1. CALL TO ORDER

2. ROLL CALL
   Chair DeBolt
   Vice Chair Riley
   Commissioner Andrade
   Commissioner Culity
   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 September 26, 2018.

6. **DISCUSSION**
   None.

7. **CONSENT CALENDAR**
   None.

8. **STAFF REPORT**
   A. Planned Sign Program (PSP) 18-02
      Signage for Laurel Park – 4012 Katella Avenue
      Consideration of a Planned Sign Program for Laurel Park Plaza in accordance with the Los Alamitos Municipal Code.


9. **PUBLIC HEARING**
   A. Consideration of a zoning code amendment concerning small wireless cellular installations (also referred to as small cell cites) 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.

      Recommendation:

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

      2. Continue the Public Hearing to the November 28, 2018 Planning Commission meeting so that Staff may have time to draft possible

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Discussion of the upcoming Zoning Code Update Study Session on November 14, 2018.

11. COMMISSIONER REPORTS

12. ADJOURNMENT

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

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, 3181 Katella Avenue; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Boulevard; not less than 72 hours prior to the meeting.

[Signature]
Tom Oliver
Associate Planner

10/17/18 Date
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – September 26, 2018

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, September 26, 2018, in the Council Chamber, 3191 Katella Avenue, Vice Chair Riley presiding.

2. ROLL CALL
Present: Commissioners: Vice Chair Riley
Andrade, Cukly, Grose, Loe and Sofelkanik

Absent: Chair DeBolt

Staff: Andy Perea, Interim Development Services Director
Les Johnson, Development Services Director
Michael Daudt, 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.

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

5. Approval of Minutes
A. Approve the Minutes for the Regular Meeting of August 22, 2018
Commissioner Grose noted the following change to page 5:

- Date change in the motion for item 9B to state, “...meeting on Wednesday, September 26th” instead of Wednesday, October 24th, 2018.

Motion/Second: Grose/Andrade
Carried 5/0 (DeBolt absent, Cukly abstained): The Planning Commission approved the minutes of the Regular meeting of August 22, 2018.

6. DISCUSSION
None.

7. CONSENT CALENDAR
8. **PUBLIC HEARINGS**  
A. Conditional Use Permit (CUP) 18-07  
Small Wireless Installation in front of 4411 Katella Avenue  
Consideration of a Conditional Use Permit to install a small wireless installation on top of a new light pole placed in the public sidewalk in front of 4411 Katella Avenue (cross street Lexington Drive) (Applicant: Alyoshka Romero, AT&T Wireless).

Interim Development Services Director Perea introduced Les Johnson as the new Director for the Development Services Department.

Development Services Director Johnson introduced himself to the Planning Commission.

Associate Planner Oliver summarized the staff report.

City Attorney Daudt added that condition #5 in the resolution will be removed as a result of what is dictated in the California Public Utilities code; as it grants telephone companies (inclusive of wireless technology companies), the right to go in the public right-of-way. These installations would only be subject to the limited time, use and manner restrictions; the City cannot exact any sort of annual fee or lease payment under that code provision. It would be a different if it were a City owned utility structure, but in this case it is owned by Southern California Edison (SCE).

Vice Chair Riley opened the public hearing.

Applicant Alyoshka Romero came forward and introduced himself to the Planning Commission.

The Planning Commission and staff discussed the following:
- Whether or not it is a good idea to approve this project without having the opportunity to review conditions for these types of installations.
- Seeking a determination from City Attorney Daudt stating that the code has to be looked at as it exist at the time that the application is received.
- The possibility that approving this application might set a precedence for future applications.
- Whether Southern California Edison (SCE) having ownership of almost all street lights.
- The possibility of charging an application fee to recover staff cost and time for future application submittals.

Motion/Second: Grose/Loe
Carried 6/0 (Culity absent): motion to adopt resolution No. 18-24, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 18-07 FOR THE INSTALLATION OF A SMALL WIRELESS TELECOMMUNICATIONS FACILITY ON A LIGHT POLE IN THE PUBLIC SIDEWALK IN FRONT OF 4411 KATELLA AVENUE, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALYOSHKA ROMERO, AT&T WIRELESS), ”, with the correction to remove condition number 5 from the resolution.

B. Substantial Conformance Determination for a Minor Modification to the Approved Land Use Plan – Phase 2 of the Los Alamitos Medical Center Specific Plan SP 09-01

On February 22, 2011, the City Council approved the Los Alamitos Medical Center Specific Plan SP 09-01. The Specific Plan calls for development of the Medical Center Campus over three Phases. Land Use Plan – Phase 1 has been completed. Mr. Kent Clayton, on behalf of the Los Alamitos Medical Center, is requesting to modify Land Use Plan – Phase 2 to allow for the relocation of the Central Plant.

Interim Development Services Director Perea summarized the staff report.

Vice Chair Riley opened the public hearing.

Kent Clayton, applicant and CEO for the Los Alamitos Medical Center introduced himself. Mr. Clayton stated that the central plant is critical as it will allow for all infrastructures to be updated. Mr. Clayton described the proposed changes to the phasing of the project.

Vice Chair Riley asked and received clarification from Mr. Clayton stating that the existing hospital would have a decrease in the total number of hospital beds but will still be staying within what is outlined in the specific plan.

AJ Omar, architect for the project stated that the two tower project has not been designed yet however, they will stay within the maximum required. Currently, limitations to the designs are faced as a result of parking.

Commissioner Grose discussed the aspects of each phase to the specific plan of the project; furthermore, expressing concern that this is a major change rather than a minor change to the plan.

Commissioner Andrade asked and received clarification from Associate Planner Oliver stating that this did not have to go before the Planning Commission, as it could have been approved by staff; however, staff brought it forward as an advisory. Furthermore, the site plan review will come before the planning commission.
Commissioner Cuity commented that this design seems more efficient than what was originally planned.

Interim Development Services Director Perea described the proposed changes to the design.

Mr. Omar provided clarification to the design of the proposed tunnel, stating that it will meet all codes and clearances.

Commissioner Grose asked and received clarification from Mr. Omar stating that, the central plant plans will be submitted in the next month or so; a few months from then, plans will be submitted to the office of Statewide Health Planning and Development (OSHPD) for building permits. Mr. Omar also stated that plans for the new build-on are in progress.

Interim Development Services Director Perea stated that the central plant design is reviewed by planning however, building permits are issued by the state.

Mr. Omar stated that the central plant is critical, as the facility is about 50 years old therefore the utilities are almost at their lifespan.

Vice Chair Riley asked and received clarification from Mr. Clayton, stating that the hospital expansion plan will be submitted before the deadline of February 2021.

Mr. Clayton stated that $45 million are being invested into the central plant.

Commissioner Andrade asked what the potential is for not receiving phase 3 plans, and received clarification from Mr. Clayton stating that there is always a potential for anything. Mr. Clayton stated that the minimal changes would include demolition of the front of MOB 2 to expand the Emergency Room (ER). In addition, there would then have to be a discussion to determine the best use for the two floors over total care that are currently not being used.

Mr. Clayton stated that he is working with Mr. Omar to discuss the potential of two towers or one large tower that still fits within the specific plan.

Vice Chair Riley asked whether the utilities would be consolidated to one service and received clarification from Mr. Omar stating that it would all be localized to the central plant. Mr. Omar added that as it exist now, all utilities are scattered. Furthermore, Mr. Omar stated that the plant is being designed to be adequate for the future two tower expansion.

Commissioner Grose asked about the current remodel underway on the Cherry Street side of the hospital, and received clarification from Mr. Omar stating that permits been received from OSHPD for that remodel which shift some rooms to
private rooms. With this modification, it facilitates some of the demands for private rooms as part of phase two.

Commissioner Sofelkanik asked and received clarification from Mr. Omar, stating that the parking count will be satisfied at each phase.

Vice Chair Riley closed the public hearing.

Commissioner Sofelkanik asked and received clarification as to whether it is appropriate for staff to review and approve this request; Interim Development Services Director Perea advised, that this item was appropriate for administrative review. Furthermore, this was not a public hearing therefore, noticing was not required.

Commissioner Riley asked and received clarification from Interim Development Services Director Perea stating, that had this been a public hearing, noticing would have been done as required.

Vice Chair Riley asked for clarification as to how the determination is made to differentiate between a minor and major change; Interim Development Services Director Perea stated that the specific plan outlines what it is that could be administratively approved; the central plant being one of them.

Commissioner Grose stated that allowing these changes without better plans and not allowing the public to weigh in might set precedence for other buildings going into town.

City Attorney Daudt stated that there is discretion in this determination because the specific plan does not address whether or not a shift in proposed phasing necessarily falls within this minor modification. Furthermore, a number of items are expressively listed as changes that would fall within that classification but [the list] as written is not an exhaustive list, as it reads, “...including but not limited to”. Therefore at this time, a determination is to be made by the commission to determine if it conforms to the overall plan.

Interim Development Services Director Perea added that the plans before the commission are conceptual plans and not a site plan.

Commissioner Cuilty asked and received clarification from Interim Development Services Director Perea stating that the parking structure will be coming back to the commission as a site plan review.

Motion/Second: Andrade/Cuilty
Carried 4/2 (Grose and Riley voted no, DeBolt absent): motion to approved the proposed Minor Modification to the approved Land Use Plan.
C. Zoning Ordinance Amendment (ZOA) 18-03
Small wireless cellular installations (also referred to as small cell cites)
Continued consideration of possible amendments to the zoning code concerning the location, standards, and general regulation of small wireless cellular installations within the City.

Associate Planner Oliver summarized the staff report.

Vice Chair Riley opened the public hearing.

Diane McCullen with Verizon Wireless presented herself. Ms. McCullen added that they do have a master lease agreement with Southern California Edison (SCE), which only has a number of approved designs. Ms. McCullen requested a stakeholders meeting to have carriers get together in an open forum to discuss options while the City is working modifying the amendment.

Vice Chair Riley closed the public hearing.

Commissioner Grose described her observations of possible locations for installations and possible design ideas.

Staff and the Planning Commission discussed the following:
- Possible locations for installations for equipment.
- Range of the antennas.
- Number of providers that can go on one pole.

Development Services Director Johnson stated that a Sub-Committee could be formed to meet after hours, to have a stakeholders meeting.

Motion/Second: Grose/Riley
Carried 6/0 (DeBolt absent): motion to have Commissioners Andrade, Cuilty and Sofelkanik serve as members of the Sub-Committee.

Motion/Second: Grose/Riley
Carried 6/0 (DeBolt absent): motion to keep the public hearing open and continued to the next regular scheduled Planning Commission meeting on Wednesday, October 24, 2018.

9. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

10. COMMISSIONER REPORTS
None.
11. **ADJOURNMENT**
The Planning Commission adjourned the meeting at 8:21 p.m.

ATTEST: 

______________________________
John Riley, Vice Chair

______________________________
Andy Perea, Secretary
City of Los Alamitos
Planning Commission

Agenda Report
Staff Report
October 24, 2018
Item No. 8A

To: Chair DeBolt and Members of the Planning Commission
Via: Les Johnson, Development Services Director
From: Tom Oliver, Associate Planner

Subject: Planned Sign Program (PSP) 18-02
Signage for Laurel Park Plaza – 4012 Katella Avenue

Summary: Consideration of Planned Sign Program for Laurel Park Plaza in accordance with the Los Alamitos Municipal Code.


Applicant: 4012 Katella Avenue, LLC – Harold Rothman

Location: 4012 Katella Avenue, APN 222-111-44

Environmental: A Categorical Exemption pursuant to Section 15311 (Accessory Structures: Class 11 (a) On-premise signs) will be prepared for the proposed project in accordance with the California Environmental Quality Act.

Approval Criteria: Sections 17.28.060 and 17.28.090.3.B of the Los Alamitos Zoning Code require 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.

Previous Approvals

PSP 00-11 Previous Planned Sign Program

Background

Mr. Harold Rothman ("Applicant") is requesting Planning Commission approval of a Planned Sign Program consisting of wall, address, unit, and hours of operation signs at 4012 Katella Avenue. A Planned Sign Program was previously approved for this property in the year 2000. However, the proposed sign program represents a new style of signage and proposes signs in different locations. This existing building is located in the Commercial Professional Office (C-O) Zoning District, and recently received a façade enhancement that included use of stone and wood materials. This Planned Sign Program addresses all proposed signage for the site. If approved, the Program will allow all future signs to be reviewed and approved by Staff so long as they are consistent with the Program.
Location

The adjacent properties are developed and zoned as follows:

North: Developed with a park (Laurel Park) in the Community Facilities (C-F) zoning district.

West: Developed with an office building in the Commercial Professional (C-O) zoning district.
East: Developed with an office building in the Commercial Professional (C-O) zoning district.

South: Developed with multiple family residential units in the Multiple Family Residential (R-3) zoning district.

Discussion

The Applicant would like to install a number of signs; the number 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. The Los Alamitos Municipal Code 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 this Planned Sign Program for the purpose of consistent, high-quality signage on the property.

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

**Sign 1.0 – Tenant Wall Identification Signs**

**Code Description: Identification Sign, Attached (Multiple Tenant)**

**1.0 - TENANT WALL IDENTIFICATION DETAILS**
The plan proposes that there will be up to eleven (11) signs with unpainted aluminum letters that extend upward from a painted raceway with LED lights that backlight the letters. One sign will be on the north elevation facing Katella Avenue, and 10 signs will be on the west elevation above the door to each unit entrance facing the parking lot on Bloomfield Street. Each sign will not exceed 24 square feet.

**Sign 2.0 - Directional Signs**

**Code Description: Directional Sign**

A Planned Sign Program is not required for directional signs. However, for uniformity they are presented in the program. They are presented as unpainted aluminum plate signs pierced by unit number information. Each sign is propose to not exceed 1 square foot.

**Sign 3.0 - Building Address**

**Code Description: Street Address**
The Applicant also presents the street address sign in the program. This building address number has individual, unpainted, aluminum numbers that are backlit by white LEDs for a halo effect. The individual white vinyl unit numbers meet this code as well. The Municipal Code states that, “Street addresses shall be incorporated into new freestanding signs or shall be placed on the structure in a position that the address is visible and legible from the street or road fronting the property. The numbers should be no less than six inches in height with a one-inch stroke.” (LAMC § 17.28.080(9)). The addresses as proposed do meet the code, as do the hours of operation signs that are exempt from the sign code as informational and intended for public convenience.

**Summary**

The overall proposal presented to the City is pleasant and provides an acceptable appearance to the site as it corresponds and relates with the recently updated façade enhancements. With Staff’s conditions, the number of proposed signs is kept to a minimum and will advertise the Applicant’s property in an appropriate, uncluttered manner. The Planned Sign Program, as conditioned, will direct customers to the building tenant units; therefore, Staff recommends approval of Planned Sign Program PSP 18-02, as conditioned.

*Attachments: 1. Draft Resolution No. 18-25, with Exhibit A (The Planned Sign Program)*
RESOLUTION NO. 18-25


WHEREAS, an application for a Planned Sign Program was submitted by Harold Rothman of Katella Avenue, LLC on September 26, 2018, requesting approval for a Planned Sign Program to be implemented at the property located at 4012 Katella Avenue, APN No. 222-111-44; and,

WHEREAS, Planned Sign Program 18-02 is considered a “project” pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission finds that the project is categorically exempt from the CEQA pursuant to Section 15311 (Accessory Structures: Class 11; (a) On-premise signs) of the CEQA Guidelines (14 Cal. Code Regs.); and,

WHEREAS, 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; and,

WHEREAS, the Planning Commission reviewed the Planned Sign Program application during a regularly scheduled meeting on October 24, 2018.

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

SECTION 3. In accordance with Section 17.28.060(E) of the Los Alamitos Municipal Code, the following findings for approval of Planned Sign Program (PSP) 18-02 are made:
1. The proposed signs satisfy the intent of Los Alamitos Municipal Code Section 17.28.060 (Planned sign program) and the Los Alamitos 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 for the purpose of establishing several signs on the property with a consistent, high-quality design. The Program will satisfy the intent of Los Alamitos Municipal Code Chapter 17.28 and the General Plan. 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. The signs will also 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.

The signs as proposed in the Planned Sign Program have common elements with signs scattered throughout Los Alamitos. The signs encourage good design in color consistency, size consistency, and a modern appearance that is suitable for its location in the Commercial Professional Office (C-O) zone and that Los Alamitos Municipal Code Section 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 as represented in the Planned Sign Program 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 4. Based upon such findings and determinations, the Planning Commission hereby approves Planned Sign Program (PSP) 18-02 and the signage incorporated therein, subject to the following conditions:

Planning
1. Subsequent submittals for 4012 Katella Avenue shall be consistent with Exhibit A 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 is not established within such time period, such approval shall be terminated and shall thereafter be null and void.

3. Planned Sign Program (PSP) 18-02 for the building at 4012 Katella Avenue, as conditioned, is approved exclusively for the location and design of the signs as shown on the relevant drawings in Exhibit A 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**

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 of this resolution to the Applicant and any person requesting the same.

**PASSED, APPROVED, AND ADOPTED** this 24th day of October, 2018.

__________________________
Art DeBolt, Chair

ATTEST:
Les Johnson, Secretary

APPROVED AS TO FORM:

______________________________
Michael S. Daudt, City Attorney

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

I, Les Johnson, 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 24th day of October, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

______________________________
Les Johnson, Secretary
Owner:
4012 Katella Avenue, LLC.
4470 Katella Avenue
Los Alamitos, CA 90720
PH: 562 | 537 | 0522
CONTACT: Aj Crook

Signage Consultant:
Signage Solutions
2231 South Dupont Drive
Anaheim, CA 92806
PH: 714 | 491 | 0299
CONTACT: Tyler Shapiro

City Planning:
City of Los Alamitos
Planning Department
3191 Katella Avenue
Los Alamitos, CA 90720
PH: 562 | 431 | 3538
CONTACT: Tom Oliver

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There is a formal process for the creation, review and approval of Tenant signs at Laurel Park Plaza. All Tenant’s signage is subject to the Owner’s, or his managing agent (hereinafter referred to as “Owner”), written approval. Approval will be granted based on the following.

1. Design, fabrication and method of installation of all signs shall conform to this sign program.

2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Laurel Park Plaza.

A. SUBMITTAL TO OWNER:
Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to sign fabrication. Sign drawings are to be prepared by California licensed sign contractor. All signs must conform to the city requirements of The City of Los Alamitos Planning Department.

Submittals shall include the following:

1. STOREFRONT ELEVATION
   Scaled elevation of Tenant’s storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant’s storefront.

2. SHOP DRAWINGS:
   a. Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, waterproofing, drainoff, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
   b. Project signage with tenant signage panels or locations may be allocated to individual tenants per their lease. The Owner may require that the tenant use a particular signage fabricator to fabricate and install their sign on select complicated sign types. The Owner can also recommend signage fabricators for shopfront signage, simple tenant panels on project signage, or other specialty signage.

3. SAMPLE BOARD:
   Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details. If shop drawings are denied, Tenant must resubmit revised plans until Owner’s approval is obtained. Request to implement signs that vary from the provisions of the sign program will be submitted to the Owner for approval and then submitted to the City of Los Alamitos for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:
   a. Encourage exceptional design
   b. Accommodate imaginative, unique, and tasteful signs that capture the spirit and intent of this sign program.

B. SUBMITTAL TO CITY:
A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Los Alamitos and will be responsible for all applicable applications, permit fees for the Planning Departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner’s, and City’s approvals shall be on file in the Owner’s office.

C. TENANT’S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by landlord prior to installation. Landlord must receive Sign Contractor’s Certification of Insurance.

2. The owner must be notified 48 hours in advance prior to sign installation.

3. Tenant’s Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and all installation on Tenant’s behalf and at the Tenant’s expense.

4. The Owner may, at his sole discretion and at the Tenant’s expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

5. If Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.
6. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, Governing Agency, City, UL and the Uniform Electrical Code.

7. Tenant shall be responsible for the following expenses relating to signage for his store:
   - Design consultant fees (if applicable).
   - 100% of approval and permit processing costs and application fees.
   - 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
   - All costs relating to sign removal, including repair of any damage to the building.
   - Tenant to provide wiring, power and final hook-up from Tenant’s house panel to j-box.

D. SIGN INSTALLATION & MAINTENANCE:
1. Any signs installed without Landlord’s explicit approval and/or with the appropriate permits shall be removed or corrected by tenant at tenant’s expense.
2. Installation to take place with minimal disruption to traffic flow around and within the shopping center. Installation to not impede foot traffic from accessing all of shopping center’s businesses. Should lane closures be required to complete the installation, tenant to acquire any necessary approvals and permits from the City.
3. Tenant’s signage to remain in good working order and free from rust or corrosion. Should signage need repairs to be made, tenant will do so at tenant’s expense within 30 days. If repairs are not made within 30 days, Landlord may perform corrections at tenant’s expense.
4. Coordinate all sign installations with general contractor.
5. Remove and legally dispose of all existing signs prior to installation of new.
6. Sign installation shall not damage historic materials. Mounting hardware should be anchored into mortar joints only.
7. Primary signs to be mounted to canopy.

FABRICATION REQUIREMENTS:

The fabrication and installation of all signs shall be subject to the following restrictions:

1. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
2. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacture’s label be visible from the street from normal viewing angles.
3. Sign permit stickers shall be affixed to the top edge of signs or letters, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
4. Signs shall be made out of durable rust inhibited materials that are appropriate and complementary to the building.
5. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
6. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous and non-ferrous metals.
7. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
11. All sign finishes shall be free of dust, orange peel, drips and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
12. Brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center’s success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons, and materials to create “retail drama” for the restaurant, entertainment, and retail visitors. Encouraged sign treatments include:

A. ILLUMINATION
Tenant signage must incorporate one or more of the following acceptable lighting methods subject to owner, and City approval:
1. Reverse/halo channel letters for building address.
2. L.E.D.

B. SIGN COLORS AND FINISHES
All Tenant’s colors must be approved by the Owner, Governing Agencies and City prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:
1. Sign colors should not deviate from colors noted in this document.
2. Tenants may be allowed other colors at sole discretion of the Landlord.

C. TYPE STYLES AND LOGOS
Project font for Tenant signage is Avenir Next Condensed Medium. Tenants may be allowed other fonts at sole discretion of the Landlord.

E. SIZES AND QUANTITIES
Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

F. MISCELLANEOUS SIGNAGE
Window display(s) will be allowed and subject to owner’s approval on a case-by-case basis.

PROHIBITED SIGN TYPES
Only those sign types provided herin and specifically approved in writing by the Owner and City will be allowed. The following signs ar prohibited:

1. Outdoor advertising or advertising structures including A-frame signs or billboards.
2. Roof Signs
3. Free standing signs.
4. Animated, audible, digital, or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
5. Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
6. Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.
7. Billboard signs.
8. Exposed conduits and raceways.
9. Illuminated trim capped acrylic faces.
10. Plastic signs are prohibited.
EXISTING TWO STORY COMMERCIAL OFFICE BUILDING

EXISTING PARKING LOT TO BE RE-STRIPPED IN EXISTING LOCATIONS,

NO CHANGE ON LAYOUT.
BUILDING ELEVATIONS

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

BUILDING ELEVATIONS
1.0 - TENANT WALL IDENTIFICATION DETAILS

1.1 C & H PHARMACY

15'-0" MAX

12'-6" MAX

EXAMPLES FIRST LEVEL TENANT SIGNAGE

1.2 BELLA HAIR DESIGN

13"

12'-6" MAX

EXAMPLES FIRST LEVEL TENANT SIGNAGE

1.3 LICE CLINICS OF AMERICA

13"

12'-6" MAX

EXAMPLES SECOND LEVEL TENANT SIGNAGE

1.3 FAMILY DENTISTRY

13"

12'-6" MAX

EXAMPLES SECOND LEVEL TENANT SIGNAGE

1.3 BILL POE DDS.COM

13"

12'-6" MAX

EXAMPLES SECOND LEVEL TENANT SIGNAGE

1.3 TMJ/ORTHODONTICS

13"

12'-6" MAX

EXAMPLES SECOND LEVEL TENANT SIGNAGE

SECTION DETAIL:

A. Letter
   - Typeface: Avenir Next Condensed Medium
   - 3/4" thick FCO Alum.
B. Trough
   - 3" x 3" Alum. C channel
C. WOOD WALL
D. LED Uplight
E. Mounting Kit

SIGNAGE CRITERIA

SIGN AREA: 1.0 SQ. FT PER LINEAL FOOT OF BUILDING/LEASE FRONTAGE.
MAX LENGTH: AS NOTED ON ELEVATIONS.
MAX HEIGHT: AS NOTED ON ELEVATIONS.
MAX NUMBER: ONE (1) WALL SIGN PER TENANT.
NOTE: SIGNAGE IS NOT TO EXCEED 24 SQ. FT.
2.0 - DIRECTIONALS

2.1, 2.2 - LOWER LEVEL DIRECTIONAL SIGNAGE | QTY: 2

2.3 - UPPER LEVEL DIRECTIONAL SIGNAGE | QTY: 1

2.3 REFERENCE PHOTO
3.0 - BUILDING ADDRESS

4012

ADDRESS NUMBER: HALO ILLUMINATED CHANNEL LETTERS | QTY: 2

REFERENCE PHOTO FOR ADDRESS SIGNAGE

SECTION DETAIL:

INDIVIDUAL HALO-LIT CHANNEL LETTERS W/ ALUMINUM RETURNS:

- UL LISTED
- ALL SIGNS UL LISTED
- LED POWER SUPPLY, HOUSED IN WEATHER PROOF ELECTRICAL BOX
- Toggle Switch

REFERENCES:
- #10 X 3" LONG TEK SCREWS w/SUPER RIBBED NYLON ANCHORS (MIN. 4 PER LETTER) VERIFIED
- 3/16" CLEAR LASER BACKS
- VERIFIED HALO COLOR
- WHITE LEDS
- 1/2" SPACERS PAINTED TO MATCH EXISTING WALL COLOR

9.0

BUILDING ADDRESS
TENANT ENTRY

TENANT ENTRY INFORMATION:

- MATERIALS: Matte white vinyl letters on entry glass
- COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12"
- SIGN AREA: 2.5 sq feet maximum sign area
- TYPE FACE: Futura Bold
- LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same as door handle. Copy to be installed on second surface of glass.

TYPICAL ELEVATION
City of Los Alamitos
Planning Commission and Subdivision Committee

Agenda Report
Public Hearing

October 24, 2018
Item No: 9A

To: Chair DeBolt and Members of the Planning Commission
Via: Les Johnson, Development Services Director
From: Michael S. Daudt, City Attorney

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

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

Recommendation:

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

2. Continue the Public Hearing to the November 28, 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.

Applicant: City initiated.

Project Location: Citywide

Notice: 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 on this date.

Background

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 telecommunications facilities on monopoles, building rooftops, or electrical transmission towers. Most of these facilities are large and located on private property. LAMC section 17.30.020 generally refers to these as “major facilities” of which there are several in the City. These typically provide broad area coverage to wireless carriers’ customers. By comparison, small cells are more often located in the public right-of-way. These are placed on existing or new poles, such as street lights, and are considerably smaller in scale than macro facilities. They generally consist of a single small omnidirectional antenna, or up to three small panel antennas concealed behind a cylindrical shroud at the top of a pole, inside of the pole, or in an underground vault.

Small cells fill small to intermediate-sized gaps in the carriers' macro coverage. They also provide for greater communications capacity in areas of existing macro coverage, as necessary, to accommodate significant increases in data consumption over wireless networks.
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 decided 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. The July 25, 2018 and the August 22, 2018 meetings were both continued, and the September 26, 2018 meeting and was again continued to tonight’s meeting. In the meantime, Staff scheduled a stakeholder meeting for October 18, 2018 for representatives of various wireless cellular providers to speak with three Planning Commissioners about their concerns.

**Recommendation**

Staff recommends that Commissioners open the previously continued discussion, receive an update of the October 18th stakeholder meeting, and continue the hearing to the October 24, 2018 meeting so that Staff may have more time to continue to draft a possible ordinance concerning Small Wireless Cellular Installations.