>This project will be an improved amenity to offer more dining choices for those residents on the eastern side of the City and in particular for the new doctors' offices across Winner's Circle from this project.</td>
</tr>
<tr>
<td>Land Use Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.</td>
<td>This new building will improve upon the architecture on this part of Katella and will encourage nearby property owners to consider upgrading their facilities.</td>
</tr>
<tr>
<td>Land Use 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 building will provide modern design and amenities on a prominent parcel that has been somewhat underutilized as a banking institution in recent years. It will add a sense of life and walkability to this section of Katella Avenue on the Los Alamitos side of the street.</td>
</tr>
<tr>
<td>Economic Element Goal 1: Development patterns and a mix of uses that provide a fiscal balance sufficient to continue and increase public investment in the community's quality of life.</td>
<td>Restaurants are currently a thriving economic element and are seen as a place for gathering in an era where retail business has waned due to internet sales.</td>
</tr>
<tr>
<td>Economic Element Policy 3.3: Quality retail environments. Require new, redeveloped, and revitalized retail centers to provide street furniture, shading, pedestrian circulation, and gathering spaces that enhance the experience of shopping.</td>
<td>This modern project will provide outdoor dining, act as a Los Alamitos walking destination and as a convenient gathering space for the eastern part of Katella Avenue.</td>
</tr>
<tr>
<td>Mobility and Circulation Element Policy 1.6: Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.</td>
<td>This project will eliminate a curb cut that has existed close to Katella on Winners Circle to encourage better circulation for this area since cars will not be entering and exiting close to the intersection.</td>
</tr>
<tr>
<td>Mobility and Circulation Element Action 4.3: Site plan review. Through site plan review, require projects to incorporate pedestrian connectivity among buildings, through parking facilities, and linking to the public bicycle and pedestrian network.</td>
<td>This will be a convenient walking and biking destination for businesses in this area and in particular on the south side of Katella.</td>
</tr>
<tr>
<td>Mobility and Circulation Element Policy 5.6: Bicycle parking. Encourage safe,</td>
<td>This project will incorporate bicycle parking.</td>
</tr>
</tbody>
</table>

2. The design and improvement of the proposed project is consistent with the City’s General Plan: The design and improvement of the three-unit commercial building project are suitable for development of the Professional Office designation and the Floor Area Ratio meets the requirements of the General Plan.

3. The site is physically suitable for the proposed type of development: The site is physically suitable for a commercial building because the site is generally flat and will require minimal grading. The project can meet all development standards. The proposed map allows for the development of the requested one-story commercial building at a Floor Area Ratio (FAR) of 0.13 which is below the maximum FAR for the General Plan Professional Office land use designation of 1.50.

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

5. The site is physically suitable for the proposed density of development: The site is capable of supporting the development of a three-unit commercial building. The proposed project is at a Floor Area Ration (FAR) of 0.13, well under the City’s Professional Office designation FAR that allows a maximum of 1.50 for a development project. The entire project meets the development standards for the Commercial Professional Office (C-O) zone including parcel area, parcel depth, minimum dwelling area, maximum height, and setbacks.

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 commercial projects, and had a commercial building on the site previously, and there are no fish or wildlife habitat on site.
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 commercial building project will be compatible with the industrial and commercial uses in the area.

8. The design of the subdivision and improvements will not conflict with any 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 parcel can be developed in compliance with the applicable zoning regulations: The project will be able to comply with all zoning regulations as specified above.

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

SECTION 3. Based upon such findings and determinations, the Planning Commission, sitting as the Subdivision Committee, hereby approves Tentative Tract Map 18-02 (Map no. 2018-166) attached as Exhibit “B,” subject to the conditions located in attached Exhibit “A.”

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

SECTION 5. This resolution shall be effective immediately, but only if resolution 18-23 is also approved.

PASSED, APPROVED, AND ADOPTED this 22nd day of August, 2018, by the following vote:

__________________________________________
Art DeBolt, Chair
ATTEST:

______________________________
Andy Perea, Secretary

APPROVED AS TO FORM:

______________________________
Kendra Carney, Assistant City Attorney

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

I, Andy Perea, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 22nd day of August, 2018, by the following vote, to wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

______________________________
Andy Perea, Secretary
RESOLUTION NO. 18-19


WHEREAS, an application for a Site Plan Review was submitted by Jim Forgey, on behalf of the property owner of 5252 Katella Avenue (JH Properties) for approval to construct a 5,200 square-foot commercial building on a 0.92-acre property; and,

WHEREAS, said verified submission constitutes an application as required by Chapter 17.50 Site Plan Review of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on August 22, 2018; and,

WHEREAS, at this public hearing the applicant, applicant’s representatives, and members of the public were provided the opportunity to present written and oral testimony.

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

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

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

1. The design and layout of the proposed 5,200 square-foot commercial building is consistent with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards as the design and layout of the commercial building would not interfere with the use and enjoyment of neighboring developments, as the immediately surrounding uses are industrial and commercial. The approved location is appropriate for a 5,200 square-foot commercial building. The property is zoned for this type of development.

2. The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by this Chapter:
The design of the 5,200 square-foot commercial building would enhance the attractive, harmonious, and orderly development of the property by bringing new, modern design, and facilitating the needs of the community. The design is in harmony with existing, surrounding development.

3. 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 office building would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, 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.

4. 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 commercial building provides for public health, safety, and welfare of the business communities by meeting all building code requirements and the Conditions of Approval for this resolution.

5. The proposed development would not substantially depreciate property values in the vicinity: The 5,200 square-foot commercial building 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 the existing area.

6. Pursuant to the provisions of the California Environmental Quality Act (CEQA) the proposed project has been addressed with a Notice of Exemption pursuant to Section 15332, Class 32 Infill Development Projects of the California Environmental Quality Act (CEQA); the City’s Local Guidelines for implementing CEQA.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves this Site Plan Review 18-04 application subject to the following conditions attached and incorporated by reference as Exhibit "B" to this Resolution.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves , as represented by the plans and elevations in "Exhibit A" and subject to the conditions herein.

SECTION 5. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same, and Staff shall file a Notice of Determination with the County Clerk.
PASSED, APPROVED, AND ADOPTED this 22nd day of August, 2018, by the following vote:

ATTEST:                                   Art DeBolt, Chair

Andy Perea, Secretary

APPROVED AS TO FORM:

Kendra L. Carney, Assistant City Attorney

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

I, Andy Perea, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 22nd day of August 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andy Perea, Secretary
RESOLUTION NO. PC 18-20


WHEREAS, an application for a Conditional Use Permit was submitted for the approval of a restaurant drive-through at 5252 Katella Avenue, APN 222-021-13, on June 27, 2018; and,

WHEREAS, the verified application constitutes a request under Section 17.42.040 (Conditional Use Permits Application Filing, Processing, and Review) and Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial/Industrial Zoning Districts) of the Los Alamitos Municipal Code, which requires Planning Commission approval of a Conditional Use Permit for a drive-through use in the C-O Zoning District; and,

WHEREAS, prior to adopting this Resolution the Planning Commission adopted Resolution No.18-20 approving a Site Plan for a commercial building project at this location; and,

WHEREAS, the Planning Commission heard said application at a duly noticed public hearing on August 22, 2018, 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 18-04 is hereby approved to allow a restaurant drive-through use at a future commercial building (for Tenant A, the unit on the west side of the building) at 5252 Katella Avenue based upon the following findings. These findings are based on all of the evidence presented and the Staff report is incorporated herein by reference:

1. The use will not endanger the public health, safety or general welfare if located where proposed and developed, and that the use will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibration: The project, as proposed and
conditioned, will not endanger the public health, or general welfare. The property is zoned for this type of three-unit commercial building project and the project will comply with all applicable building and development codes. The project will not foster circumstances that tend to generate nuisance conditions such as noise, glare, odor, or vibrations because it is a commercial development that is consistent with the surrounding industrial and commercial uses and is on the other side of the building from most other businesses in the area.

2. The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate: The proposed commercial building project meets all of the required conditions and specifications set forth in the zoning district where it is proposed to locate as this commercial development project complies with all of the development standards for the Commercial-Professional Office (C-O) Zoning District.

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 General Plan designation for this property as Professional Office which allows for Professional and general office uses such as law, insurance, medical, dental, engineering, and financial services. However, restaurants are a permitted use in this zone as well which is a good amenity for office and industrial employees nearby. Here are how some implementation aspects of the General Plan would be addressed:

<table>
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<th>Discussion</th>
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<tbody>
<tr>
<td>Land Use Goal 3: Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities.</td>
<td>This project will be an improved amenity to offer more dining choices for those residents on eastern side of the City and in particular for the new doctor’s offices across Winner’s Circle from this project.</td>
</tr>
<tr>
<td>Mobility and Circulation Element Policy 1.6: Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.</td>
<td>This project will eliminate a curb cut that has existed close to Katella on Winners Circle which encourage better circulation for this area since cars will not be entering and exiting close to the intersection.</td>
</tr>
</tbody>
</table>

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 18-04 is based on the Planning Commission’s review of the plans and specifications submitted for the proposed project and on testimony
given at the public hearing on August 22, 2018, before the Planning Commission.

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

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit 18-04 subject to the conditions attached and incorporated by reference as Exhibit “B” to this Resolution.

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

SECTION 5. This resolution shall be effective immediately, but only if resolution 18-20 is approved.

PASSED, APPROVED, AND ADOPTED this 22nd day of August, 2018, by the following vote:

______________________________
Art DeBolt, Chair

ATTEST:

______________________________
Andy Perea, Secretary

APPROVED AS TO FORM:

______________________________
Kendra Carney, Assistant City Attorney

STATE OF CALIFORNIA

PC RESO 18-20
Page 3 of 4
I, Andy Perea, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 22nd day of August, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____________________________________________________
Andy Perea, Secretary
RESOLUTION NO. PC 18-21


WHEREAS, an application for a Conditional Use Permit was submitted for the approval of an outside seating area at 5252 Katella Avenue, APN 222-021-13, on June 27, 2018; and,

WHEREAS, the verified application constitutes a request under Section 17.42.040 (Conditional Use Permits Application Filing, Processing, and Review) and Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial/Industrial Zoning Districts) of the Los Alamitos Municipal Code, which requires Planning Commission approval of a Conditional Use Permit for an outside seating use use in the C-O Zoning District; and,

WHEREAS, prior to adopting this Resolution the Planning Commission adopted Resolution No.18-__ approving a Site Plan for a commercial building project at this location; and,

WHEREAS, the Planning Commission heard said application at a duly noticed public hearing on August 22, 2018 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 18-05 is hereby approved to allow a restaurant outside seating use at a future commercial building (for Tenant A, the unit on the west side of the building) at 5252 Katella Avenue based upon the following findings. These findings are based on all of the evidence presented and the Staff report is incorporated herein by reference:

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

2. The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate: The restaurant outside seating meets all of the required conditions and specifications set forth in the zoning district where it is proposed to locate as the outside seating and the combined commercial development project complies with all of the development standards for the Commercial-Professional Office (C-O) Zoning District.

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 General Plan designation for this property as Professional Office which allows for Professional and general office uses such as law, insurance, medical, dental, engineering, and financial services. However, restaurants are a permitted use in this zone and are a complimentary amenity for office and industrial employees nearby. Here are how some implementation aspects of the General Plan would be addressed:

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</tbody>
</table>
5.6: Bicycle parking. Encourage safe, secure, attractive, and convenient bicycle parking, especially in the downtown, at schools, and for employees of local businesses.

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 18-05 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 August 22, 2018, before the Planning Commission.

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

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit 18-05 subject to the conditions attached and incorporated by reference as Exhibit “A” to this Resolution.

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

SECTION 5. This Resolution shall be effective immediately, but only if Resolution 18-21 is approved.

PASSED, APPROVED, AND ADOPTED this 22nd day of August, 2018, by the following vote:

______________________________
Art DeBolt, Chair

ATTEST:

______________________________
Andy Perea, Secretary

APPROVED AS TO FORM:

PC RESO 18-21
Page 3 of 4
Kendra Carney, Assistant City Attorney

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

I, Andy Perea, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 22nd day of August, 2018, by the following vote, to wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

__________________________
Andy Perea, Secretary
RESOLUTION NO. PC 18-22


WHEREAS, an application for a Conditional Use Permit was submitted for the approval of extended hours of operation, from 4:00 a.m. to 12:00 midnight, daily, for tenant A, the unit on the west side of the building, at 5252 Katella Avenue, APN 222-021-13, on June 27, 2018; and,

WHEREAS, the verified application constitutes a request under Section 17.42.040 (Conditional Use Permits Application Filing, Processing, and Review) and Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial/Industrial Zoning Districts) of the Los Alamitos Municipal Code, which requires Planning Commission approval of a Conditional Use Permit for extended hours of operation in the C-O Zoning District; and,

WHEREAS, prior to adopting this Resolution the Planning Commission adopted Resolution No.18-22, approving a Site Plan for a commercial building project at this location; and,

WHEREAS, the Planning Commission heard said application at a duly noticed public hearing on August 22, 2018, 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 18-06 is hereby approved to allow extended hours of operation, from 4:00 a.m. to 12:00 midnight, daily, for a restaurant at a future commercial building (for Tenant A, the unit on the west side of the building) at 5252 Katella Avenue based upon the following findings. These findings are based on all of the evidence presented and the Staff report is incorporated herein by reference:

1. The use will not endanger the public health, safety or general welfare if located where proposed and developed, and that the use will not allow conditions which tend to generate nuisance conditions including but not
limited to noise, glare, odor, or vibration: The extended hours of operation, as proposed and conditioned, will not endanger the public health, or general welfare. The property is zoned for this type of restaurant use and is surrounded by commercial and industrial structures. The extended hours will not foster circumstances that tend to generate nuisance conditions such as noise, glare, odor, or vibrations because it is a commercial use that is consistent with the surrounding industrial and commercial uses.

2. The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate: The restaurant will meet all of the required conditions and specifications set forth in the zoning district where it is proposed to locate as the use in this new commercial development will comply with all of the development standards for the Commercial-Professional Office (C-O) Zoning District.

3. The location and character of the use, if the building is 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 General Plan designation for this property as Professional Office which allows for Professional and general office uses such as law, insurance, medical, dental, engineering, and financial services. However, restaurants are a permitted use in this zone as well which is a complimentary amenity for office and industrial employees nearby. Here are how some implementation aspects of the General Plan would be addressed:

<table>
<thead>
<tr>
<th>General Plan Implementation</th>
<th>Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Goal 3: Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities.</td>
<td>This project will be an improved amenity to offer more dining choices for those residents on the eastern side of the City and in particular for the new doctors’ offices across Winner’s Circle from this project.</td>
</tr>
<tr>
<td>Economic Element Goal 1: Development patterns and a mix of uses that provide a fiscal balance sufficient to continue and increase public investment in the community’s quality of life.</td>
<td>Restaurants are currently a thriving economic element and are seen as a place for gathering in an era where retail business has waned due to internet sales.</td>
</tr>
</tbody>
</table>

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 18-06 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 August 22, 2018, before the Planning Commission.
5. CEQA has been satisfied as a determination has been made that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-Fill Development Projects. There are no unusual circumstances which would trigger an exception to the exemption, and no cumulative impacts.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit 18-06 subject to the conditions attached and incorporated by reference as Exhibit "A" to this Resolution.

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

SECTION 5. This resolution shall be effective immediately, but only if Resolution 18-22 is approved.

PASSED, APPROVED, AND ADOPTED this 22nd day of August, 2018, by the following vote:

________________________________________
Art DeBolt, Chair

ATTEST:

________________________________________
Andy Perea, Secretary

APPROVED AS TO FORM:

________________________________________
Kendra Carney, Assistant City Attorney

STATE OF CALIFORNIA  )
COUNTY OF ORANGE  ) ss
CITY OF LOS ALAMITOS  )
I, Andy Perea, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 22nd day of August, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

__________________________
Andy Perea, Secretary
RESOLUTION NO. 18-23


WHEREAS, an application for a Planned Sign Program was submitted by Jim Forgey, on behalf of the property owner (JH Properties), on June 27, 2018, requesting approval for a Planned Sign Program to be implemented for a new commercial building to be built on the property located at 5252 Katella Avenue, APN No. 222-021-13; and,

WHEREAS, the design of the project, as conditioned, will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. According to the guidelines for implementing the California Environmental Quality Act (CEQA), the proposed project is Categorically Exempt pursuant to Section 15311 (Accessory Structures: Class 11; (a) On-premise signs) of CEQA; and,

WHEREAS, that said verified application constitutes a Planned Sign Program request as required by Sections 17.28.060 and 17.28.090.3.B of the Los Alamitos Municipal Code.

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 reviewed the Planned Sign Program application on August 22, 2018, and based upon the evidence presented, approved the Planned Sign Program with conditions and, hereby makes the following findings in accordance with Los Alamitos Municipal Code section 17.28.060.E:

1. The proposed signs satisfy the intent of the Planned Sign Program Chapter (LAMC 17.28.060) and the General Plan.

This parcel will have permanent signs that exceed five signs or an aggregate area of more than 200 square feet. The Applicant has chosen to create this Planned Sign Program to permit more than five (5) signs on the property. It will satisfy the intent of Los Alamitos Municipal Code Chapter 17.28 and the City’s General Plan because the proposed signs will protect public and private investments in buildings and open spaces;
preserve and improve the appearance of the City as a desirable environment in which to live and to work; enhance visual unity; promote unifying design characteristics; create an attractive and pleasing atmosphere for nonresidents who come to visit or to trade; and prevent excessive, conflicting and confusing sign displays.

2. The proposed signs complement and are in harmony with the design of the building; incorporate several common design elements and incorporate materials, colors or design motifs included in the structure being identified.

All of the signs proposed have common elements with signs scattered throughout Los Alamitos. The signs encourage good sign design in color consistency, size consistency, and a modern appearance that is suitable for its location in the Commercial Professional Office Zone (C-O) and that 17.28.060(A) provides exception from strict adherence to the Code in approving a Planned Sign Program.

3. The approval of a Planned Sign Program will not adversely affect surrounding land uses or obscure adjacent conforming signs.

The proposed signs will not obscure any other signage on this or any other property. The signs will be in harmony with surrounding development in that the signs are of a size and type that are commonly used in other commercial properties and the colors are not garish but are complementary to the site and also are commonly used in commercial signage.

SECTION 3. An appeal of this decision may be filed pursuant to Chapter 17.68 of the Los Alamitos Municipal Code.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Planned Sign Program PSP 18-01 and the signage incorporated therein, subject to the following conditions:

**Planning**

1. Subsequent submittals for 5252 Katella Avenue shall be consistent with Exhibit C as well as additions, revisions, changes, or modifications as required by the Planning Commission.

2. Approval shall be valid for a period of eighteen (18) months from the date the approval goes into effect. If the signage approved by this action has not received the required permits within such time period, such approval shall be terminated and shall thereafter be null and void. Prior to the expiration of the
Planned Sign Program, the Applicant may request a twelve (12) month extension in accordance with the Los Alamitos Municipal Code.

3. Planned Sign Program PSP 18-01 for the building at 5252 Katella Avenue, as conditioned, is approved exclusively for the location and design of the signs as shown on the relevant drawings in Exhibit C and subject to such additions, revisions, changes or modifications as may be required by the Planning Commission hereunder. Any relocation, alteration, addition to, or use of any sign design, color, or material not specifically approved shall nullify this approving action. If any changes are proposed regarding the location or alteration of the signs, an amendment to this permit 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 and intent of this approval action, and that action would have been the same for the proposed change or changes as for the proposal approved herein, and such changes represent less than twenty-five (25) percent of the total signage that is subject to a Planned Sign Program, the amendment may be approved by the Development Services Director without requiring a public meeting. Any changes representing more than twenty-five (25) percent of total signage subject to a Planned Sign Program shall be approved by the Planning Commission as an amendment to the existing Planned Sign Program.

4. The Planned Sign Program does not prohibit the change of signage in the case of changed tenants, provided that the signage conforms to the Planned Sign Program and conditions of approval.

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

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

8. Prior to permit issuance, the property owner/Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The property owner/Applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department.

9. The Applicant shall submit complete plans for plan check and obtain all required building permits. All applicable conditions herein must appear on and be noted on, the final working drawings prior to the issuance of a building permit.

10. Applicant shall comply with applicable Federal, State, City, and Orange County laws and regulations.

**Building Department**

11. The Applicant/operator shall submit complete plans for any signs installed in the future including necessary engineered drawings, to the City for plan check prior to building permit issuance.

**SECTION 5.** The Secretary of the Planning Commission shall forward a copy to the Applicant and any person requesting the same.

**PASSED, APPROVED, AND ADOPTED** this 22nd day of August, 2018.

_________________________

Chair Art DeBolt

ATTEST:

_________________________

Andy Perea, Secretary

APPROVED AS TO FORM:

_________________________

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

I, Andy Perea, Interim Development Services Director of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 22nd day of August, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

________________________________________
Andy Perea, Secretary

PSP 18-01
August 22, 2018
Page 5 of 5
June 21, 2018

Mr. Jim Forgey
Architects Orange
174 South Orange Street
Orange, California 92866

Re: Queuing Analysis for a Proposed Starbucks Coffee with Drive-through at Katella Avenue and Winners Circle in the City of Los Alamitos

Dear Mr. Forgey:

Pursuant to your request, Albert Grover & Associates (AGA) has conducted a focused queuing assessment for the proposed Starbucks Coffee with drive-through to be located within a new multi-tenant development on the southwest corner of the intersection of Katella Avenue and Winners Circle in the City of Los Alamitos (Figure 1). This report provides a brief discussion of anticipated drive-through demand and queuing for the proposed development.

Figure 1: Proposed Project Location
I. Introduction

The proposed project site is a 0.92-acre lot located at 5250 Katella Avenue, on the southwest corner of the intersection of Katella Avenue and Winners Circle. An existing vacant building of approximately 8,000 sf—which previously housed a commercial bank—currently stands on the site. The proposed project site plan (Figure 2) calls for the existing building to be demolished and replaced by a new 5,200 sf building with a 300 sf patio and drive-through window. The new building would be subdivided into three leasable units, the largest of which would be a Starbucks Coffee (Table 1).

![Figure 2: Proposed Project Site Plan](image)

Vehicular site access for the proposed project would be provided via two existing driveways to be maintained: one right-in and right-out driveway on Katella Avenue and one full access driveway on Winners Circle. The northerly existing driveway on Winners Circle will be eliminated to allow for increased drive-through storage and onsite parking. As designed the proposed Starbucks Coffee drive-through will provide sufficient storage to accommodate an eleven-car queue, with additional space for up to three cars to wait onsite without blocking access to onsite parking spaces or driveways.
Table 1: Existing and Proposed Businesses  
5250 Katella Avenue | Los Alamitos, CA

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Name</th>
<th>Business Type</th>
<th>Floor Area (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Use</td>
<td>City National Bank</td>
<td>Bank</td>
<td>8,200</td>
</tr>
<tr>
<td>Proposed Project</td>
<td>Starbucks</td>
<td>Coffee Shop with Drive-Through</td>
<td>2,400</td>
</tr>
<tr>
<td></td>
<td>Tenant B</td>
<td>Restaurant</td>
<td>2,000</td>
</tr>
<tr>
<td></td>
<td>(unconfirmed)</td>
<td></td>
<td>5,200</td>
</tr>
<tr>
<td></td>
<td>Tenant C</td>
<td>Restaurant</td>
<td>800</td>
</tr>
</tbody>
</table>

On street parking is prohibited on Katella Avenue and for most of Winners Circle adjacent to the project site. The proposed project site plan will provide a total of 54 parking spaces (including 3 accessible spaces), which is an increase of 20 parking spaces over the existing bank parking lot. This larger parking lot is needed to meet the higher Zoning Code parking requirements for food establishments. The larger 54 space parking lot of the proposed project is in compliance with the Zoning Code and is expected to be adequate for the site.

II. Similar Site Queuing Study

In order to determine anticipated drive through queues for the proposed Starbucks Coffee, a queuing study on a typical weekday was conducted at a similar location in the City of Brea. The Starbucks Coffee chosen to study is located at 525 Valencia Avenue, on the southwest corner of the intersection of Valencia Avenue and Imperial Highway. This location was chosen for the study since it is a multi-tenant building of approximately 4,500 sf with a drive-through storage length of similar size to the one proposed in the City of Los Alamitos. Like the proposed project site, the Brea location is also located in a commercial area along a busy State highway.

Since Starbucks is a coffee shop frequented by commuters, it was determined that the morning commute period should be the busiest and thus the most appropriate time to conduct the study. Vehicle queues were observed from 6:30 – 8:30 am on Tuesday, June 19, 2018, with the queue length noted at five-minute intervals throughout the study period. The maximum queue size was twelve cars, occurring once at 8:10 am. The average queue length observed during the study period was six cars, with the busiest period being between 8:05am and 8:20am. The peak-hour queue size data is shown by time in Table 2.
Table 2: Queuing Study Data

525 Valencia Avenue | Brea, CA

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Max Queue (veh)</th>
<th>Average Queue per hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:30 AM</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:35 AM</td>
<td>3</td>
<td></td>
<td></td>
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<tr>
<td>6:40 AM</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:45 AM</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:50 AM</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:55 AM</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:00 AM</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:05 AM</td>
<td>9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:10 AM</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:15 AM</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:20 AM</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:25 AM</td>
<td>6</td>
<td></td>
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<tr>
<td>7:30 AM</td>
<td>5</td>
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<td>7:35 AM</td>
<td>9</td>
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<td>7:40 AM</td>
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<td>7:45 AM</td>
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<td>7:50 AM</td>
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<td>7:55 AM</td>
<td>3</td>
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<tr>
<td>8:00 AM</td>
<td>5</td>
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<td>8:05 AM</td>
<td>7</td>
<td></td>
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<td>8:10 AM</td>
<td>12</td>
<td></td>
<td></td>
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<tr>
<td>8:15 AM</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8:20 AM</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8:25 AM</td>
<td>4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Overall Study** 12 6

*Tuesday, June 19, 2018*
Although the proposed Starbucks drive-through design allows for a storage capacity of eleven cars, the maximum observed queue at the similar location was twelve cars long. However, the proposed project site plan provides for additional storage space for up to three cars at the back of the drive-through without impeding access to parking spaces or driveways; therefore, it is anticipated that the Starbucks drive-through queues will be contained on-site without impacting internal site traffic or traffic on the adjacent roadways. Furthermore, the queues observed over the two-hour peak period averaged six cars, indicating that for the majority of the morning peak period, the drive-through storage is expected to be only half-occupied.

III. Conclusions

A new 5,200 sf building is proposed to replace the existing vacant building at 5250 Katella Avenue, on the southwest corner of the intersection of Katella Avenue and Winners Circle in the City of Los Alamitos. The proposed site plan includes three tenant lease units as well as a small patio and drive-through window. The drive-through would be dedicated for use by Starbucks Coffee and provides vehicle storage for a queue of up to eleven cars. In the occasional occurrence when the drive-through queue may exceed eleven cars, the proposed site plan also provides additional on-site queue storage for up to three cars without affecting access to parking spaces or driveways.

A similar site queuing study was conducted at the Starbucks Coffee at 525 Valencia Avenue in the City of Brea, also located within a multi-tenant building on the corner of a signalized intersection. The maximum drive-through queue observed during the weekday morning peak commute was twelve cars (occurring at 8:10 am), with an average queue of six cars.

Therefore, it is anticipated that the proposed Starbucks drive-through would not impact project site circulation, on-site parking, driveway access, or traffic on adjacent roadways. The proposed project site plan, including the eleven-car drive-through storage, is hereby deemed to be of adequate size to comfortably serve the anticipated Starbucks Coffee drive-through demand, even during the morning rush.

Should you or the City of Los Alamitos have any questions regarding this report and its conclusions, please do not hesitate to contact Ms. Kawai Mang or myself at (714) 992-2990.

Respectfully submitted,

ALBERT GROVER & ASSOCIATES

[Signature]

David Roseman, TE
Principal Transportation Engineer
EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.

B. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

- **Tax Identification No.:** 222-021-13
- **Fiscal Year:** 2017-2018
- **1st Installment:** $6,557.82, paid.
- **2nd Installment:** $6,557.82, open (Delinquent after April 10)
- **Penalty and Cost:** $678.78
- **Homeowners Exemption:** $0.00
- **Code Area:** 22-003

C. The herein described property lies within the boundaries of a Mello-Roos Community Facilities District (CFD) as follows:

- **CFD No:** 90-1
- **For:** Community Facilities District No. 90-1
- **Disclosed by:** Notice of Special Tax Lien
- **Recording Date:** January 19, 1990
- **Recording No.:** 90-323934, Official Records

This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City of Los Alamitos, County of Orange. The tax may not be prepaid.

D. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   - **Granted to:** Southern California Edison Company
   - **Purpose:** Public utilities
   - **Recording No.:** in Book 2829, Page 481, Official Records
   - **Affects:** Westerly 6 feet of said land

3. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by said map of said Tract.

   - **Affects:** Northerly portion of said land

Said Land, however, abuts on a public thoroughfare, other than the one referred to above, over which the rights of vehicular access have not been relinquished.
NEW DEVELOPMENT
SINGLE STORY, 3 TENANT COMMERCIAL BUILDING WITH DRIVE-THRU & RELATED SITE IMPROVEMENTS

TABLE OF CONTENTS
• PROPOSED SITE PLAN
• EXTERIOR ELEVATIONS
• RENDERINGS
• PICTURES
• LANDSCAPE
• PHOTOMETRIC STUDY
SIGHT SAFETY TRIANGLE (17.16.140)

E (E) MONUMENT SIGN TO BE REMOVED
N (N) MONUMENT SIGN

(P) LIGHT POLE
(E) LIGHT POLE TO REMAIN
N (N) LIGHT POLE

EV

LOADING ZONE
NO PARKING

TOTAL PROPOSED BUILDING AREA & PARKING SUMMARY:

TENANT A (Starbucks) 2,400 S.F. 10 / 1000 24 STALLS
TENANT B (Restaurant) 2,000 S.F. 10 / 1000 20 STALLS
TENANT C (Restaurant) 800 S.F. 10 / 1000 8 STALLS
PATIO 265 S.F. 1 per 150 sf 2 STALLS

LANDSCAPE AREA 5,480 S.F. 15.4% OF SITE

SITE AREA: 39,866 S.F. 0.9152 ACRES

TOTAL PROPOSED BUILDING AREA: 5,200 S.F.

F.A.R. 0.1304

BUILDING AREA & PARKING SUMMARY:

REQUIRED:

PARKING:

STANDARD 45 STALLS
COMPACT 0 STALLS
ADA 3 STALLS
CAV 2 STALLS
EV 4 STALLS

TOTAL: 54 STALLS

BICYCLE RACK
SHORT TERM 54 SPACES @ 5% = 3
TOTAL BIKE PROVIDED 4

SITE SUMMARY

CURRENT: C-O, COMMERCIAL
STREET FRONT: 15' MINIMUM
STREET SIDE: 10' MINIMUM
SIDE: 10' (ABUTTING RESIDENTIAL), ZERO IF NOT
REAR YARD: 0' (ABUTTING PARCEL IN C-G)

15% OF SITE / PROPERTY TO BE LANDSCAPED

GREEN BUILDING BICYCLE PARKING SECTIONS 5.106.4.1

SHORT TERM 54 SPACES @ 5% = 3

TOTAL BIKE PROVIDED 4

SHORT TERM: 4

LANDSCAPE REQUIREMENTS

10% OF SITE PROROY TO BE LANDSCAPED

SITE PARKING:

SHORT TERM:

BICYCLE PARKING SECTIONS 5.106.4.1

SITE AREA:

SHORT TERM 54 SPACES @ 5% = 3

TOTAL BIKE PROVIDED 4

PREFERRED ON-DIGHT SURVEY

SCALE 1/16" = 1'-0" @ 24"X36"
Katella & Winners Circle, Los Alamitos, CA

VIEW FROM SOUTH

NOTE: DIAGRAMATIC DEPICTION ONLY. REFER TO PLANS FOR ACCURATE REPRESENTATION

VIEW FROM SOUTHEAST
NOTE: DIAGRAMATIC DEPICTION ONLY. REFER TO PLANS FOR ACCURATE REPRESENTATION
Katella & Winners Circle, Los Alamitos, CA

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5,200 SQUARE-FOOT COMMERCIAL BUILDING PROJECT
CONDITIONS OF APPROVAL
SPR 18-04, CUP 18-04, CUP 18-05, CUP 18-06, CUP 18-07 and TPM 18-02 (2018-166)

GENERAL CONDITIONS

1. The approved application consists of construction of a 5,200 square-foot commercial building development project, a tentative parcel map, and a CUP for 24-hour drive-through, outside seating, and extended hours for Unit A at 5252 Katella Avenue (APN 222-021-13) with such additions, revisions, changes, or modifications as required by the Planning Commission pursuant to approval of a Site Plan Review, three Conditional Use Permits, and a Tentative Parcel 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 dated August 7, 2018 (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, and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the Applicant of any such claim, action or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City’s associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant’s consent, but should it do so, the City shall waive the indemnification herein, except the City’s decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

3. The Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department within 30 days of final approval of all Resolutions. The 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 or 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 applicable law occur within 90 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 applicable law including but not limited to, revocation of the approvals discussed herein.

5. Project plans for the commercial building project shall be subject to a complete code compliance review with the Development Services Department when the building plans are submitted for plan check and shall comply with all applicable City of Los Alamitos ordinances, regulations, and policies adopted 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 18-04) shall be valid for a period of twelve (12) months from the date the site plan was approved, and the Conditional Use Permits (CUPs 18-05, 18-06, and 18-07) 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 TPM 18-02 (Map# 2018-166) 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. Prior to issuance of a building permit, a copy of the recorded map shall be provided to the Development Services Department.

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

10. The Applicant shall comply with applicable City, County, and/or State regulations.

11. The Applicant shall be required to comply with the Seismic Hazards Mapping Act of 1990, including the Guidelines for Evaluating and Mitigating Seismic Hazards in California 1997.

FEES

12. The Applicant and Applicant's successors in interest shall be responsible for payment of all applicable fees.

5252 Katella Avenue
Page 2 of 11
13. Traffic impact fees of $3.66 per square foot, or $17,472.00, shall be required.

LANDSCAPE

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

15. Detailed hardscape, landscape, and irrigation plans will be prepared by a licensed landscape architect. Such plans will be designed in accordance with the "Landscape and Irrigation Design Requirements" of the City and approved by the City Engineer prior to the commencement of construction.

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

17. The landscape and irrigation plan shall be submitted for review and comply with the City's Xeriscape Ordinance (Ord. No. 563). All required landscaping and irrigation shall be installed prior to the issuance of a Certificate of Occupancy.

18. The hardscape and landscape for the entire project area shall be installed prior to occupancy of any leasable units.

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

20. All landscaping on the site, including, without limitation, trees, shrubs and other vegetation, drainage and irrigation systems, shall be permanently maintained in good, first class condition, healthy, without deterioration, free of waste and debris, through all phases of construction and after. Dead or diseased plants shall be promptly replaced with landscaping similar in type, size, and quality. Automatic Irrigation systems shall be properly maintained and other reasonable and adequate landscape maintenance facilities and procedures shall be provided to fulfill the foregoing requirements.
21. The common open space area improvements shall be reviewed and approved by the Development Services Department prior to issuance of building permits. The common open space area shall be completed at the time that the first unit is leased.

**LIGHTING**

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

23. The Applicant shall provide adequate exterior lighting for each 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.

24. 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**

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

26. All utility service lines shall be placed underground.

27. 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**

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

29. Hours and days of demolition, grading, and construction operations shall be prohibited between the hours of 8:00 p.m. and 7:00 a.m. on weekdays and Saturday. There shall be no construction activities on Sunday or a federal holiday celebrated by the City of Los Alamitos without express approval by the Development Services Director.
30. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of an existing building shall be equipped with properly operating and maintained mufflers.

31. 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.

32. Stock piling and/or vehicle-staging areas shall be placed as far as practical from existing buildings.

33. 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.

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

OTHER

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

36. Applicant will promptly remove any graffiti or unapproved writing on the exterior walls of any structures within twenty-four hours of the onset of such graffiti or writing at the sole expense of the Applicant.

37. Parking lot sweeping shall not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday.

38. The Applicant shall provide, as a minimum, a trash enclosure to hold three standard dumpsters for solid waste, recycling, and organics, with five (5) foot by eight (8) foot clear interior dimension for each dumpster, including a solid roof designed to the satisfaction of the Development Services Director. Walls shall be a minimum of five (5) feet high and constructed of reinforced masonry or similar material. The enclosure shall be constructed with a roof made of solid material, such as that provided by a standing-seam metal roof. Wrought iron or equivalent gates with latch shall be provided. The top one-foot of the gates shall be open work with screening; the remaining section of the gates shall have solid metal backing. Enclosures shall have an interior six-inch curb bumper. This area shall accommodate receptacles sufficient to meet the solid waste and recycling needs of the development project.
39. Applicant is required to provide a Tentative Parcel Map to eliminate the existing access restriction from the parcel to Katella Avenue as shown on prior parcel map# 46882.

RESTAURANT OUTSIDE SEATING FOR TENANT A

40. Prior to obtaining a certificate of occupancy for the building, the Applicant shall provide a floor plan showing the layout of the indoor business space, and the proposed outdoor seating area with appropriate setbacks for the respective building. The floor plan is subject to approval by the Development Services Director.

41. Prior to obtaining a certificate of occupancy for the building, the Applicant must identify the style, color, and materials of all fixtures that will be placed in the outdoor seating area, including, but not limited to, tables, chairs, umbrellas, planters, and barriers for the outdoor patio area of the respective building. The fixtures shall be subject to the approval of the Development Services Director.

42. All outdoor seating areas shall comply with the requirements of Los Alamitos Municipal Code section 17.38.190.

RESTAURANT DRIVE-THROUGH CONDITIONS FOR TENANT A

43. The drive-through for Tenant A shall be permitted to operate 24-hours a day, seven days a week.

44. The Applicant shall provide landscape screening of the drive-through aisle along Katella Avenue and Winners Circle to buffer the visibility of the drive-through and shield the headlights associated with the drive-through operations.

45. Sound from the drive-through menu board shall not be audible to any residential properties.

46. The ordering and pick-up of food and beverages using drive-through facilities is only permitted from a motorized/electric vehicle; any other means used to access drive-through facilities, including without limitation, pedestrian and bicycle, are prohibited.

47. The 24-hour operations noted herein shall be limited to the drive-through operations only.

RESTAURANT EXTENDED HOURS OF OPERATION FOR TENANT A

48. The Lessee of the unit known as Tenant A is permitted to have interior hours of operation from 4:00 a.m. to 12:00 midnight, daily.
49. Prior to issuance of an Encroachment Permit, the Applicant shall submit Improvement Plans for public works (off-site) improvements, and on-site improvements. Plan check fees shall be paid in advance. The Applicant shall submit to the Public Works Department 24" x 36" reproducible street improvement plans, as prepared by a California Registered Civil Engineer, for approval. The plans shall clearly show existing and proposed surface and underground improvements, including construction and/or replacement of any missing or damaged public improvements adjacent to this development. Said plans shall include, but not be limited to, the following:

a) Curb and gutter
b) Sidewalk, including curb ramps
   for the physically disabled
c) Drive aprons
d) Signing/striping
e) Street paving
f) Street lighting
g) Catch basin/storm drain
   laterals/connection to existing storm drain system.
h) Domestic water facilities
i) Reclaimed water facilities
j) Sanitary sewer facilities
k) Landscape/irrigation
l) Dry utility lines
m) Traffic signal

50. Current Federal Americans with Disabilities Act (ADA) requirements shall be met at all driveways and sidewalks adjacent to the site. City of Los Alamitos standards shall apply, unless otherwise approved by the City Engineer.

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

52. Driveway slope shall be a minimum slope of 1% for asphalt and .5% for concrete and Parking lot slope shall be a minimum slope of 1%.

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

54. 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.

55. 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. Caltrans permit will be required for all drainage going into their facilities.
56. An on-site 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.

57. Provide catch basins that meet NPDES standards throughout the property.

58. An on-site grading 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 a Registered Civil Engineer. Public Works improvements may be shown on this plan.

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

60. 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.

61. The Development shall comply with all applicable provisions of the City of Los Alamitos Water Quality Ordinance and all Federal, State, and Regional Water Quality Control Board rules and regulations.

62. Developer shall prepare a sedimentation and erosion control plan for all work related to this development.

63. Prior to issuance of a Grading Permit, a final grading plan, prepared by a California Registered Civil Engineer, shall be submitted and approved. The plan shall be consistent with the approved site plan and landscaping plans.

64. Prior to issuance of a Grading Permit, a grading bond (on a form acceptable to the City) will be required. The engineer's estimate, which covers the cost of all work shown on the grading plan, including grading, drainage, water, sewer and erosion control, shall be submitted to the City for approval.

65. Prior to issuance of any permits, the Applicant shall submit for approval by Planning and Public Works Divisions of the Development Services Department, a Water Quality Management Plan (WQMP). If the WQMP has been determined to be a Priority WQMP, it shall identify Low Impact Development (LID) principles and Best Management Practices (BMPs) that will be used on-site to retain storm water and treat predictable pollutant run-off. The Priority WQMP shall identify: the implementation of BMPs, the assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessees, etc.) and reference to the location(s) of structural BMPs.
66. Prior to final inspection of the project, a Water Quality Management Plan (WQMP) shall be recorded with the County of Orange and presented to the Development Services Department.

67. Prior to issuance of any permits, the Applicant shall record a "Covenant and Agreement Regarding O & M Plan to Fund and Maintain Water Quality BMPs, Consent to Inspect, and Indemnification", with the County Clerk - Recorder. These documents shall bind current and future owner(s) of the property regarding implementation and maintenance of the structural and non-structural BMPs as specified in the approved WQMP.

68. Prior to issuance of a Grading Permit, the Applicant shall submit a copy of the Notice of Intent (NOI) indicating that coverage has been obtained under the National Pollutant Discharge Elimination System (NPDES) State General Permit for Storm Water Discharges Associated with Construction Activity from the State Water Resources Quality Control Board.

PUBLIC WORKS

69. The Applicant shall install a new sidewalk on Katella Avenue, in front of the entire subject parcel.

70. The Applicant shall remove the existing driveway approaches (curb cut) to the property and replace with the permitted new driveway approaches (curb cut) per City standards.

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

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

72. This area is served by the Rossmoor/Los Alamitos Sewer District (RLAASD). The District operates and maintains an existing 8-inch diameter sewer in Katella Avenue flowing to the west (which increases in size to a 10-inch diameter sewer a few hundred feet west of Winners Circle) and an existing 8-inch diameter sewer in Winners Circle which flows into the Katella Avenue sewer. Before we can determine if the District's sewer system has sufficient hydraulic capacity to serve this proposed three-unit restaurant complex, the developer's engineer must submit calculations showing the anticipated daily sewage flows generated from this complex.

73. This request is being made because the District's 2015 Sewer Hydraulic Model indicates there are moderate hydraulic deficiencies in the sewer to the west of the proposed development. Please refer to the attached graphic depicting the location of the hydraulic deficiency in Katella, specifically between Noel Street and Bloomfield Street (the area depicted in orange on the attached hydraulic...
deficiency map). This sewer segment is problematic in that it is currently flowing between 40% and 50% full (flows above 50% can present hydraulic problems in sewers). While we do not expect huge flows coming from the restaurant complex, they will certainly be higher than those generated from the City National Bank building which formerly occupied this site. With that in mind, we would first like to review the developers calculations of anticipated sewage flows from this restaurant complex and possibly re-run the District's Sewer Hydraulic Model before giving this project the green light.

74. If the project is found to be hydraulically sufficient, the project developer must submit engineering plans for the District's review prior to connection to the District's sewers in Katella Avenue or Winners Circle. At this point, we assume the new complex will need to have three separate 6-inch sewer laterals in place of a single lateral serving the former bank building.

75. Prior to approval of the above-noted plans, the project developer must pay all applicable connection, permit, plan-check and inspection fees. Given the project will involve three new restaurants on a site previously occupied by a bank and office complex, the developer will also have to comply with the District's Fats, Oils and Grease Ordinance (FOG). Further information on the FOG Ordinance can be obtained by contacting the District's FOG Consultant Jon Kinley at (949) 481-8826 or at the email address copied above.

BUILDING AND SAFETY DIVISION

76. The Applicant must comply with all California Building Codes in effect at the time of submission of the building plans.

77. The Applicant shall submit three sets of complete building plans to the Building and Safety Department for review, to include structural calculations.

78. The Applicant shall submit Title 24 calculations and grading & drainage plans.

79. 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.

80. At the time of building permit application, the plans shall comply with the latest edition of the codes, City Ordinances, State, Federal laws, and regulations as adopted by the City Council of the City of Los Alamitos.

81. At permit issuance, the Building Department will collect fees on behalf of the Orange County Sanitation District.

82. Prior to permit issuance, any school fees required must be paid to the Los Alamitos Unified School District.
83. The Applicant shall submit a liquefaction report, by a registered geotechnical engineer, with building plans.

84. Prior to permit issuance, the Applicant shall submit a copy of the front page of the approved Orange County Fire Authority plan set.

**ORANGE COUNTY FIRE AUTHORITY (OCFA)**

85. *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.
5252 Katella Avenue
Los Alamitos, California 90720

Prepared By:
Promotional Signs
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax
A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at the shopping center at 5252 Katella Avenue, Los Alamitos (hereinafter "5252 Katella") reflects the integrity and overall aesthetic values of the Landlord and the City of Los Alamitos.

B. GENERAL LANDLORD/TENANT REQUIREMENTS

1. The Tenant shall submit to Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include scaled drawings of the building elevation(s) to which the sign(s) are to be attached with the sign(s) placed on the building, leasehold location and width, and proposed sign specifications including exact sign dimensions, area, materials, and colors. A section detail must also be included in the submitted drawings clearly illustrating sign construction, illumination, wiring, and quantity and types of fasteners. Proposed drawings must clearly illustrate compliance of the proposed sign(s) with this sign program, the City of Los Alamitos sign code, and the requirements of any other governmental agency having jurisdiction.

2. All signs shall be reviewed by the Landlord for conformance with this criteria, overall design quality, and compatibility with the intended aesthetic character of 5252 Katella. Approval or disapproval of sign submittals shall remain the sole right of the Landlord and City.

3. Tenant must obtain written approval from the Landlord and any other relevant agencies of all proposed signs prior to submitting sign drawings to the City of Los Alamitos for the purpose of obtaining a permit.

4. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Los Alamitos and provide Landlord with a copy of such sign permit.

5. Signs built and/or installed without permits and approval by Landlord, governmental agencies having jurisdiction over 5252 Katella (or others having rights of approval of such signs), or contrary to corrections made by Landlord or such governmental agencies, shall be altered to conform to such standards at Tenant's sole cost and expense. If Tenant's sign has not been brought into conformance within fifteen (15) days after written notice from Landlord, Landlord shall have the right to correct said sign at the sole cost and expense of Tenant.

6. The Tenant shall pay for all signs, related materials, permits and installation fees (including final inspection costs). It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.

7. In the event a Tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Tenant shall provide a blank panel for any freestanding sign he occupies.

8. Tenant sign(s) shall be installed not later than thirty (30) days after Tenant's store opens for business, and only after City permits are secured.

9. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.

10. Damaged portions of any sign(s) shall be repaired or replaced within three (3) business days. In the event Tenant shall be unable to effect such repair or replacement within said period for any reason (other than financial inability) beyond Tenant's control, Tenant shall notify Landlord and provide to Landlord a plan of action to be taken to ensure that such repair or replacement shall be continuously pursued with due diligence until completed.

11. A Tenant who vacates their space is expected to remove any wall sign(s) and paint and the affected fascia(s), leaving the fascia(s) in like-new condition. The Landlord will remove and dispose of any sign remaining after tenant vacates within fourteen (14) days of a tenant's departure, considering the sign abandoned and withholding the cost of the removal from the Tenant's deposit.

Freestanding signs in 5252 Katella will be built and maintained by the Landlord. Tenant panel placement and design subject to review and approval by Landlord with associated costs to be reimbursed by tenants as directed and agreed upon with Landlord.

C. GENERAL SPECIFICATIONS

1. Sign sizes shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets the criteria herein.

2. Signs shall be fabricated per the specifications shown.

3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated according to U.L. specifications.
5. Sign company to be fully licensed with the State and shall have full workman’s compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior). No roof penetrations shall be made without Landlord’s prior written consent.
7. Tenant, at Tenant's expense, shall immediately repair any damage caused by Tenant’s sign contractor which has occurred to the premises during the course of installation of Tenant’s sign(s).
8. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Any necessary exposed hardware must specifically be approved by Landlord and City regulatory departments prior to installation and must be finished in a manner consistent with quality fabrication practices.
9. Signs shall be placed in locations as shown, with Landlord approval.
10. All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.
11. Tenant wall signs may incorporate exposed neon or similar, at the discretion of the Landlord.

D. PROHIBITED SIGNS

1. Permanent advertising devices such as attraction boards, posters, balloons, pennants, banners, and flags. Temporary signage requires advanced express written Landlord approval prior to installation and any required city approval.
2. Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
3. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
4. Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
5. Signs within the public right-of-way except those protected by legally nonconforming rights or those required by law for traffic control, information and hazard identification.
6. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.
7. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
8. Any advertising device involving animals and human beings.
9. Signage painted directly on wall.
10. Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
11. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception here to may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
12. Signs not deemed architecturally compatible with the entire project per the approval of Landlord and all applicable City departments.
13. Any additional signs strictly prohibited by the sign code of the City of Los Alamitos.
14. Cabinet or "can" type signs that are square or rectangular in shape, unless that shape is part of the business logo and is used in conjunction with individual channel letters.

5252 KATELLA
SIGN PROGRAM
5252 Katella Avenue
Los Alamitos, CA 90720

Prepared By: 
Promotional Signs
3301 S. Susen
Santa Ana, CA 92704
714-540-554 Phone
714-540-5959 Fax

Date: July 13, 2018

Page 3
NORTH BUILDING ELEVATION
(faces Katella Ave.)

EAST BUILDING ELEVATION
(faces drive-thru lane / Winners Circle)
SIGN TYPE T TENANT BUILDING SIGN

Quantity: Each tenant shall be required to display storefront signage on elevation facing Katella Avenue. Tenants may also display signage on rear and side elevations.

Location: Option 1 - Wall: Installed flush to wall, centered within available sign band or as appropriate for architectural conditions and approved by Owner. Crossover wiring and power supplies to be located behind wall.

Option 2 - Canopy: Where there is a canopy along the storefront, tenant has option to display sign on top of canopy rather than on wall. Crossover wiring and power supplies to be located within small raceway concealed from view behind face of canopy. Note: canopy details required to determine feasibility of proposed installation method.

Height: Option 1 - Wall: Maximum capital letter height is 30 inches. Maximum logo / overall sign height is 7 feet or 85% of sign band height, whichever is less. Sign located on wall may consist of one or two lines of copy + logo.

Option 2 - Canopy: Maximum capital letter height and overall sign height is 30 inches. Signage on canopy is limited to a single line of copy + logo.

Contents: Tenant name as it appears on Tenant's D.B.A., and optional graphic or logo. Drive-thru tenant may also includes signage identifying the drive-thru.

Area: See table on this page and elevation pages. Per Los Alamitos code, sign area is calculated by a perimeter of not more than 6 straight lines encompassing the entire sign. In the event that suites are divided or combined, signage to from those suites be divided or combined as well.

Width: Not to exceed the lesser of 85% of tenant leasehold width or 85% of the width of the sign band to which it is attached.

Construction: Individual LED internally illuminated channel letters and optional logos with acrylic faces and aluminum returns and backs, installed flush to building wall. Acrylic faces may be overlaid with exterior grade vinyl.

Colors: Tenant's choice, pending Landlord approval.

Font: Tenant's choice, pending Landlord approval.

Lesser of 85% leasehold or canopy width, maximum

Lesser of 85% leasehold or sign band width, maximum

Leasehold Widths (Feet)

<table>
<thead>
<tr>
<th></th>
<th>South/facade (Parking)</th>
<th>East/side (Winners Circle)</th>
<th>West/side (entrance drive)</th>
<th>North/rear (Katella)</th>
<th>Total Leasehold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant A</td>
<td>72.0</td>
<td>0.0</td>
<td>34.0</td>
<td>72.0</td>
<td>178.0</td>
</tr>
<tr>
<td>Tenant B</td>
<td>38.0</td>
<td>30.2</td>
<td>0.0</td>
<td>68.0</td>
<td>136.2</td>
</tr>
<tr>
<td>Tenant C</td>
<td>30.0</td>
<td>30.0</td>
<td>30.0</td>
<td>0.0</td>
<td>90.0</td>
</tr>
</tbody>
</table>

Combined Leasehold Widths: 405 ft.

Note: Leasehold dimensions to be verified.

Tenant Signage Allowance (Square Feet)

<table>
<thead>
<tr>
<th></th>
<th>South/facade (Parking)</th>
<th>East/side (Winners Circle)</th>
<th>West/side (entrance drive)</th>
<th>North/rear (Katella)</th>
<th>Total Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant A</td>
<td>60.0</td>
<td>35.0</td>
<td>45.0</td>
<td>60.0</td>
<td>200.0</td>
</tr>
<tr>
<td>Tenant B</td>
<td>38.0</td>
<td>38.0</td>
<td>0.0</td>
<td>44.0</td>
<td>120.0</td>
</tr>
<tr>
<td>Tenant C</td>
<td>45.0</td>
<td>0.0</td>
<td>0.0</td>
<td>40.0</td>
<td>85.0</td>
</tr>
</tbody>
</table>

Total Building Sign Allowance: 485 sq. ft.

Promotional Signs
3301 S. Sepulveda
Santa Ana, CA 92704
714-540-5854 Phone
714-540-5959 Fax

Sign Type Legend:

T TENANT BUILDING SIGN

Note: Tenant names and sign locations shown are for concept illustrative only and may vary.

Date: July 13, 2018

Scale: 3/32"=1'-0"
SIGN TYPE: DOUBLE-FACED ILLUMINATED MONUMENT SIGN

Quantity: 1.

Area: 50 square feet, calculated as 6'-3" high x 8'-6" wide. (50 square feet is maximum per code.)

Height: 6'-9". (8 feet is maximum per code.)

Construction: Fabricated from aluminum finished to tie in with building. Tenant panels to be reverse pan, fabricated from aluminum, with routed faces. Circular channel logo to have aluminum return and routed aluminum faces, painted green, with white push-thru acrylic logo elements. “DRIVE-THRU” and tenant names to be 1/2” thick white push-thru acrylic. Address numerals to be dimensional, painted to match light building field color, and installed flush to web of “T-beam”.

Illumination: All areas behind push-thru copy (tenant panels, main cabinet, and logo) to contain white L.E.D. illumination. Additional illumination to be provided by ground-mounted spotlights.

MONUMENT SIGN ELEVATION

MONUMENT SIGN PROFILE

STREET SIDE MONUMENT PROFILE
Place-holder page for final drive-thru signage configuration from Starbucks.
NOTE: MAX. DIRECTIONAL SIGN AREA IS 2.0 SQ. FT.

1/8" CLEAR POLYCARBONATE FOR MINI-THRU
HALO-LIT LOGO (POLISHED BORDER), 1/16" SURFACE GREEN VINYL LOGO TO MATCH
PB2 345. VINYL TO EXTEND TO EDGE OF POLY
FACE. 2ND SURFACE APPLIED WRITE-ON PAPER.

5/8" ALUM FACES
PANTED TO MATCH
RAL 9017 BLACK.

5/8" ALUM TOP 4 BOTTOM
PANTED TO MATCH
RAL 9017 BLACK.

1-3/4" X 2-3/8" ALUM CHANNEL
PANTED TO MATCH
RAL 9017 BLACK.

ALL EXPOSED FASTENER HEADS
SHALL BE PAINTED TO MATCH
THE EXTERIOR CABINET FINISH.

NOTES:
1. Design is based on 50 mph 3 second
  gust design and speed per IRC 2006
  Category 3, Exposure C.
2. Support members shall be free from
defects. Alumine sheets shall be
  excluded from 60/300.16 alloy.
3. Allume plate shall be fabricated from
5052-H14 alloy, aluminum sheet shall be
  manufactured from 3003-H14 alloy.
4. Structural fasteners shall be zinc plated
  A325 unless otherwise noted.
5. Aluminum strips shall be fastened with
  #4500 series screws, fasteners shall be
  manufactured in accordance with
  A50 standards within the past two years.
6. This design is preliminary and should not
  be used for any specific applications until
  reviewed and deemed suitable for use as
  such by a competent Professional Engineer.

Prepared By:
PROMOTIONAL SIGNS
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: July 13, 2018
Scale: No Scale

DRIVE-THRU
SIGNAGE

LANE
DIRECTIONAL
NOTE: CLEARANCE BAR HEIGHT MUST BE ACCOMMODATED TO ACCOMPANY CARTS AND/OR FOUNDATION HEIGHT. MANUFACTURER TO PROVIDE 22'-6" CABLE LENGTHS FOR SUCH ADJUSTMENT.

TUBE TO TUBE
TUBE JOINT TO BE HONED ASSEMBLED

3/4"X6" STEEL CROSS TUBE WITH 1/4" THICK END CAP INSTALLED - PAINT BLACK RAL 1023 - MATCH SAMPLE D

INSET END CAP INTO TUBE 1/8"

NOTE: CLEARANCE BAR HEIGHT "H" MAY REQUIRE ADJUSTMENT TO ACCOMPANY CARTS AND/OR FOUNDATION HEIGHT. MANUFACTURER TO PROVIDE 22'-6" CABLE LENGTHS FOR SUCH ADJUSTMENT.

EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE SURROUNDING FINISH.

3/4"X6" STEEL END CAP FLUSH TO BOTH ENDS. PAINT TO MATCH PTB 360 GREEN.

3/4"X6" STEEL RECTANGULAR TUBE PLACARD, PAINT TO MATCH PST 363 GREEN.

3/16"X2" WHT SCOTCHLITE REFLECTIVE VINYL APPLIED TO STEEL TUBE

3M 1/2"X6" WHT SCOTCHLITE REFLECTIVE VINYL STRIPES ON BOTTOM OF PLACARD. WRAP STRIPES 3/4" UP ON FRONT OF PLACARD FACE.

PLACARD PAINTED GREEN TO MATCH PST 363 VISIBLE BETWEEN WHITE STRIPS.

TUBE TO PLATE
2X3/4" STEEL BASE PLATE - DETAIL SHEET 2. PAINT TO MATCH RAL 1023 - MATCH SAMPLE D

NOTE: AFTER DECORATING PLACARD, LAMINATE ENTIRE FRONT AND BOTTOM SURFACES OF PLACARD WITH 3M SCOTCHGLASS A-5 CLEAR PAINT PROTECTION FLAT BADGE.
#1 - ⅜" (19mm) STEEL BASE PLATE w/ 18deg HOLES PATTERN LEFT SQUARE / SYMETRICAL
#2 - C5x10.5 (6"x2"x½") STEEL POST (1x)
#3 - 5"x3"x½" STEEL SUPPORT ANGLES (2x)
(WELDED TO STEEL POST)
#4 - EXTRUDED ALUMINUM MENU BOARD (1x)
ONE SPLIT PANEL LIGHTBOX
TWO 25¾"x18¾" GRAPHCICS
GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED
STANDARD LED TUBE LIGHTING, SIDE LOCKS

#5 - WELDED ALUMINUM BASE COVER
#6 - WATER-TIGHT BOX w/SWITCHES & SENSOR,
RIDGID CONDUIT RUN TO SECOND EXT BOX
BELOW BASE COVER, 120 WATT, 0.30Aac
#7 - 8 BASE WASHERS, ¼" THICK
#8 - TWO SIDE MOUNT LOCKS, RETAIN EXISTING
KEY #E3-26-819-15

RAL7021 BLACK GREY, 10% SHEEN, EXT
DT PRE ORDER FREESTANDING 14120

DRIVE THRU PRE ORDER w/ STAND
PHAN 02/06/14 QCSBEDITPRELDED 1:20

Page 13
Part Number  Description
G4600102  Bundle of one Display (G4600107) and one Bezel Assembly (PAR02854)
G4600107  MIDAS V Outdoor LCD Display - SEE ATTACHED SPECIFICATIONS
PAR02854  Bezel Assembly for field mounting to G4600107 Display

* Dock Camera
* HDMI Microphone
* HDMI Speaker
* KanaPro HDMI Extender (TX and RX)
* Distor Bulb
  Bezel Frame
  Mounting for Camera
  Speaker Housing
  Speaker Brackets
  Mounting for Microphone
  Flexible Conduit that includes:
  - approx 72" AC Power Wire
  - approx 24" Microphone wire
  - approx 24" Data cable

* Customer Supplied through Zones

Global Display Solutions - www.gds.com

GDS Europe
T. +354 43899
E. europe@gds.com

GDS Asia
T. +886 2 2260-1480
E. asia@gds.com

GDS America
T. +1 815 952-2228
E. americagds.com

Prepared By:
Promotional Signs
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date:    July 13, 2018
Scale:   No Scale
#1 - 3/8" (19mm) STEEL BASE PLATE w/ 18deg HOLES
PATTERN ROTATED FOR 15deg THRU 30deg POSITION
#2 - 6x10.5 (6"x2" x 2") STEEL POST (2x)
#5 - WELDED ALUMINUM BASE COVER
#6 - WATER-TIGHT BOX w/SWITCH & SENSOR,
RIDGID CONDUIT RUN TO SECOND EXT BOX
RAL7021 BLACK GREY, 10% SHEEN, EXT
NOTE: MAX. DIRECTIONAL SIGN AREA IS 2.0 SQ. FT.

Sign Specifications:
- Cabinet: Fabricated 0.06" [1.6mm] aluminum housing painted black to match RAL 7021M.
- Areas using black paint to match RAL 7021M shall have a max 20% gloss level, match sample.
- Directional copy backed up with 1.25" [31.8mm] white solar grade polycarbonate matching RAL 7032B.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacyrl Startile.
- Welded aluminum construction. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using GE Tera Miniflex LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service.
- Support: Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021M as per approved shop drawings and shall be integral to the sign cabinet.
- Areas using black paint to match RAL 7021M shall have a max 20% gloss level, match sample.
- Base will be constructed so that it can be retro-fitted to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

Regulatory:
- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.8, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL49 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.

These Drawings and Specifications are confidential and shall remain the sole property of Starbucks Corporation, which is the owner of the copyright in this work. They shall not be reproduced (in whole or in part), shared with third parties or used in any manner on other projects or extensions to this project without the prior written consent of Starbucks Corporation.

This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect or Engineer of Record will be required prior to using this document for Bidding, Permitting, or Construction.
Chair DeBolt and Members of the Planning Commission

Andy Perea, Interim Development Services Director

Kendra L. Carney, Assistant City Attorney

Consideration of a zoning code amendment concerning small wireless cellular installations (also referred to as small cell sites) within the City of Los Alamitos (Citywide) (City initiated).

Continued consideration of possible amendments to the zoning code concerning the location, standards, and general regulation of small wireless cellular installations within the City.

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

2. Continue the Public Hearing to the September 26, 2018 Planning Commission meeting so that Staff may have time to draft possible amendments to the Los Alamitos Municipal Code concerning Small Wireless Cellular Installations.

City initiated.

Citywide

On July 11, 2018, a Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum. It was also published in the News Enterprise.

The City of Los Alamitos ("City") adopted the wireless telecommunications facilities standards codified as Chapter 17.30 of the Los Alamitos Municipal Code ("LAMC") in 2006. Before 2016, wireless development occurred principally through macro wireless
In 2016, the wireless telecommunications industry shifted to large-scale deployment of small cells. With the sudden increase in the volume of applications for wireless telecommunications facilities, many in the public right-of-way, it may be necessary for the City’s regulations for small cells to be updated to ensure a balance between the City’s visual and aesthetic standards, and the demand and desire for more abundant access to wireless services. Among other issues, the small cell regulations should contain sufficient development standards to avoid visual clutter on the City’s vertical infrastructure.

LAMC Chapter 17.30 established a comprehensive application process, standards, height limitations, and various regulations and enforcement procedures for wireless telecommunications facilities in the City. Technology has evolved significantly since 2006, and the Planning Commission voted on June 27, 2018, through a resolution of intention, to consider the existing regulations and potentially propose new guidelines for small cell sites in the City.

The Planning Commission held an initial discussion on July 25, 2018, to discuss the needs of the City and possible new standards for location, size, intensity, and aesthetics of wireless small cells.

**Recommendation**

Staff recommends that Commissioners re-open the previously continued discussion and continue the hearing to the September 26, 2018 meeting so that Staff may have more time to draft a possible ordinance concerning Small Wireless Cellular Installations.