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

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

6. **APPROVAL OF MINUTES**
   A. **Approve the Minutes for the Regular Meeting of November 24, 2018.**

7. **DISCUSSION**
   None.

8. **CONSENT CALENDAR**
   None.

9. **STAFF REPORT**
   None.

10. **PUBLIC HEARING**
    A. **Consideration of Site Plan Review (SPR) 15-03M Residential Duplex Project at 10845 Cherry Street**
    Consideration of a Site Plan Review (16-03M) for construction of a 3,609 square foot two-story residential duplex project at 10845 Cherry Street (APN 242-183-10) on a 6,750 square foot parcel located in the Limited Multiple Family Residential (R-2) Zoning District. (Applicant: Loan Tran).

    Recommendation:

    1. Open the Public Hearing; and,

    2. Take testimony; and,

    3. Determine 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; and,
4. Adopt Resolution No. PC 19-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 15-03M TO DEMOLISH A SINGLE FAMILY RESIDENCE AND ALLOW CONSTRUCTION OF A RESIDENTIAL DUPLEX AT 10845 CHERRY STREET, IN THE LIMITED MULTIPLE FAMILY RESIDENTIAL (R-2) ZONING DISTRICT, APN 242-183-10, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: LOAN TRAN)."

B. Consideration of Conditional Use Permit (CUP) 18-09
Commercial Recreation Establishment - Indoors in the Commercial Professional Office (C-O) Zone at 4298 Katella Avenue

Consideration of a Conditional Use Permit for a Commercial Recreation Establishment (Escape Room) at 4298 Katella Avenue in the Commercial Professional Office (C-O) Zoning District.

Recommendation:

1. Open the Public Hearing; and,

2. Take testimony; and,

3. Make the determination that pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities) the proposed project is exempt from CEQA under the Class 1 Categorical Exemption; and,

4. ADOPTION OF RESOLUTION NO. 19-02, ENTITLED, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 18-09 TO ALLOW A COMMERCIAL RECREATION ESTABLISHMENT, INDOORS, IN A 1,500 SQUARE FEET UNIT AT 4298 KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONING DISTRICT, APN 222-121-54, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ANDREW BROWN, CINEMA ESCAPE ROOM)."

C. Conditional Use Permit (CUP) 18-08
Medical Office in the General Commercial (C-G) Zone at 10900 Los Alamitos Blvd., #160

Consideration of a Conditional Use Permit for a medical office at 10900 Los Alamitos Blvd., #160 in the General Commercial (C-G) Zoning District (Applicant: Peter J. Bled, North County Consulting).

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,

3. Make the determination that pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities) the proposed project is exempt from CEQA under the Class 1 Categorical Exemption; and,

4. ADOPTION OF RESOLUTION NO. 19-03, ENTITLED, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 18-08 TO ALLOW A MEDICAL OFFICE IN A 6,375 SQUARE FEET UNIT AT 10900 LOS ALAMITOS BOULEVARD, #160 IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-171-08, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: PETER J. BLIED, NORTH COUNTY CONSULTING)."

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

12. COMMISSIONER REPORTS

13. 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, 3191 Katella Avenue; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Boulevard; not less than 72 hours prior to the meeting.

[Signature]

Tom Oliver
Associate Planner

[Date]

Planning Commission Meeting
January 23, 2019
Page 4 of 4
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – November 28, 2018

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, November 28, 2018, in the Council Chamber, 3191 Katella Avenue, Chair DeBolt presiding.

2. ROLL CALL
Present: Commissioners: Chair DeBolt
Cuilty, Loe, Grose and Sofelkanik

Absent: Vice Chair Riley
Commissioner Andrade

Staff: Les Johnson, Development Services Director
David DeBerry, City Attorney
Michelle Müller, Department Secretary
Tom Oliver, Associate Planner

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

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

There being no speakers, Chair DeBolt closed the public hearing.

5. Approval of Minutes
A. Approve the Minutes for the Regular Meeting of October 24, 2018
Motion/Second: Grose/Sofelkanik
Carried 4/0 (Cuilty abstained, Andrade and Riley absent): The Planning Commission approved the minutes of the Regular meeting of October 24, 2018

6. DISCUSSION
None.

7. CONSENT CALENDAR
None.

8. STAFF REPORT
None.
9.  PUBLIC HEARING
A. Consideration of Site Plan Review (SPR) 18-05
Katella Deli Addition, Additional Parking, and a Renovation of Exterior
Consideration of a Site Plan Review for the expansion and reface of a restaurant at
4470 Katella Avenue on a 1.3-acre parcel (per Assessor) in the Commercial
Professional Office (C-O) Zoning District (APN 242-121-53) (Applicant: David
Abbass, DMA Builders).

Associate Planner Oliver summarized the staff report.

Chair DeBolt opened the public hearing.

Architect Craig Oka thanked Associate Planner Oliver for his work on the staff
report. Mr. Oka provided clarification about the existing and proposed parking,
stating that 102 parking stalls are existing, and 114 are proposed.

Mr. Oka briefly described the proposed design.

Chair DeBolt closed the public hearing.

Commissioner Grose asked and received clarification from the applicant, David
Abbass as to whether the parking area work would be done in stages stating that it
would be done in two phases.

Motion/Second: Grose/Loe
Carried 5/0 (Andrade and Riley absent): motion to Adopt Resolution No. 18-26,
entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW 18-05 TO
PERMIT A 1,758 SQUARE FEET ADDITION TO A 16,602 SQ. FT. STRUCTURE,
ADD ADDITIONAL PARKING SPACES, AND RENOVATE THE EXTERIOR OF
THE STRUCTURE ON A 1.3-ACRE PARCEL AT 4470 KATELLA AVENUE IN THE
COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONE, APN 242-121-53
(APPLICANT: DAVID ABBASS, DMA BUILDERS)."

B. Consideration of Site Plan Review (SPR) 18-02
107 Apartment Unit Development in Two Buildings
3342 Cerritos Avenue
Consideration of a Site Plan Review for a development of a 107-unit residential
apartment complex located at 3342 Cerritos Avenue on a 3.65-acre (net area)
parcel in the Multiple Family (R-3) Zoning District (APN 242-222-11) (Applicant:
Christopher Felix, Hutton Development Company representing the Los Alamitos
Luxury Apartments, LLC). A Mitigated Negative Declaration has been prepared for
the project.
Chair DeBolt stated that the approvals for this item would be discussed in two parts: the approval of the Mitigated Negative Declaration (MND) and discussion of the mitigation monitoring and reporting program would be discussed first, followed by discussion of the actual project.

Associate Planner Oliver summarized the staff report.

Chair DeBolt invited the applicant to come forward.

Applicant Christopher Felix gave a PowerPoint presentation on the project.

Chair DeBolt expressed concern over the following:
- The hazardous materials on-site, which will have to be remediated, and the ongoing monitoring that has to occur.
- The four mitigation measures outlined.
- The history and previous uses on-site, which include a oil refinery, chemical pesticide company and a batching company.
- Why is the on-going monitoring of the site necessary following the remediation?

Mr. Felix described the type of contaminants (hydrocarbons and lead) in the soil, and why it necessitates remediation.

Chair DeBolt asked and received clarification from Mr. Felix as to the purpose of the monitoring. Mr. Felix stated that this was a requirement set forth by the Santa Ana Regional Water Quality Control Board (SARWQCB); furthermore, SARWQCB has identified 14 wells and their specific locations which will be monitored in an on-going basis.

Chair DeBolt noted a discrepancy in the document where it identifies in two different areas, the necessity to conduct monitoring after the project is completed: in one area of the document, it is identified that monitoring is to occur for up to three years and in another area, it reads at a minimum of three years. Furthermore, questioned how remediation would be completed if the buildings were already occupied.

Chair DeBolt asked and received clarification from Attorney Anna Mirandos with Anna Tucker Law Firm as to how remediation will be completed (if necessitated) following the completion of the project.

Ms. Mirandos Firm advised that she has been working with SARWQCB since 2016. Ms. Mirandos stated the following:
- There is no exposure on-site.
- Described the purpose of protecting ground water resources.
• After the contamination is removed from the soil, the ground water over
time should break down and naturally degrade.
• The purpose of monitoring is to confirm over time that the remediation did
the job that they were designed to do
• 2-3 years is standard time for monitoring.
• Should contaminants be found once the project is fully developed, it can
be treated.
• The wells are screened between 20 and 40 feet.
• Not many volatile chemicals were found on-site. There was primary
presence of hydrocarbons.
• The foundation will be covered with concrete therefore, there will be no
vapor intrusion.
• The first floor will not have occupancy; it will be a leasing office.
• The first floor will have a vapor barrier. This is will be done as a complete
precaution.

Chair DeBolt referred to mitigation measure number four in the document, which
describes the necessity for the project developer to record a separate notice to
provide notification of the presence of vapor barrier or such building features that
are installed to future project residents.

Ms. Mirandos stated that the only ground floor space, which requires a vapor
barrier, is where the leasing office will be located as there is no other residential
space on the first floor. Ms. Mirandos stated that it is assumed that, the four
mitigation measures were based on the former Cottonwood Church site.

Chair DeBolt asked and received clarification from Ms. Mirandos about the
SARWQCB approving the groundwater remediation plan. Ms. Mirandos stated that
approval has not been received in writing; however, it was discussed verbally and
informally approved in a meeting between the developers and the SARWQCB,
where the developers were given direction to implement task number one of the
remediation plan.

Commissioner Sofelkanik also mentioned the discrepancies in the document
regarding the length of years for remediation.

Ms. Mirandos noted that there is no precise end date for monitoring. The
SARWQCB would established a final date.

Commissioner Sofelkanik questioned starting construction prior to completely
removing all of the contamination on-site.

Ms. Mirandos described the type of material used when vapor barriers are installed.
Mr. Felix stated that they are willing to fully disclose to the tenants and residents anything as required by the SARWQCB.

Commissioner Sofelkanik asked and received clarification from Ms. Mirandos stating that the chromium 6 is not volatile for drinking water at that type of exposure.

Chair DeBolt opened the public hearing.

Speaker John Underwood expressed concern over the mitigation processes and the development and occupancy of those grounds. Mr. Underwood provided history of the site and the previous uses, which reflect the contamination problems. Furthermore, Mr. Underwood asked for the City to get involved.

Chair DeBolt closed the public hearing.

Mr. Felix stated that the SARWQCB is about safety. No construction can occur until remediation is completed.

Chair DeBolt asked and received clarification about the following from Ms. Mirandos:
- Once all the impacted soil has been removed, the project grading can move forward.
- The wells are approximately 11 to 16 feet shallow.
- The remediation plan is reviewed by toxicologist on behalf of the SARWQCB prior to the approval of the remediation plan.

Chair DeBolt expressed a like for the project, however is concerned about the mitigation measures for the people who will live there.

City Attorney DeBerry stated that the following:
- The County of Orange Health Care Agency has oversight as to the remediation of the soil. Not until after a clean bill of health is asserted, permits will be issued.
- The SARWQCB will monitor the ground water.
- A definitive time for continuous monitoring is not set by the SARWQCB. The site will be monitored until the SARWQCB is satisfied that no more contaminants will get into the ground water.

Commissioner Cuilty asked and received clarification from City Attorney DeBerry as to whether the City has any exposure in allowing this project. City Attorney DeBerry stated that there is always the possibility, however, there would be no merit because of the other agencies involved, whom determine whether or not the site has been properly remediated would be the primary defendants.
Commissioner Sofelkanik asked and received clarification from Mr. Felix as to why construction is not allowed until the SARWQCB gives the okay. Mr. Felix stated that they are required to implement the RAP program first.

Commissioner Sofelkanik asked and received clarification from Development Services Director Johnson as to whether the project can be conditioned to not start constructing until approval in writing from the SARWQCB is obtained. Development Services Director Johnson stated that mitigation measures establish that. They will need to remediate the site first and obtain written approval from the SARWQCB, and then the city can issue permits.

Commissioner Grose asked and received clarification from Development Services Director Johnson as to whether the City receives carbon copies of correspondence between the developers and the SARWQCB. Development Services Director Johnson stated that the City does not receive a copy of every single correspondence exchange however, there is direct engagement between the City and the developers to ensure that the process is followed.

Attorney Doug Dennington with Tucker Law Firm stated that there is a report by PlaceWorks whom prepared an environmental report for the City, which states that there are no significant impacts. Furthermore, Mr. Dennington added that the Olson Development next door has the same contamination situation and the SARWQCB would not allow anyone to come on the property if there is any danger.

Chair DeBolt suggested including a condition of approval, which requires a disclosure to prospective tenants of on-going monitoring.

Mr. Felix stated that this information is available on GeoTracker to any member of the public.

Mr. Dennington stated that this is a condition that usually applies when you have units which are going to be sold.

City Attorney DeBerry added that it is already a mitigation measure.

Commissioner Grose proposed the possibility of placing a notice in the leasing office to advise potential tenants of the ongoing remediation.

Mr. Felix stated that they are willing to do what is required by the SARWQCB, in addition to wanting parody with what happened with the site next to this one.

Commissioner Sofelkanik discussed the findings in the Traffic Study for the intersection of Chestnut Street and Cerritos Avenue.
Commissioner Sofelkanik noted the lack of discussion for vehicles making a left onto Chestnut Street from Cerritos Avenue in the Traffic Study.

Brian Estrada, Traffic Engineer for the project responded to the Planning Commissions' questions about the Traffic Study with stating the following:

- The assumptions for this study are industry standard methodology, which utilizes the existing traffic counts.
- Very conservative and realistic findings based on existing conditions.
- The neighboring Olson project was taken into account in this study.
- Included impacts of projected developments in Long Beach, Seal Beach and Hawaiian Gardens.
- The intersection of Cerritos Avenue and Chestnut Street, shown to operate adequately therefore no mitigation was required to restrict or modify that turn with the addition of the project.
- Level of service for the intersection of Cerritos Avenue and Chestnut Street is calculated based on the worse movement expected.
- Full median would not viable at the intersection of Cerritos Avenue and Chestnut Street which concluded with the peak hour restrictions.
- No impacts or mitigations were required at the intersection of Cerritos Avenue and Los Alamitos Boulevard.

Commissioner Sofelkanik stated that there is no mention in the study for mitigation efforts to address the southbound turn onto Chestnut Street. Mr. Estrada stated that the westbound left turn from Cerritos Avenue onto Chestnut Street is the heavier load of traffic. Furthermore, Mr. Estrada stated that the presence of more traffic does not translate into an impact as it is based on the level of vehicle delay experienced when a vehicle is making a turn.

Development Services Director Johnson discussed the specifics in the Traffic Study which identifies the unmitigated and mitigated level of delay at the intersection of Chestnut Street and Cerritos Avenue. Furthermore, Development Services Director Johnson added that there is an ability for gaps during the peak hour movements with the “keep clear” markings.

Commissioner Grose asked and received clarification from Mr. Estrada regarding southbound movements onto Cerritos Avenue for traffic traveling westbound. Mr. Estrada advised that the movement into the complex traveling west is a legal movement.

ROLL CALL
Chair DeBolt
Vice Chair Riley
Commissioner Andrade
Commissioner Cuiilty

No
Absent
Absent
Yes

Regular Planning Commission Minutes
November 28, 2018
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Chair DeBolt stated opposition to approval of the MND without first receiving the closure letter from the SARWQCB on the monitoring wells.

Commissioner Sofelkanik stated that traffic concerns are not really being mitigated; in regards to the construction, there is a degree of comfort with knowing that construction cannot commence until the City receives a letter from SARWQCB which states that all contaminants have been removed.

Carried (5/0, Andrade and Riley absent): Adopt Resolution No. 18-27, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO ALLOW THE CONSTRUCTION OF 107 RESIDENTIAL APARTMENTS IN TWO STRUCTURES FOR A PROJECT LOCATED AT 3342 CERRITOS AVENUE, APN 242-222-11 (APPLICANT: CHRISTOPHER FELIX, HUTTON DEVELOPMENT COMPANY, REPRESENTING THE LOS ALAMITOS LUXURY APARTMENTS, LLC)." with the condition of recordation of the tenant notice after the twenty (20) day appeal period of this approval.

RECESS
The Planning Commission recessed for a break at 8:58 p.m.

RECONVENE
The Planning Commission reconvened from break at 9:05 p.m.

Chair DeBolt opened the public hearing.

Speaker Guy Whitney spoke in support of the project. Mr. Whitney added that there is a good balance for rentals and walkability. Furthermore, questions the lack of trust in the process.

Speaker Gene Lasser and property owner at 10622 Walnut Street, expressed concern over the density of the project. Furthermore, Mr. Lasser stated concern over the mitigation of traffic.

Speaker Jim Montomer spoke in support of the project. Mr. Montomer added that the project is upscale and is a positive change for the City.
Speaker Bill Phillips spoke in support of the project. Mr. Phillips added that the project will bring more families and revenue to the community.

Speaker Tracy MacKey spoke in support of the project. Ms. MacKey added that the project will raise property values, bring local residents into the school district, pleased to have the huge dirt lot filled, and pleased that it will not be an industrial development.

Speaker Vince Leone spoke in support of the project. Mr. Leone added that the development of this project is the new beginning for Los Alamitos.

Speaker Javier Aguayo spoke in support of the project, adding that he likes the quality of it and the traffic issues that might come from this project can be worked out.

Chair DeBolt closed the public hearing.

Commissioner Grose asked and received clarification from Mr. Felix that there will be security cameras installed at every entrance and exit (both pedestrian and vehicular entrances).

Commissioner Grose stated that perhaps the condition of not allowing permit parking for occupants of the apartment should be included in the approval.

Agreement to work through these issues with staff – improve elevation and different colors. Work through those issues with staff

Development Services Director Johnson added that there are a number of enhancements, which could be made to add greater depth to the project, which includes adding greater pedestrian connectivity to give a sense of arrival on the frontage of Cerritos Avenue and on Sausalito Street, enhance pedestrian entrances with a pathway, and re-consideration of colors and shading choices.

Mr. Felix stated that there is an agreement from the developers working through these issues with staff in efforts to improve the elevations

**ROLL CALL**

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<th>Name</th>
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<tbody>
<tr>
<td>Chair DeBolt</td>
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<tr>
<td>Vice Chair Riley</td>
<td>Absent</td>
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<td>Commissioner Andrade</td>
<td>Absent</td>
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<td>Commissioner Culity</td>
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<td>Commissioner Grose</td>
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<td>Commissioner Loe</td>
<td>Yes</td>
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<tr>
<td>Commissioner Sofelkanik</td>
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(Carried 5/0 Andrade and Riley absent): Adopt Resolution No. 18-28, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW 18-02 TO PERMIT THE CONSTRUCTION OF 107 APARTMENT UNITS IN TWO BUILDINGS ON A 3.65-ACRE PARCEL AT 3342 CERRITOS AVENUE IN THE MULTIPLE FAMILY RESIDENTIAL ZONE (R-3), APN 242-222-11 (APPLICANT: CHRISTOPHER FELIX, HUTTON DEVELOPMENT COMPANY, REPRESENTING THE LOS ALAMITOS LUXURY APARTMENTS, LLC)" with the conditions that:

1. To the reasonable satisfaction of the Director, the applicant shall modify the project to address aesthetic concerns noted in the staff report to improve the project street frontage in curb appeal, the interior pedestrian circulation and pedestrian connectivity/access from the street.
2. No issuance of parking permits to any occupants of this development.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Development Services Director Johnson advised of the following:
- Commissioner Dinner on December 4, 2018.
- No Planning Commission meeting for the month of December.

11. COMMISSIONER REPORTS
Comissioner Grose stated the following:
- Winter Wonderland is on Saturday, December 1, 2018
- Grateful Hearts showing of the Great Gatsby.
- Extended an invitation to the Precious Life open house of the shelter.

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 9:28 p.m.

ATTEST: __________________________

Art DeBolt, Chair

Les Johnson, Secretary
City of Los Alamitos
PLANNING COMMISSION
AGENDA REPORT

MEETING DATE: January 23, 2019
ITEM NUMBER: 5A

To: Chair and Members of the Planning Commission

From: Les Johnson, Development Services Director

Subject: Annual Planning Commission Reorganization

SUMMARY

This report provides relevant information for the Planning Commission’s annual reorganization, by the election of the Chair and Vice Chair.

RECOMMENDATION

It is recommended that the Los Alamitos Planning Commission nominate and elect:

1. Chair
2. Vice Chair

BACKGROUND

The City’s Municipal Code requires that the Traffic Commission select a Chair and a Vice Chair at their regular meeting in January. The City’s Municipal Code reads as follows.

“2.48.050 Officers—Election and vacancy.

A. The officers of the Traffic Commission shall consist of a Chairman, a Vice Chairman and a Secretary. The Chairman and Vice Chairman shall be elected annually at the first regular meeting in the month of January, and shall hold office for a term of one year or until a successor is duly elected and qualified. Election shall be by a majority vote cast by those commissioners present and voting at the meeting at which the election is held. Officers shall assume office immediately.”

DISCUSSION

After convening the item, procedure calls for the Chair to temporarily relinquish the Chair to the Secretary in order that election for the Office of Chair may be conducted.
The newly-elected Chair would then conduct the election for the Office of Vice Chair. A second is not required for nominations and nominations will be considered in the order received if more than one Commissioner is nominated.

<table>
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<tr>
<th>Members</th>
<th>Appointment</th>
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<tr>
<td>Larry Andrade</td>
<td>August 2015</td>
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<td>Victor Sofelkanik</td>
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<td>Mary Anne Culty</td>
<td>December 2013</td>
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<td>Wendy Grose</td>
<td>January 2010</td>
<td>December 2021</td>
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MEETING DATE: January 23, 2019

ITEM NUMBER: 10A

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

Subject: Site Plan Review (SPR) 15-03M
Residential Duplex Project
10845 Cherry Street

SUMMARY: Consideration of a Site Plan Review (16-03M) for construction of a 3,609 square foot two-story residential duplex project at 10845 Cherry Street (APN 242-183-10) on a 6,750 square foot parcel located in the Limited Multiple Family Residential (R-2) Zoning District. (Applicant: Loan Tran).

RECOMMENDATION:

1. Open the Public Hearing; and,

2. Take testimony; and,

3. Determine 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; and,


APPLICANT: Loan Tran
LOCATION: 10845 Cherry St. (APN 242-183-10)

ENVIRONMENTAL: The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32) - In-Fill Development Projects.

APPROVAL CRITERIA: Section 17.50.020, of the Los Alamitos Municipal Code (LAMC) requires that a Site Plan Review (SPR) be approved by the Planning Commission to allow the building of a multifamily residence.

NOTICING: On January 9, 2019, the Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum. Additionally, it was published in the News Enterprise and public notices were mailed out to all property owners and tenants within 500 feet of the property on January 9, 2019.

PRIOR ACTIONS: SPR 15-03 2015 Expired Duplex Site Plan Review

BACKGROUND:
Ms. Tran has submitted an application to demolish a single family home and construct a 3,609 square feet residential duplex in the Limited Multiple Family Residential R-2 Zone. Her previous entitlements, approved in 2015, expired when construction was not commenced in the allotted time. The new units inside the duplex would be 1,631 and 1,978 square feet with a two-car garage and six open parking spaces. See the attached site plan and application.

DISCUSSION:

Project Location
The existing property is shown to the left. The property consists of a 6,750 square foot parcel in the Old Town East neighborhood of the City with one existing single-family structure occupying it.
Surrounding Zoning and Uses

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning District</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site</td>
<td>Existing</td>
<td>Limited Multiple Family (R-2)</td>
</tr>
<tr>
<td></td>
<td>Proposed</td>
<td>Limited Multiple Family (R-2)</td>
</tr>
<tr>
<td></td>
<td>North of Site</td>
<td>Limited Multiple Family (R-2)</td>
</tr>
<tr>
<td></td>
<td>East of Site</td>
<td>Planned Light Industrial (P-M)</td>
</tr>
<tr>
<td></td>
<td>West of Site</td>
<td>Limited Multiple Family (R-2)</td>
</tr>
<tr>
<td></td>
<td>South of Site</td>
<td>Commercial-Professional Office (C-O)</td>
</tr>
</tbody>
</table>

Looking West across the site from Cherry Street

Site Plan Review (SPR 15-03M)

Chapter 17.50.020 *Applicability*, in the Zoning Code, states:

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

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

Development Standards

The R-2 zoning district identifies areas designed to provide limited multiple-family housing. Types of residential development typically seen in the district include single-family residences, duplexes, and triplexes. The maximum density is up to twenty (20) dwelling units per acre. Table 2 identifies the development features that are required under Section 17.08.030 Table 2-03 (Residential Zoning Districts General Development Standards).

The property owner will dedicate 2½ feet of the western portion of the parcel for the alley, which is required by the City in this neighborhood primarily to enable easier and safer trash collection services.

<table>
<thead>
<tr>
<th>R-2 Residential Development Standards</th>
<th>Required</th>
<th>Proposed Project</th>
<th>Requirement Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Area</td>
<td>9,000 sq. ft.</td>
<td>6,750 – 112.5 sq. ft. for alley dedication</td>
<td>No, but legal nonconforming parcel</td>
</tr>
<tr>
<td>Parcel Width (Interior Parcel)</td>
<td>60 ft.</td>
<td>45 ft.</td>
<td>No, but legal nonconforming parcel</td>
</tr>
<tr>
<td>Parcel Depth</td>
<td>135 ft.</td>
<td>150 ft. – 2.5 for alley</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>20 du/ac</td>
<td>13 du/ac</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>Dwelling Unit Density (Gross Land Area per Dwelling Unit)</td>
<td>3,000 sq. ft. per unit</td>
<td>3,319 sq. ft. per unit</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum dwelling area (gross floor area) (Not including garage)</td>
<td>800 sq. ft.</td>
<td>Unit 1 – 1,631 sq. ft. Unit 2 – 1,978 sq. ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Height Limit – Main Structures</td>
<td>35 ft.</td>
<td>26 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Setbacks:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Side</td>
<td>5 ft. (footnote xx)</td>
<td>5 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Rear</td>
<td>10 ft.</td>
<td>50 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>60%</td>
<td>35%</td>
<td>Yes</td>
</tr>
<tr>
<td>Outdoor Living Space</td>
<td>500 sq. ft. per dwelling</td>
<td>659 – Unit 1 688 – Unit 2</td>
<td>Yes</td>
</tr>
<tr>
<td>Distance between structures (ft.) on one parcel</td>
<td>10 ft.</td>
<td>Only one structure</td>
<td>Yes</td>
</tr>
<tr>
<td>Storage Space</td>
<td>200 cubic feet per unit</td>
<td>Not clear</td>
<td>Condition #25</td>
</tr>
</tbody>
</table>

(xx) Where a dwelling or dwellings have entry from an interior side yard, the entry must open upon an outer court. The minimum length of the outer court wall which parallels the side parcel line shall be 15 feet per dwelling unit, and shall be set back a minimum 15 feet from such side parcel line.

In addition to the requirements set forth above, there are specific requirements that are set forth elsewhere in the Los Alamitos Municipal Code. The project meets all of the applicable development standards or has been conditioned accordingly.

Parking
This project proposes 8 spaces, which meets the City’s parking requirements. The Limited Multiple Family Residential Zoning District (R-2) requires 3.5 spaces for each three bedroom dwelling unit plus one guest space. Each unit will have a single car garage with the other 6 spaces being uncovered as required by code. It should be noted that two of the spaces are partially covered by a second story deck. The following table identifies the required parking spaces for the proposed project.

R-2 Parking Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>§17.26.040 Parking Space Requirements, § 17.26.060</td>
<td>Two 3 bedroom units @ 3.5 spaces each = 7 spaces + 1 guest space Total = 8 spaces</td>
</tr>
</tbody>
</table>

Architecture
The proposed architectural style displays a few architectural elements of interest that are all facing the fronting street, which include a small porch, decorative round windows with wrought iron, awnings above two windows, sill trim below windows, stone wainscoting, and a multi-panel front doors. Building walls will have a stucco finish and painted off white. Roofing material will consist of concrete roof tiles.

The drawing below shows the proposed view of the project from Cherry Street, on the east side, or front building elevation:

The drawings below represent the building on the south north elevations. In comparison to the front building elevation, architectural detailing is limited on the other three elevations.
<table>
<thead>
<tr>
<th>Subject</th>
<th>Code Section</th>
<th>Met?</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>17.16.030</td>
<td>Yes</td>
<td>Vehicular access will be provided along the alley, and through alley-facing spaces on the West side of the parcel.</td>
</tr>
<tr>
<td>Exterior lighting</td>
<td>17.16.050</td>
<td>Yes</td>
<td>Building plans do not include exterior light fixtures on the structure. Any lights installed are conditioned by Staff to direct light only on the subject property. (Condition #12)</td>
</tr>
<tr>
<td>Fences, hedges, and walls.</td>
<td>17.16.060</td>
<td>Yes, but should be replaced</td>
<td>On the north parcel line, Grateful Hearts installed a vinyl fence that is not intended to be replaced. On the southern parcel line there is an existing chain link fence that is not in fitting with the proposed new structure. The applicant did not show the replacement of this fence on the site plan, therefore Staff has added a condition for the installation of a new 6 foot tall fence (Condition #28). This will create less of a need for architectural detail on this elevation.</td>
</tr>
<tr>
<td>Park dedications and in-lieu fees</td>
<td>17.16.080</td>
<td>N/A</td>
<td>The property is not to be subdivided therefore no park fees are required.</td>
</tr>
<tr>
<td>Paving of front setback requirements</td>
<td>17.16.090</td>
<td>Yes</td>
<td>Paving of 50% not exceeded.</td>
</tr>
<tr>
<td>Projections into required setbacks</td>
<td>17.16.100</td>
<td>Yes</td>
<td>None.</td>
</tr>
<tr>
<td>Refuse and recycling storage areas</td>
<td>17.16.110</td>
<td>Yes</td>
<td>Less than five units, so the project will use individual trash cans. A space for trash cans has been accounted for by the alley.</td>
</tr>
<tr>
<td>Right-of-way dedications</td>
<td>17.16.120</td>
<td>Yes</td>
<td>2 1/2 feet of the property is dedicated to widen the alley (condition #41)</td>
</tr>
<tr>
<td>Screening and buffering</td>
<td>17.16.130</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Sight safety triangle</td>
<td>17.16.140</td>
<td></td>
<td>Noted as condition #10</td>
</tr>
<tr>
<td>Swimming pools</td>
<td>17.16.150</td>
<td>N/A</td>
<td>None</td>
</tr>
<tr>
<td>Utilities and utility equipment</td>
<td>17.16.160</td>
<td>Yes</td>
<td>The a/c condensers are in appropriate locations.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>17.20.030</td>
<td>Yes - 18% (1,243 sq.)</td>
<td>LAMC Section (Landscape Area Requirements) speaks to landscaping.</td>
</tr>
</tbody>
</table>
requirements that multi-family uses shall provide. The Applicant must maintain a minimum 15 percent of the site in landscaped areas. According to the site plan the front setback area, common area, and the yard areas of each home will include landscape areas that total approximately 18 percent of the total site area, therefore meeting this requirement. The Applicant proposes to install trees in the project. The Public Works has added conditions to install two street trees in the parkway (Condition #52). This project will be required to comply with Chapter 13.05 “Water Efficient Landscaping,” and Chapter 13.04 “Water Conservation”, of the Los Alamitos Municipal Code. This has been noted by Staff in the conditions (#8).

Required Findings

The following findings can be made in accordance with Section 17.50.040 of the LAMC to support the approval of the Site Plan Review:

1. The design and layout of the duplex at 10845 Cherry Street, as conditioned, is consistent with the development and design standards/guidelines of the Limited Multiple Family (R-2) Residential Zoning District. The development meets, or will be conditioned to meet, all requirements.

2. The design and layout of the duplex at 10845 Cherry Street would not interfere with the use and enjoyment of neighboring residential developments, as the immediately surrounding uses are single family residential, duplexes, and across Cherry Street are industrial buildings. The approved location is appropriate for a duplex residential development. The location of the ingress/egress access to the alley would not create traffic or pedestrian hazards and would create a safe environment and more parking along Cherry Street by having not having a curb cut there. The property is zoned for this type of development.

3. The design of the duplex would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding development and improves upon the City’s architecture with an updated residential building design, extensive landscaping, and maintenance as required by municipal code.
4. The design of the duplex would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color as described above. Such changes will enhance the existing property and maintain an appropriate level of maintenance, through the requirements of the municipal code.

5. The duplex will provide for public health, safety, and welfare of the residential and business communities by improving a long-aged home site rather than causing sprawl elsewhere. The building will meet all building code requirements.

6. The duplex would not depreciate property values in the vicinity, as the area is zoned for this type of use and the new structure will improve the aesthetics.

**General Plan Compatibility**

Staff believes that the proposed project is compatible with the surrounding land uses as it is immediately adjacent to similar multi-family residential units. The project would implement the City's General Plan, specifically regarding the goals and polices shown in the table below:

<table>
<thead>
<tr>
<th>Applicable General Plan Implementing Goals and Policies</th>
<th>Consistency of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Element</strong></td>
<td></td>
</tr>
<tr>
<td>Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.</td>
<td>This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.</td>
</tr>
<tr>
<td>Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.</td>
<td>This will be a new, well designed building in the neighborhood which will encourage neighbors to take a look at their own homes.</td>
</tr>
<tr>
<td>Policy 4.4 Scale and Character. Ensure that all new development in residential neighborhoods is compatible with the scale and character of the surrounding neighborhood.</td>
<td>This project will be in the limited multi-family residential neighborhood. The project is compatible with the surrounding neighborhood which is also developed with one and two story duplexes.</td>
</tr>
<tr>
<td>Action 4.5 Development standards. Review development standards in residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.</td>
<td>This project has been compared to the development standards of the limited multi-family General Plan designation and has been found to be compliant with the Staff-added conditions.</td>
</tr>
<tr>
<td><strong>Open Space, Recreation, and Conservation Element</strong></td>
<td></td>
</tr>
<tr>
<td>Goal 4: Air, water, and energy resources that are protected from pollution and overuse.</td>
<td>This is a residential infill project that will take the place of sprawl that would be built on the fringes of this metropolitan area.</td>
</tr>
</tbody>
</table>
**Action 4.2** Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAQMD.

<table>
<thead>
<tr>
<th>Mobility and Circulation Element</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 1.6 Access management. Minimize access points and curb cuts along arterials and within 200 feet of an intersection to improve traffic flow and safety. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.</td>
</tr>
<tr>
<td>This will not add driveways to the passing streets, but will access the site from an existing alleyway.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Facilities and Safety Element</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action 4.5 Construction activity. Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Place stock piling and/or vehicle-staging areas as far as practical from residential homes. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.</td>
</tr>
<tr>
<td>These are BMP requirements that are a part of the conditions of approval for the project.</td>
</tr>
</tbody>
</table>

**Environmental Review**

The project qualifies for two categorical exemptions, which are as follows:

- **Section 15303 (Class 3)** of the Guidelines provides an exemption for construction of a limited number of new, small facilities or structures, including a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project meets this definition.

- **Section 15332 (Class 32)** provides an exemption for in-fill development projects when:

  (a) The project is consistent with the applicable general plan designation, general plan policies, and applicable zoning designation and regulations – as set forth above, the project is consistent with both the general plan and zoning;

  (b) The development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses – the project site is within the corporate boundaries of Los Alamitos, the site is less than five acres, and the development is surrounded by urban uses;

  (c) The project site has no value as habitat for endangered, rare or threatened species – the site has already been developed with a single-family home and has no habitat value;

  (d) Approval would not result in any significant effects relating to traffic, noise, air quality, or water quality – this project simply adds one residential unit to allow a duplex in an area of the City which is zoned for such use. The addition of one home will not create any impacts as described above;
(e) The site can be adequately served by all required utilities and public services – this property is already developed with utilities and is already served by public services.

Guidelines Section 15300.2 provides that the exemptions cannot be used if there is: a cumulative impact; significant effect due to unusual circumstances; if the project will damage scenic resources; the project site is located on a hazardous waste list; or the project will have a substantial adverse change in the significance of a historical resource. Additionally, the Class 3 exemption cannot be used if the project will impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and official adopted pursuant to law. None of the exceptions to the exemption are present. There are no cumulative projects in the area; there are no unusual circumstances as the project site is flat and has previously been developed and graded; there are no scenic or historical resources which will be impacted; the site is not on a hazardous waste list; and there are no hazardous or critical environmental resources which will be impacted.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed project and application materials and finds that as conditioned, the proposed project design and layout meet the minimum standards of the R-2 zoning district, including Section 17.08.030 (Property Development Standards), Section 17.16.040 (Architectural Design), and Chapter 17.20 (Landscaping) and that all of the findings can be made as set forth in attached Resolution PC 19-01.

However, Architectural detail is lacking in the elevations for the project. With solid fencing added to the southern property line (Condition #28), added window sills on all rectangular windows on all elevations (Condition #29), and with the addition of at least one round window with wrought iron decoration to the three remaining elevations (Similar to the design on the front elevation) (Condition #30) the architecture could be moderately improved.

Staff supports approval of SPR (Site Plan Review) 15-03M due to what appears to be acceptable layout, design, and architecture of the project.

**Attachments:**

1) Site Plan Review Resolution No. PC 19-01, with Exhibit A (Conditions of Approval) and Exhibit B (Site Plans)
2) Color Board
RESOLUTION NO. PC 19-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 15-03M TO DEMOLISH A SINGLE FAMILY RESIDENCE AND ALLOW CONSTRUCTION OF A RESIDENTIAL DUPLEX AT 10845 CHERRY STREET, IN THE LIMITED MULTIPLE FAMILY RESIDENTIAL (R-2) ZONING DISTRICT, APN 242-183-10, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: LOAN TRAN).

WHEREAS, an complete application for a Site Plan Review was submitted by Loan Tran on December 20, 2018 requesting approval for the construction of a 3,609 square foot two-story duplex at 10845 Cherry Street, APN 242-183-10; and,

WHEREAS, the verified application constitutes a request as required by Section 17.50.030 (Site Plan Review) of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission reviewed the application for Site Plan Review at a duly noticed public hearing on January 23, 2019, at which time it considered all of the evidence presented, both written and oral.

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

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

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

1. The design and layout of the duplex at 10845 Cherry Street, as conditioned, is consistent with the development and design standards/guidelines of the Limited Multiple Family (R-2) Residential Zoning District. The development meets, or will be conditioned to meet, all requirements.

2. The design and layout of the duplex at 10845 Cherry Street would not interfere with the use and enjoyment of neighboring residential developments, as the immediately surrounding uses are single family residential, duplexes, and across Cherry Street are industrial buildings. The approved location is appropriate for a duplex residential development. The location of the ingress/egress access to the alley would not create traffic or pedestrian hazards and would create a safe environment and more parking along Cherry Street by having not having a curb cut there. The property is zoned for this type of development.
3. The design of the duplex would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding development and improves upon the City's architecture with an updated residential building design, extensive landscaping, and maintenance as required by municipal code.

4. The design of the duplex would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color as described above. Such changes will enhance the existing property and maintain an appropriate level of maintenance, through the requirements of the municipal code.

5. The duplex will provide for public health, safety, and welfare of the residential and business communities by improving a long-aged home site rather than causing sprawl elsewhere. The building will meet all building code requirements.

6. The duplex would not depreciate property values in the vicinity, as the area is zoned for this type of use and the new structure will improve the aesthetics.

SECTION 3. The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303(b) – New Construction of Small Structures and 15332 – In-Fill Development Projects for the reasons more fully set forth in the Staff report which are incorporated herein by reference.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Site Plan Review SPR15-03M, as represented by the plans and elevations in "Exhibit B" and subject to the conditions listed in "Exhibit A" and any changes made by this Commission.

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 Exemption with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 23rd day of January, 2019, by the following vote:

ATTEST: Chair

PC RESO 19-01
Page 2 of 3
Les Johnson, Secretary

APPROVED AS TO FORM:

Michael Daudt, City Attorney

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

I, Les Johnson, 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 23rd day of January, 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Les Johnson, Secretary
GENERAL CONDITIONS

1. Approval of this application is to build a two-unit, residential duplex project in one structure at 10845 Cherry Street (APN 242-183-10) with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a Site Plan Review, 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 December 1, 2016 (as amended during the hearing), a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.

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

3. The Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department within 30 days of final approval of all resolutions. The property Applicant shall be required to record the Acknowledgment of these Conditions of Approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department.

4. In case of violation of any of the conditions of approval 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 City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all Staff time directly attributable to enforcement of the conditions of approval, mitigation measures, and/or City law including but not limited to, revocation of the herein approvals.

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

6. Approval of Site Plan Review 15-03M shall be valid for a period of twelve (12) months from the date the site plan was approved. If construction is commenced within this twelve (12) month period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect.

**LANDSCAPING**

7. 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.

8. 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.

9. Front-yard landscaping shall be installed prior to occupancy of any unit.

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

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

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

13. 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

14. 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.

15. All utility service lines shall be placed underground.

16. 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

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

18. 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.

19. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of an existing dwelling shall be equipped with properly operating and maintained mufflers.

20. Replace backup audible warning devices with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.
21. Stock piling and/or vehicle-staging areas shall be placed as far as practical from residential homes.

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

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

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

OTHER

25. The project shall be designed and constructed to provide a minimum of 200 cubic feet of storage space for each unit (LAMC 17.08.030).

26. Air conditioner units shall be installed in accordance with LAMC 17.16.100.D.

27. Common open space area improvements shall be reviewed and approved by the Development Services Department prior to issuance of building permits.

28. A new, 6 foot tall, solid fence shall be installed along the southern property line and replace the existing chain link fence.

29. Window sills as shown on the plans shall be installed under all windows on all elevations.

30. A minimum of one round window with wrought iron decoration, similar to the design on the east (front) elevation, shall be incorporated into the design of the north, south and west elevations.

ENGINEERING

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

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

33. 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.

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

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

36. 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.

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

38. 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.

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

40. 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.

41. The Applicant shall dedicate 2½ feet of the property to the City to widen the alley by occupancy of the units.

42. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Final Water Quality Management Plan (WQMP) that:

- Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
• Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.

• Incorporates Treatment Control BMPs as defined in the DAMP.

• Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

• Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

• Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

PUBLIC WORKS

43. The Applicant shall remove the existing drive approach (curb cut) to the property on Cherry Street.

44. If a utility cut is made in the alley, the Applicant shall replace the concrete panel entirely to the satisfaction of the City Engineer.

45. The Applicant shall install 2 new trees on Cherry Street evenly spaced in the parkway in front of the subject parcel. Please call Tom Oliver at 562-431-3538 x303 for type and specifications.

46. The Applicant shall install irrigation to each of the City trees planted. The irrigation shall be a bubbler sprinkler NOT a tree well type of bubbler sprinkler.

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

47. The project developer (Ms. Loan Tran or her designated engineer) must submit engineering plans for the District’s review prior to connection to the District’s sewer in Cherry Street. The plans must be signed and stamped by a licensed California Civil Engineer. Those plans should depict the construction of a new 6-inch diameter lateral serving both units or two separate 4-inch diameter laterals serving each of the two units (i.e., use of the current 4-inch lateral serving the existing SFR structure along with construction of a new 4-inch lateral serving the second unit of the duplex.

48. Prior to approval of the above-noted plans, the project developer must pay all applicable RLAASD connection, permit, plan-check and inspection fees. Based on information available at this time the connection fee is $250 per unit with a credit for the existing SFR unit plus a $10 permit fee, i.e., a total of $260 ([$250/unit x 2 units] - $250 (credit) + $10 (permit fee). Plan check and inspection fees will be determined upon submittal of the first set of engineering plans.
BUILDING AND SAFETY DIVISION

49. The Applicant must comply with all current California Building Codes in effect at the time that the plans are submitted.

50. The Applicant shall submit three (3) sets of complete building plans to the Building and Safety Department for review.

51. 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.

52. Provide asbestos report for demo permit and submit to AQMD if asbestos is found.

53. For demo and construction, project must recycle 60% of material and submit a waste management plan.

ORANGE COUNTY FIRE AUTHORITY (OCFA)

54. **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.
PROPOSED RESIDENTIAL DUPLEX

10845 CHERRY STREET
CITY OF LOS ALAMITOS

DUNN EDWARDS
DE8231
SHAKER GRAY

DUNN EDWARDS
DE6225
FOSSIL

DUNN EDWARDS
DET475
HONEY BEEHIVE

DUNN EDWARDS
DE7650
CELESTIAL MOON

1 - ROOF TILE

EAGLE ROOF
BEL AIR

2 - STUCCO

MERLEX
P-505

3 - STONE

EL DORADO STONE
NORTHWESTERN ROUGH CUT
AUTUMN LEAF

COLOR AND MATERIAL SAMPLE BOARD

Presented for
LOAN TRAN

FRONT ELEVATION
City of Los Alamitos
PLANNING COMMISSION/SUBDIVISION
COMMITTEE AGENDA REPORT

MEETING DATE: January 23, 2019
ITEM NUMBER: 10B

To: Chair and Members of the Planning Commission
Via: Les Johnson, Development Services Director
From: Tom Oliver, Associate Planner
Subject: Conditional Use Permit (CUP) 18-09
Commercial Recreation Establishment - Indoors in the Commercial Professional Office (C-O) Zone
4298 Katella Avenue

SUMMARY: Consideration of a Conditional Use Permit for a Commercial Recreation Establishment (Escape Room) at 4298 Katella Avenue in the Commercial Professional Office (C-O) Zoning District.

RECOMMENDATION:

1. Open the Public Hearing; and,

2. Take testimony; and,

3. Make the determination that pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities) the proposed project is exempt from CEQA under the Class 1 Categorical Exemption;

4. Adoption of Resolution No. 19-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 18-09 TO ALLOW A COMMERCIAL RECREATION ESTABLISHMENT, INDOORS, IN A 1,500 SQUARE FEET UNIT AT 4298 KATELAA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONING DISTRICT, APN 222-121-54, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ANDREW BROWN, CINEMA ESCAPE ROOM)."

APPLICANT: Andrew Brown, Cinema Escape Room
LOCATION: 4298 Katella Avenue, Los Alamitos CA 90720

ENVIRONMENTAL: A Class 1 Categorical Exemption, pursuant to Section 15301(a) – Existing Facilities, will be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is in an existing building and will include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and no exterior modifications;

APPROVAL CRITERIA: Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for the Commercial/Industrial Zoning Districts) requires Planning Commission approval of a Conditional Use Permit to allow a "Commercial Recreation Establishment, indoors" use on a parcel in the C-O Zoning District.

NOTICING: The Public Hearing Notice for this meeting was mailed out on January 9, 2019, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the News Enterprise on January 9, 2019.

PRIOR ACTIONS: None for this unit.

BACKGROUND:
Andrew Brown has submitted an application for Conditional Use Permit (CUP) 18-09, requesting that the City approve an "escape room" business to be located at 4298 Katella Avenue in the Commercial Professional Office (C-O) Zone. The proposed business is best represented as a "Commercial Recreation Establishment, Indoor". The Los Alamitos Municipal Code identifies this use type as a privately owned amusement and recreation facility where a fee is charged for use. (LAMC § 17.76.020). Similar uses include arcades, bowling alleys, laser tag, skating rinks, pool halls, etc. Please see the Applicant’s "Project Description" attached to this report for further information about escape rooms and the proposed business in particular. This type of business would be the first of its kind in the City of Los Alamitos.

Escape rooms are a relatively new style of indoor entertainment business that has multiple locations operating across Southern California. The experience involves a group of participants "locked" in a room with a limited amount of time, generally one hour, to solve puzzles by working together to collect clues and perform very light physical challenges. Rooms are themed for an interactive role-playing experience. The task of solving the puzzles, or "escaping," encourages cooperation between participants, and is becoming popular for birthday parties, company team building exercises, and special events.
A CUP must be reviewed and approved by the Planning Commission in accordance with Los Alamitos Municipal Code Section Chapter 17.42 (Conditional Use Permits). In order to approve a CUP, the Planning Commission must hold a public hearing and make findings of support for the proposed project. Staff has reviewed the proposals for consistency with the municipal code, as well as potential impacts, such as compatibility with surrounding land uses, and believes the findings to approve the proposed CUP application can be made.

DISCUSSION:

The proposed use would be located within a 1,500 square feet tenant space, which is on the second floor of the 88,990 square foot Town Square Commercial Center. Town Square is located on the south side of Katella Avenue, east of Noel Street. The proposed project consists of tenant improvements that will include adding new partition walls and remodeling the existing bathroom. Cinema Escape Room will utilize two individual rooms for the game while providing a lobby and waiting room for incoming groups of patrons. An office and storage room will be available as well as a single unisex bathroom being provided for both employees and patrons.

Location

![Location Image]
The properties to the south of this parcel, separated by an alley, are multi-family residential homes located in the Multiple Family Residential (R-3) zone. Properties to the north, separated by Katella Avenue, are offices and Arrowhead Products located within the Planned Light Industrial (P-M) Zone. The property to the west contains Adalberto’s Restaurant and drive-through located within the C-O zoning district. To the east, are other buildings in the same Town Square group of structures followed by Katella Dell, all located within the C-O zone.

**Parking**

This center has a “Covenant and Agreement” that is a non-exclusive easement for parking, vehicular and pedestrian access, ingress egress and maintenance, encompassing the area from the Subway restaurant to the west across Noel Street to Katella Deli to the east. Retail centers with greater than 30,000 gross square feet of floor area, which applies to this site, have a parking requirement of one parking space per 250 feet of floor area. This area is served by 420 parking spaces with 355 being required. The amount of parking spaces provided for the center exceeds the minimum requirement, and the proposed use is not anticipated to demand a large amount of parking. It is anticipated that the proposed use would generate a parking need of approximately six to ten spaces during peak use periods, which can be satisfied with available parking at the center.

**Activity**

The proposed use is anticipated to see peak demand on the weekends and mid to late weeknights. The applicant has identified a 10:30 p.m. closing time on Saturdays and Sundays, therefore, Staff has added a condition to the resolution allowing a 10:30 p.m. close time on Saturday and Sunday only (Condition #13). Though there is the potential for some loitering to occur before and after visiting the business, it is anticipated that any impacts from such would be minimal.

**CONCLUSION:**

In reviewing the proposed use in relation to the surrounding commercial and residential land uses, staff believes that the proposed Project would be a compatible use and have minimal impacts. Commissioners are reminded that extra hours of operation are requested and a condition of approval for these hours has been added to the attached Resolution.

Staff recommends approval of CUP 18-09; unless additional or contrary information is received during the hearing and based upon the evidence submitted to the Commission, including the evidence presented in this Staff Report, and any oral and written evidence presented at the Public Hearing.

**Attachments:**

1. Draft Resolution 19-02 with Exhibit A - Site Plan/Floor Plan  
2. Applicant’s “Project Description”
RESOLUTION NO. 19-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 18-09 TO ALLOW A COMMERCIAL RECREATION ESTABLISHMENT, INDOORS, WITHIN A 1,500 SQUARE FOOT UNIT LOCATED AT 4298 KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONING DISTRICT, APN 222-121-54, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ANDREW BROWN, CINEMA ESCAPE ROOM).

WHEREAS, on December 26th, the Applicant submitted an application for a Conditional Use Permit (CUP 18-09) to allow an indoor commercial recreation establishment (escape room) in a 1,500 square foot unit located at 4298 Katella Avenue; and,

WHEREAS, the property is located within the Commercial Professional Office (C-O) Zoning District, where Commercial Recreation Establishments are allowed only with the approval of a CUP; and,

WHEREAS, the application constitutes a request under Section 17.42.040 (Conditional Use Permits - Application Filing) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on January 23, 2019; 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, 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 18-09 is hereby approved to allow a commercial recreation establishment (escape room) in a 1,500 square feet unit at 4298 Katella Avenue in the Commercial Professional Office (C-O) Zoning District based upon the following findings:

1. The commercial recreation establishment will not endanger the public health or general welfare as the use as conditioned, will not foster circumstances that tend to generate a nuisance because the use does not have any
characteristics that are problematic such as excessive noise, glare, vibration or odors upon implementation of conditions. The business would not cause glare, odors or other nuisance conditions as an escape room requires no loud machinery or excessive physically activity.

2. The commercial recreation establishment will be located in the Commercial Professional Office (C-O) Zoning District and this type of use is conditionally permitted within the district.

3. The proposed commercial recreation establishment, as conditioned, will be compatible with other uses located in the C-O Zoning District. Further, it will add an interesting variety to the types of entertainment establishments in the City.

4. The decision to approve the Conditional Use Permit is based on review by the Planning Commission of the plans and specifications submitted for the proposed project and on testimony given at the Public Hearing before the Planning Commission.

5. The project is Categorically Exempt from the California Environmental Quality Act per Guidelines, Section 15301(a), Class 1. Existing Facilities. The proposed use is an existing building and will include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves subject to the following conditions:

Planning

1. Approval of this application is to allow commercial recreation establishment in a 1,500 square foot unit at 4298 Katella Avenue with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 18-09 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code or the Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Development Services Director.

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

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

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

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

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

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

7. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
8. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of any permits.

9. If the commencement of the business approved by this action is not established within 12 months, such Conditional Use Permit approval shall be terminated and shall thereafter be null and void.

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

11. In compliance with Los Alamitos Zoning Code Title 17 Division 6 Chapter 17.72 (Revocation and Modification), this Conditional Use Permit may be revoked or modified at any time by a vote of the Planning Commission, if any one of the following findings of fact can be made:

a. Circumstances under which the permit or entitlement was granted have been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be made in a positive manner;

b. The permit or entitlement was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant’s testimony presented during the public hearing, for the permit or entitlement;

c. One or more of the conditions of the permit have not been substantially fulfilled or have been violated;

d. The improvement authorized in compliance with the permit is in violation of any code, law, ordinance, regulation, or statute;

e. The improvement/use allowed by the permit or entitlement has become detrimental to the public health, safety, or welfare or the manner of operation constitutes or is creating a nuisance; or

f. There is a compelling public necessity.

12. All access doors of the business shall remain closed at all times but shall remain unlocked in case of an emergency.

13. The closing hours of operation on Saturday and Sunday are permitted to be extended to 10:30 p.m.

Building Department

14. The applicant shall obtain City permits for all tenant improvements.

15. All exits must stay clear.
Orange County Fire Authority

16. The applicant shall submit architectural (service codes PR200-PR285) plans to determine exiting requirements and occupant load prior to any approvals.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit 18-09, as represented by the plans 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 Exemption with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 23rd day of January 2019, by the following vote:

______________________________
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, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 23rd day of January 2019, by the following vote, to wit:

PC RESO 19-02
Page 5 of 6
AYES:

NOES:

ABSENT:

ABSTAIN:

Les Johnson, Secretary
Project Description

Cinema Escape Room

Andy Brown
Hannah Kilfoyle
Product
An escape room, also known as an “escape game”, is a physical adventure game in which players solve a series of puzzles and riddles using clues, hints, and strategy to complete the objectives at hand. Players are given a set time limit to unveil the secret plot which is hidden within the rooms. Games are set in a variety of fictional locations, such as Egyptian tombs, jails, and space stations. The various puzzles and riddles themselves generally follow the theme of the room.

Mission Statement
To create an interactive experience that immerses our players into the plot of their favorite films and make them the star!

Principal Members
Andrew Brown - Owner, Primary Gamemaster, Storywriter
Hannah Kilfoyle - Owner, Gamemaster, Business Manager
Allison Brown - Accounting and Bookkeeping
Product/Service

- Cinema Escape will consist of two movie-themed escape rooms.
- Each Escape experience will run for one hour.
- Each room has a maximum capacity of 8 people. Our rooms will not run concurrently so the maximum amount of people in the space will be 10 (8 customers and 2 staff).
- Our rooms will NOT be locked. Participants can exit the rooms at their own discretion. The "escape" part of the experience is merely a benign, fun role-play.
- We expect approximately 30 customers per day on average with the majority coming on the weekends.
- We will provide the highest quality of scheduling/web, decor, and customer service.
- Our Escapes are considered a light recreational activity that's primary focus is to stimulate and challenge the mind.

Community Enhancement

Having both lived in and around Los Alamitos my entire life as well as serving as the 2018 Campaign Chairman for the Los Alamitos Youth Center I am proud of the community spirit Los Alamitos embodies. Our Escape Room will serve to bring the community together through catering fun, original experiences for birthdays, dates, Sunday fundays, church outings, corporate events, youth organization activities, military "team building" activities, etc...
Our rooms are designed to be enjoyed from ages 10-110.

Hours of Operation

Monday-Friday 10am-9:30pm
Saturday-Sunday 10am-10:30pm
*Nights and Weekends are the primary operating hours in the Escape Room Industry.
City of Los Alamitos
PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: January 23, 2019  ITEM NUMBER: 10C

To: Chair and Members of the Planning Commission

Via: Les Johnson, Development Services Director

From: Tom Oliver, Associate Planner

Subject: Conditional Use Permit (CUP) 18-08
Medical Office in the General Commercial (C-G) Zone
10900 Los Alamitos Blvd., #160

SUMMARY: Consideration of a Conditional Use Permit for a medical office at 10900 Los Alamitos Blvd., #160 in the General Commercial (C-G) Zoning District (Applicant: Peter J. Blied, North County Consulting).

RECOMMENDATION:

1. Open the Public Hearing; and,

2. Take testimony; and,

3. Make the determination that pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities) the proposed project is exempt from CEQA under the Class 1 Categorical Exemption;

4. Adoption of Resolution No. 19-03, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 18-08 TO ALLOW A MEDICAL OFFICE IN A 6,375 SQUARE FEET UNIT AT 10900 LOS ALAMITOS BOULEVARD, #160 IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-171-08, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: PETER J. BLIED, NORTH COUNTY CONSULTING).”

APPLICANT: Peter J. Blied, North County Consulting

LOCATION: 10900 Los Alamitos Boulevard, #160, Los Alamitos CA 90720
ENIRONMENTAL: A Class 1 Categorical Exemption, pursuant to Section 15301(a) – Existing Facilities, will be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is in an existing building and will include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

APPROVAL CRITERIA: Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for the Commercial/Industrial Zoning Districts) requires Planning Commission approval of a Conditional Use Permit to allow a “Medical Services, Clinics and Offices” establishment use on a parcel in the C-G Zoning District with arterial street frontage.

NOTICING: The Public Hearing Notice for this meeting was mailed out on January 9, 2019, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the News Enterprise on January 9, 2019.

PRIOR ACTIONS: Prior actions for this particular unit on the parcel are shown below:

<table>
<thead>
<tr>
<th>CUP</th>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP 369-94</td>
<td>1989</td>
<td>Sports Bar &amp; Live Entertainment</td>
</tr>
<tr>
<td>CUP 00-01</td>
<td>2000</td>
<td>Parking Management Plan</td>
</tr>
<tr>
<td>CUP 00-01M</td>
<td>2014</td>
<td>Denial of a Modification to Parking Management Plan</td>
</tr>
<tr>
<td>CUP 14-09</td>
<td>2014</td>
<td>Denial of Outside Seating for a Restaurant</td>
</tr>
</tbody>
</table>

BACKGROUND:
Peter J. Bled has submitted an application for Conditional Use Permit (CUP) 18-08, requesting City approval of a medical office use at 10900 Los Alamitos Blvd., #160 in the General Commercial (C-G) Zone. A CUP is required for medical offices when the proposed units’ parcel is located on an arterial street frontage. The medical entity proposing to occupy the subject space has yet to be disclosed as they are in lease negotiations with the property owner (applicant). However, based upon information provided by the applicant, it is likely to be a Medical Care Group with multiple doctors. The project does not propose any exterior renovations to the building or change to the parking layout. Interior plans have not been provided to date.

Medical uses in the C-G zone require a CUP, which must be reviewed and approved by the Planning Commission in accordance with Los Alamitos Municipal Code Section Chapter 17.42 (Conditional Use Permits). In order to approve a CUP, the Planning Commission must hold a public hearing and make findings of support for the proposed
Staff has reviewed the proposal for consistency with the municipal code, as well as potential impacts, such as compatibility with surrounding land uses, and believes the findings to approve the proposed CUP application can be made.

**DISCUSSION:**

The proposed use as a medical office would fill the entire building/unit (#160), which is approximately 6,375 square feet in size.

**Location**

The unit proposed for the medical office is in the Town Center shopping area located at the northeast corner of Los Alamitos Boulevard and Katella Avenue. The properties to the south of this parcel, separated by Katella Avenue, are banks, restaurants, and offices in the General Commercial (C-G) zone. Properties to the north, separated by Florista Street, are offices and a veterinarian located within the Limited Multiple Family (R-2) and General Commercial (C-G) zoning districts. Properties to the west across Los Alamitos Boulevard are commercial businesses located within the C-G zoning district. To the east, across Pine Avenue,
are parking lots, the CIF offices, and a bank, in the C-G zone.

Parking
According to the City's Municipal Code (LAMC 17.26.040), shopping centers are required to provide a minimum of one space for each 250 square feet of gross floor area. However, this requirement may be reduced in conjunction with the approval of a conditional use permit. “Shopping center” means a group of commercial establishments containing a gross area of thirty thousand (30,000) square feet or more, planned and developed, owned or managed as a unit, with off-street parking and loading provided on the property, and related in its location, size and type of shops, to the trade area which the unit serves. The subject property currently meets these provisions and is considered to be part of a shopping center.

While medical offices are allowed in this zone with a CUP, it is important to recognize that parking in this Center can be close to or at capacity from time-to-time. With the CUP application process being a discretionary approval, the amount of parking required for this use can be considered as data for the Planning Commission’s decision. Therefore, the Applicant has provided the Planning Commission with a parking study to be taken into account as part of its consideration. It is noted that in 2014, the Planning Commission denied a request to add an outdoor dining area for a restaurant at the Town Center, which was partially due to the Property Owner not providing a new parking study at that time.

The following represents an excerpt from the parking study provided by the Applicant that was performed by Hartzog and Crabill, Inc.:

“The existing peak parking demand for a typical weekday was 179 parking spaces and occurred at 12:00 PM. The existing peak parking demand for a typical Saturday was 132 parking spaces and occurred at 1:00 PM. The existing peak parking demand for on-street parking on a typical weekday was 57 parking spaces and occurred at 1:00 PM. Sufficient on-site parking is currently provided at the Plaza on a typical weekday and Saturday.

The forecasted peak parking demand on a typical weekday would be 207 parking spaces at 12:00 PM, which would exceed the available parking supply of 197 parking spaces by ten (10) parking spaces. Because the perpendicular on-street parking spaces on Florista Street and Pine Street are counted towards the Plaza's parking requirements, a focused supplemental parking analysis was conducted for the typical weekday during the lunch period. The focused supplemental parking analysis determined that the combination of the four (4) on-site parking lots and on-street parking would provide sufficient parking for the proposed addition of the medical office tenant. The peak parking demand would be 252 parking spaces and occurred at 12:30 PM.

The forecasted peak parking demand on Saturday would be 158 parking spaces at 1:00 PM. Sufficient on-site parking would be provided at the Plaza on Saturdays.”
It should be noted that if the Plaza were built today, on-street parking would not count towards the Plaza's parking requirements. However, previous entitlements associated with this project have relied upon the abutting street parking spaces along Pine Street and Florista Street, when calculating parking available for this center.

**Use Compatibility**

Neighboring tenants to this proposed business that are located within this center include Starbucks, Sherwin Williams, Hof's Hut, a Thai restaurant, nail shop, hair stylist shop, etc. With exception to parking demand, medical office uses are typically compatible with and have minimal impact upon other businesses. No noise, odor or safety issues should arise from the proposed business. Previous use of the site has historically been professional office for many years, with minimal issues other than employee parking associated with the previous occupant (Keller Williams), which was resolved with usage of the parking lot at the southeast corner of Florista Street and Pine Street.

**Staff Concerns**

The Town Center shopping center is indeed in the center of Los Alamitos, within an area where the City is encouraging retail and restaurant businesses to locate through means such as the recent Los Alamitos Boulevard Beautification Project. A number of businesses have moved into this area in the past year or so, resulting in some property owners renovating their structures they lease or own in response to the recently completed boulevard beautification project. The property owner has reported they have been unable to attract a restaurant or retail business to this particular building (unit), which has been vacant for 2½ years. The owner has represented that this site is not an attractive location for retail or restaurants as these users desire arterial exposure and want to be on either Katella Avenue or Los Alamitos Boulevard. Staff understands and appreciates the points made by the property owner and generally agrees. If the proposed CUP is granted and medical use is allowed at this location, it is likely the patients and employees would patronize the neighboring businesses and increase foot traffic in the center.

Once established, medical offices tend to remain as such and rarely convert to other land uses. Thus, if this site becomes a medical office, is likely that the use will remain as such for a number of years. Additionally, current market trends are identifying that the need for retail brick and mortar space is waning with retail centers seeing an increase in vacancies. As a result, more service type businesses are now locating in conjunction with retail in an effort to strengthen, if not maintain commercial activity.

Parking for this property has been discussed in past Planning Commission actions. The matter was discussed as early as 1982 when the Commission discussed the aberration that on-street parking was counted toward this private party’s required parking. In addition, the approval of Starbucks, which included a building addition, accounted for the existing on-street parking when identifying available parking for the Center.

According to the latest parking study conducted by the applicant, there are times of the day when most, if not all, of the parking spaces available in the center are utilized.
There is the potential that the parking need for this business could impact existing and future businesses within this shopping center. There are also times when the immediate adjacent parking lot (to the south/southwest) is filled and visitors must drive around the block to find a space in one of the other lots that they may or may not know exist. However, it has been considered before that the street parking does provide some relief in the event that the Town Center parking lots are full. This legal-nonconforming situation appears to be the way that the parking was approved when the Center was originally built, and was relied upon in past actions. As a result, staff believes that the existing on-street parking spaces along Pine and Florista can be counted toward the parking requirements of the Town Center. However, these parking spaces are within the public right of way and it should be noted that the City could modify, reduce or even eliminate such in the future.

While Staff has these above concerns, the benefits of this business has shown both here and in the Applicant’s letter (attached) appear to outweigh any potential negative aspects of the proposed medical office business.

**CONCLUSION:**

Staff recommends approval of CUP 18-08; unless additional or contrary information is received during the hearing and based upon the evidence submitted to the Commission, including the evidence presented in this Staff Report, and any oral and written evidence presented at the Public Hearing.

**Attachments**

1. Draft Resolution 19-03 with Exhibit A - Site Plan/Floor Plan
2. Parking Study
3. Applicant Letter of December 12, 2018
RESOLUTION NO. 19-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 18-08 TO ALLOW A MEDICAL OFFICE IN A 6,375 SQUARE FEET UNIT AT 10900 LOS ALAMITOS BOULEVARD, #160 IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-171-08, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: PETER J. BLIED, NORTH COUNTY CONSULTING).

WHEREAS, This is an application for a Conditional Use Permit to allow medical office uses in a 6,375 square feet retail unit on a parcel with arterial frontage at 10900 Los Alamitos Blvd., #160 in the General Commercial (C-G) Zoning District; and,

WHEREAS, the application constitutes a request under Section 17.42.040 (Conditional Use Permits - Application Filing) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on January 23, 2019; 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, 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 18-08 is hereby approved to allow medical office uses in a 6,375 square feet retail space on a parcel with arterial frontage at 10900 Los Alamitos Blvd., #160 in the General Commercial (C-G) Zoning District based upon the following findings:

1. The medical offices will not endanger the public health or general welfare as the use as conditioned, will not foster circumstances that tend to generate a nuisance because the use does not have any characteristics that are problematic such as excessive noise, glare, vibration or odors upon implementation of conditions. The business should not cause glare, odors or other nuisance conditions and will, in fact, contribute favorably to
the health and welfare of City residents in that this use is medical office, and it may bring in more customer traffic to this retail area.

2. The medical office use will be located in the General Commercial (C-G) Zoning district and medical uses are conditionally permitted uses within the district in parcels on arterial street frontage.

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. This building has been used for office-type businesses for many years with little complaint. Further, the Economic Development Element of the General Plan, Policy 2.3, asks the City to Promote well-paying jobs. Prioritize municipal decisions, initiatives, investments, and development approvals that support the retention and expansion of well-paying jobs in Los Alamitos.

4. That the decision to approve the application for a conditional use permit is based on substantial evidence in view of the record as a whole before the Planning Commission.

5. The project is Categorically Exempt from the California Environmental Quality Act per Guidelines, Section 15301(a), Class 1. Existing Facilities. The proposed use is an existing building and will include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves subject to the following conditions:

Planning

1. Approval of this application is to allow medical office uses in a 6,375 square feet retail space on a parcel with arterial frontage at 10900 Los Alamitos Blvd., #160 with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 18-08 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have
been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.

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

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

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

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

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

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

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

8. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of any permits.

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

10. In compliance with Los Alamitos Zoning Code Title 17 Division 6 Chapter 17.72 (Revocation and Modification), this Conditional Use Permit may be revoked or modified at any time by a vote of the Planning Commission, if any one of the following findings of fact can be made:

   a. Circumstances under which the permit or entitlement was granted have been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be made in a positive manner;
   
   b. The permit or entitlement was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the permit or entitlement;
   
   c. One or more of the conditions of the permit have not been substantially fulfilled or have been violated;
   
   d. The improvement authorized in compliance with the permit is in violation of any code, law, ordinance, regulation, or statute;
   
   e. The improvement/use allowed by the permit or entitlement has become detrimental to the public health, safety, or welfare or the manner of operation constitutes or is creating a nuisance; or
   
   f. There is a compelling public necessity.

11. The Applicant shall not assign, nor mark, any parking spaces on this property for the exclusive use of this medical use.
Building Department

None.

Orange County Fire Authority

None.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit 18-08, as represented by the plans 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 Exemption with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 23rd day of January 2019, by the following vote:

______________________________
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  )

PC RESO 19-03
Page 5 of 6
I, Les Johnson, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 23rd day of January 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____________________________________
Les Johnson, Secretary
LOS ALAMITOS PLAZA
PARKING STUDY REPORT
LOS ALAMITOS, CA

Prepared For:

Mr. Shahriar Afshani
NSPS Partnership
PO Box 15928
Beverly Hills, CA 90209

Prepared By:

Hartzog & Crabill, Inc.
17852 East 17th Street, Suite 101
Tustin, CA 92780

Contact: Scott Ma, P.E., T.E.
Senior Engineer

January 8, 2019
# LOS ALAMITOS PLAZA
# PARKING STUDY REPORT
# LOS ALAMITOS, CA

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<td>7. Los Alamitos Plaza with Medical Office Tenant – On-Site Parking Demand on Saturday</td>
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<td>1. Project Site Plan</td>
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INTRODUCTION

This report summarizes the assumptions, methodologies, findings, and recommendations of the parking study completed for the proposed addition of a medical office tenant in the vacant space located at the Los Alamitos Plaza in the City of Los Alamitos, CA. This report was prepared to update the *Los Alamitos Plaza Parking Study Report* (Hartzog & Crabill, Inc. 2000).

Although there had been turnover in the tenant rolls since 2000, it did not result in a parking shortage because the new tenant replacing the departing tenant generally had the same business operational characteristics with similar parking demand. Therefore, City staff did not require the project applicant to prepare an updated parking study report each time a new tenant moved into the Plaza. However, in this instance City staff determined the proposed addition of the medical office tenant may result in a parking shortage at the Plaza. Therefore, City staff requested the project applicant to prepare an updated parking study report.

PROJECT DESCRIPTION

The Los Alamitos Plaza is located on the northeast corner of the intersection of Los Alamitos Boulevard at Katella Avenue. However, the corner property is owned by a separate entity and is not part of this project. The Plaza consists of five (5) separate buildings with approximately 61,209 square feet (SF) of space. Based on the tenant roll provided in Appendix A, the Plaza contains a mixture of office, retail and restaurant land uses. The Plaza currently has seven (7) vacant units for a total of approximately 10,795 SF. The proposed medical office tenant will occupy a vacant unit consisting of 6,375 SF. Exhibit 1 shows the project site plan.

The Plaza has 268 parking spaces consisting of a mixture of 197 on-site parking spaces and 71 perpendicular on-street parking spaces on Florista Street and Pine Street. The 197 on-site parking spaces are distributed over four (4) parking lots, which include the parking lot located across Pine Street. This parking lot is used mostly by Plaza employees. The 71 perpendicular on-street parking spaces are located in front of the Plaza and in front of the parking lot located across Pine Street. They are time limited to three (3) hours from 8 AM to 6 PM, Monday through Friday. These on-street parking spaces are not assigned to the Plaza and are available to the public at large because they are in the public street right-of-way. However, these on-street parking are counted towards the Plaza’s parking requirements because the Plaza was built in the 1970s, which had a different set of criteria and guidelines for parking requirements. It should be noted that if the Plaza was built today, the on-street parking would not count towards the Plaza’s parking requirements.

METHODOLOGY

Shared parking is defined as a parking space that can be used to serve two or more individual land uses without conflict or encroachment. The opportunity to implement shared parking is primarily the result of two conditions:
Los Alamitos Plaza Parking Study Report in the City of Los Alamitos, CA

- Time Differentials: variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, by season);

- Captive Market: relationships among land use activities that result in peoples’ attraction to two or more land uses on a single auto trip to a given area or development.

Shared parking methodology allows for the adjustment of demand projections for interactions in mixed-used developments to identify when the peak accumulation of vehicles will occur. Shared parking is a vitally important way to reduce density and waste of resources devoted to parking. The fact that parking demand for each component may peak at different days of the week or hours of the day generally means that fewer spaces are needed for the project than would be required if each component is a freestanding development.

**Effect of Time Differentials**

The patterns of activity for mix-used land uses are sufficiently different so that the corresponding peak parking demands of each activity would not occur simultaneously. Shared parking is most effective when these land uses have significantly different peak parking characteristics that vary by time of day, day of week, and/or season of the year.

**Effect of Captive Market**

In a shared parking analysis, Captive Market is used to reflect the adjustment of parking needs due to the interaction among uses. Within walking distance, individuals are allowed to patronize more than one destination on a single trip. This may result in a parking demand reduction because of the reduced demand for parking spaces per unit of land. Captive market effects not only accrue from the on-site development but also from nearby uses.

**PARKING DEMAND ANALYSIS**

For this parking demand analysis, it should be noted that a conservative analysis was conducted to determine if the four (4) on-site parking lots would adequately serve the new parking demand for the proposed medical office tenant. If the on-site parking lots were determined to be insufficient, then a focused supplemental parking analysis was conducted to determine if the combination of the four (4) on-site parking lots and the on-street parking spaces would adequately serve the new parking demand for the proposed medical office tenant.

**Parking Requirements**

The parking requirements for the proposed medical office use were based on the City of Los Alamitos Municipal Code. For the proposed medical office use, the Municipal Code requires one (1) parking space for each 200 SF of gross floor area (GFA). Therefore, if the proposed medical office of 6,375 SF was a freestanding development, it would require 32 on-site parking spaces. However, based on the principles of shared parking, the required parking spaces for the Plaza may be less because of the different peak time periods for each business and the effects of a captive market as people patronize multiple businesses on a single visit.
Existing Conditions

Similar to the prior parking study report prepared in 2000, parking counts were collected for the four (4) on-site parking lots on Saturday, July 28, 2018 and Wednesday, August 1, 2018 during the peak periods for the Plaza, which were 11:30 AM to 1:30 PM and 4:30 PM to 7:30 PM. The parking counts were collected in 15-minute intervals. Supplemental on-street parking counts were taken on Wednesday, September 19, 2018 from 11:30 AM to 1:30 PM. The parking counts are provided in Appendix B.

Tables 1 and 2 show the existing parking demand for the four (4) on-site parking lots for a typical weekday and Saturday, respectively. As shown in Table 1, the peak on-site parking demand for a typical weekday was 179 parking spaces and occurred at 12:00 PM. As shown in Table 2, the peak parking demand for a typical Saturday was 132 parking spaces and occurred at 1:00 PM. Table 3 shows the existing on-street parking demand for a typical weekday during the lunch period. As shown in Table 3, the peak on-street parking demand for a typical weekday was 57 parking spaces and occurred at 1:00 PM. Sufficient on-site parking is currently provided at the Plaza on a typical weekday and Saturday.

TABLE 1
LOS ALAMITOS PLAZA
EXISTING ON-SITE PARKING DEMAND ON A WEEKDAY

<table>
<thead>
<tr>
<th>Time</th>
<th>Demand</th>
<th>Supply</th>
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<tbody>
<tr>
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<td>163</td>
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</tr>
<tr>
<td>11:45 AM</td>
<td>170</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>179</td>
<td></td>
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</tr>
<tr>
<td>12:15 PM</td>
<td>178</td>
<td>197</td>
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<tr>
<td>12:30 PM</td>
<td>174</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:45 PM</td>
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TABLE 2
LOS ALAMITOS PLAZA
EXISTING ON-SITE PARKING DEMAND ON SATURDAY

<table>
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<td>121</td>
<td></td>
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</tr>
<tr>
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<td>121</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>118</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:15 PM</td>
<td>119</td>
<td></td>
<td>No</td>
</tr>
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<td></td>
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<td>119</td>
<td></td>
<td>No</td>
</tr>
<tr>
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<tr>
<td>7:15 PM</td>
<td>94</td>
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</table>


TABLE 3
LOS ALAMITOS PLAZA
EXISTING ON-STREET PARKING DEMAND ON A WEEKDAY

<table>
<thead>
<tr>
<th>Time</th>
<th>Demand</th>
<th>Supply</th>
<th>Exceeds Supply?</th>
</tr>
</thead>
<tbody>
<tr>
<td>11:30 AM</td>
<td>40</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>11:45 AM</td>
<td>41</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>38</td>
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<td>38</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:30 PM</td>
<td>50</td>
<td>71</td>
<td>No</td>
</tr>
<tr>
<td>12:45 PM</td>
<td>47</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>51</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>1:15 PM</td>
<td>46</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>


Parking Demand

To forecast the total parking demand for the proposed medical office tenant, they were based on the peak parking requirements per the City of Los Alamitos Municipal Code and the time-of-day factors as a percentage of the peak as listed in *Parking Generation, 4th Edition* (Institute of Transportation Engineers, 2010). Table 4 shows the time-of-day factors for a medical office for a typical weekday. Because *Parking Generation* did not have any time-of-day factors available for a weekend day, these weekday time-of-day factors were also applied for Saturdays. Table 5 shows the parking demand for the proposed medical office tenant.
### TABLE 4
MEDICAL OFFICES
TIME-OF-DAY FACTORS

<table>
<thead>
<tr>
<th>Time</th>
<th>Time-of-Day Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 AM</td>
<td>0%</td>
</tr>
<tr>
<td>7:00 AM</td>
<td>18%</td>
</tr>
<tr>
<td>8:00 AM</td>
<td>64%</td>
</tr>
<tr>
<td>9:00 AM</td>
<td>85%</td>
</tr>
<tr>
<td>10:00 AM</td>
<td>100%</td>
</tr>
<tr>
<td>11:00 AM</td>
<td>100%</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>88%</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>81%</td>
</tr>
<tr>
<td>2:00 PM</td>
<td>90%</td>
</tr>
<tr>
<td>3:00 PM</td>
<td>93%</td>
</tr>
<tr>
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<td>86%</td>
</tr>
<tr>
<td>5:00 PM</td>
<td>52%</td>
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<tr>
<td>6:00 PM</td>
<td>63%</td>
</tr>
<tr>
<td>7:00 PM</td>
<td>0%</td>
</tr>
</tbody>
</table>


### TABLE 5
PROPOSED MEDICAL OFFICE TENANT
PARKING DEMAND

<table>
<thead>
<tr>
<th>Time</th>
<th>Demand</th>
</tr>
</thead>
<tbody>
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</tr>
<tr>
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<tr>
<td>12:00 PM</td>
<td>28</td>
</tr>
<tr>
<td>12:15 PM</td>
<td>28</td>
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<tr>
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<td>28</td>
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<tr>
<td>12:45 PM</td>
<td>28</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>26</td>
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<tr>
<td>1:15 PM</td>
<td>26</td>
</tr>
<tr>
<td>4:30 PM</td>
<td>27</td>
</tr>
<tr>
<td>4:45 PM</td>
<td>27</td>
</tr>
<tr>
<td>5:00 PM</td>
<td>17</td>
</tr>
<tr>
<td>5:15 PM</td>
<td>17</td>
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<tr>
<td>5:30 PM</td>
<td>17</td>
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<tr>
<td>5:45 PM</td>
<td>17</td>
</tr>
<tr>
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<td>20</td>
</tr>
<tr>
<td>6:15 PM</td>
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<td>6:45 PM</td>
<td>20</td>
</tr>
<tr>
<td>7:00 PM</td>
<td>0</td>
</tr>
<tr>
<td>7:15 PM</td>
<td>0</td>
</tr>
</tbody>
</table>

Parking Analysis

Tables 6 and 7 show the forecasted parking demand for the Plaza for the four (4) on-site parking lots with the proposed medical office tenant on a typical weekday and Saturday, respectively. As shown in Table 6, the peak parking demand for the parking lots on a typical weekday would be 207 parking spaces at 12:00 PM, which would exceed the available parking supply of 197 parking spaces by ten (10) parking spaces. However, the parking shortage would start earlier at 11:45 AM and would continue through the lunch period to 1:00 PM. As shown in Table 7, the peak parking demand on Saturday would be 158 parking spaces at 1:00 PM. Sufficient on-site parking would be provided at the Plaza on Saturdays.

**TABLE 6
LOS ALAMITOS PLAZA WITH MEDICAL OFFICE TENANT
ON-SITE PARKING DEMAND ON A WEEKDAY**

<table>
<thead>
<tr>
<th>Time</th>
<th>Existing Demand</th>
<th>Medical Office</th>
<th>Total</th>
<th>Supply</th>
<th>Exceeds Demand?</th>
</tr>
</thead>
<tbody>
<tr>
<td>11:30 AM</td>
<td>163</td>
<td>32</td>
<td>195</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>11:45 AM</td>
<td>170</td>
<td>32</td>
<td>202</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>179</td>
<td>28</td>
<td>207</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>12:15 PM</td>
<td>178</td>
<td>28</td>
<td>206</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>12:30 PM</td>
<td>174</td>
<td>28</td>
<td>202</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>12:45 PM</td>
<td>173</td>
<td>28</td>
<td>201</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>168</td>
<td>26</td>
<td>194</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>1:15 PM</td>
<td>153</td>
<td>26</td>
<td>179</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>4:30 PM</td>
<td>163</td>
<td>27</td>
<td>190</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>4:45 PM</td>
<td>161</td>
<td>27</td>
<td>188</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>5:00 PM</td>
<td>151</td>
<td>17</td>
<td>168</td>
<td></td>
<td>No</td>
</tr>
<tr>
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<td>141</td>
<td>17</td>
<td>158</td>
<td></td>
<td>No</td>
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<tr>
<td>5:30 PM</td>
<td>129</td>
<td>17</td>
<td>146</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>5:45 PM</td>
<td>128</td>
<td>17</td>
<td>145</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>6:00 PM</td>
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<td>20</td>
<td>151</td>
<td></td>
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</tr>
<tr>
<td>6:15 PM</td>
<td>123</td>
<td>20</td>
<td>143</td>
<td></td>
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</tr>
<tr>
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</tr>
<tr>
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<td>20</td>
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<td></td>
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</tr>
<tr>
<td>7:00 PM</td>
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<td>91</td>
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</table>


**TABLE 7
LOS ALAMITOS PLAZA WITH MEDICAL OFFICE TENANT
ON-SITE PARKING DEMAND ON SATURDAY**

<table>
<thead>
<tr>
<th>Time</th>
<th>Existing Demand</th>
<th>Medical Office</th>
<th>Total</th>
<th>Supply</th>
<th>Exceeds Demand?</th>
</tr>
</thead>
<tbody>
<tr>
<td>11:30 AM</td>
<td>121</td>
<td>32</td>
<td>153</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>11:45 AM</td>
<td>121</td>
<td>32</td>
<td>153</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>118</td>
<td>28</td>
<td>146</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:15 PM</td>
<td>119</td>
<td>28</td>
<td>147</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:30 PM</td>
<td>123</td>
<td>28</td>
<td>151</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:45 PM</td>
<td>124</td>
<td>28</td>
<td>152</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>132</td>
<td>26</td>
<td>158</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>1:15 PM</td>
<td>119</td>
<td>26</td>
<td>145</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>

Hartzog & Crabill, Inc.
TABLE 7 (Continued)
LOS ALAMITOS PLAZA WITH MEDICAL OFFICE TENANT
ON-SITE PARKING DEMAND ON SATURDAY

<table>
<thead>
<tr>
<th>Time</th>
<th>Existing Demand</th>
<th>Medical Office</th>
<th>Total</th>
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</thead>
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<td>27</td>
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<td>27</td>
<td>132</td>
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<td>No</td>
</tr>
<tr>
<td>5:00 PM</td>
<td>100</td>
<td>17</td>
<td>117</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>5:15 PM</td>
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<td>17</td>
<td>124</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>5:30 PM</td>
<td>111</td>
<td>17</td>
<td>128</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>5:45 PM</td>
<td>114</td>
<td>17</td>
<td>131</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>6:00 PM</td>
<td>116</td>
<td>20</td>
<td>136</td>
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</tr>
<tr>
<td>6:15 PM</td>
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<td>20</td>
<td>127</td>
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<td>No</td>
</tr>
<tr>
<td>6:30 PM</td>
<td>102</td>
<td>20</td>
<td>122</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>6:45 PM</td>
<td>98</td>
<td>20</td>
<td>118</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>7:00 PM</td>
<td>100</td>
<td>0</td>
<td>100</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>7:15 PM</td>
<td>94</td>
<td>0</td>
<td>94</td>
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<td>No</td>
</tr>
</tbody>
</table>


As discussed above, the perpendicular on-street parking spaces on Florista Street and Pine Street are counted towards the Plaza's parking requirements even though they are not assigned to the Plaza and are available to the public at large. A focused supplemental parking analysis was conducted to determine if the combination of the four (4) on-site parking lots and on-street parking spaces would adequately serve the new parking demand for the proposed medical office tenant. Table 8 shows the forecasted parking demand for the four (4) on-site parking lots and on-street parking spaces with the proposed medical office tenant. As shown in Table 8, the four (4) on-site parking lots and the on-street parking spaces would provide sufficient parking at the Plaza on a typical weekday during the lunch period. The peak parking demand for the combination of the on-site parking lots, on-street parking spaces and the proposed medical office tenant was 252 parking spaces at 12:30 PM.

TABLE 8
LOS ALAMITOS PLAZA WITH MEDICAL OFFICE TENANT
ON-SITE AND ON-STREET PARKING DEMAND ON A WEEKDAY

<table>
<thead>
<tr>
<th>Time</th>
<th>Existing On-Site Demand</th>
<th>Existing On-Street Demand</th>
<th>Medical Office</th>
<th>Total</th>
<th>Supply</th>
<th>Exceeds Demand?</th>
</tr>
</thead>
<tbody>
<tr>
<td>11:30 AM</td>
<td>163</td>
<td>40</td>
<td>32</td>
<td>235</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>11:45 AM</td>
<td>170</td>
<td>41</td>
<td>32</td>
<td>243</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>179</td>
<td>38</td>
<td>28</td>
<td>245</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:15 PM</td>
<td>178</td>
<td>38</td>
<td>28</td>
<td>244</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:30 PM</td>
<td>174</td>
<td>50</td>
<td>28</td>
<td>252</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>12:45 PM</td>
<td>173</td>
<td>47</td>
<td>28</td>
<td>248</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>168</td>
<td>51</td>
<td>26</td>
<td>245</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>1:15 PM</td>
<td>153</td>
<td>46</td>
<td>26</td>
<td>225</td>
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<td>No</td>
</tr>
</tbody>
</table>

FINDINGS

The existing peak parking demand for a typical weekday was 179 parking spaces and occurred at 12:00 PM. The existing peak parking demand for a typical Saturday was 132 parking spaces and occurred at 1:00 PM. The existing peak parking demand for on-street parking on a typical weekday was 57 parking spaces and occurred at 1:00 PM. Sufficient on-site parking is currently provided at the Plaza on a typical weekday and Saturday.

The forecasted peak parking demand on a typical weekday would be 207 parking spaces at 12:00 PM, which would exceed the available parking supply of 197 parking spaces by ten (10) parking spaces. Because the perpendicular on-street parking spaces on Florista Street and Pine Street are counted towards the Plaza’s parking requirements, a focused supplemental parking analysis was conducted for the typical weekday during the lunch period. The focused supplemental parking analysis determined that the combination of the four (4) on-site parking lots and on-street parking would provide sufficient parking for the proposed addition of the medical office tenant. The peak parking demand would be 252 parking spaces and occurred at 12:30 PM.

The forecasted peak parking demand on Saturday would be 158 parking spaces at 1:00 PM. Sufficient on-site parking would be provided at the Plaza on Saturdays.
APPENDIX A

LOS ALAMITOS PLAZA TENANT ROLL
<table>
<thead>
<tr>
<th>Tenant Name</th>
<th>Unit</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NSPS Partnership</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baja Sonora #3 Inc.</td>
<td>101</td>
<td>2000</td>
</tr>
<tr>
<td>Dominic Zampino Include 101A</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Beach Vision Center</td>
<td>102</td>
<td>3432</td>
</tr>
<tr>
<td>Nick's Deli</td>
<td>109</td>
<td>1904</td>
</tr>
<tr>
<td>Barber Shop</td>
<td>111</td>
<td>1350</td>
</tr>
<tr>
<td>Kampai Sushi House At2 113</td>
<td></td>
<td>1350</td>
</tr>
<tr>
<td>Kampai Sushi House At2 115</td>
<td></td>
<td>1785</td>
</tr>
<tr>
<td>Garage Pilates, LLC</td>
<td>116</td>
<td>1002</td>
</tr>
<tr>
<td>Hofs Hut Restaurants Inc 118</td>
<td></td>
<td>8200</td>
</tr>
<tr>
<td>Cao Hoc Le Nguyen and</td>
<td>127</td>
<td>1350</td>
</tr>
<tr>
<td>Belle Hair Design</td>
<td>129</td>
<td>1350</td>
</tr>
<tr>
<td>Thaillusion Enterprise, LL 131</td>
<td></td>
<td>1820</td>
</tr>
<tr>
<td>Gomez, Glen</td>
<td>132</td>
<td>1200</td>
</tr>
<tr>
<td>Mehta, Dr. Ashok</td>
<td>133</td>
<td>2952</td>
</tr>
<tr>
<td>Vitality Chiropractic</td>
<td>141</td>
<td>700</td>
</tr>
<tr>
<td>Elite Dance Solutions LL 142</td>
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<td>1200</td>
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<tr>
<td><strong>&lt;VACANT&gt;</strong></td>
<td>144</td>
<td>600</td>
</tr>
<tr>
<td>Dance Partners Inc.</td>
<td>145</td>
<td>1785</td>
</tr>
<tr>
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APPENDIX B

PARKING COUNTS
## Parking Study

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**City:** LOS ALAMITOS  
**Date:** 7/28/2018  
**Day:** Saturday

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### Parking Study

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**City:** LOS ALAMITOS  
**Date:** 8/1/2018  
**Day:** Wednesday

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# Parking Study

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**Date:** 9/19/2018  
**Day:** Wednesday

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December 12, 2018

City of Los Alamitos, Development Services
3191 Katella Avenue
Los Alamitos, CA 90720

RE: Request for CUP Approval for Medical Office Use in C-G Zone District

Address: 10900 Los Alamitos Boulevard

To Whom It May Concern:

On behalf of NSPS, Ltd., the owners of Los Alamitos Plaza, I am pleased to present this request for a Conditional Use Permit for a new medical office tenant to locate in the former Keller-Williams building at the Plaza. As you may know, this building has been vacant for a three long years and the ownership group would greatly appreciate your assistance in providing a home for our new medical office tenant. No less than 3 commercial real estate broker teams have attempted to find a viable tenant, with Coreland Companies working for the past 18 months. The most interested, viable, and committed tenants have consistently been those seeking medical office space. A number of reasons are factored into this and we will discuss these as we proceed through this letter.

Site History:

This property has been in its current configuration for many years and the current ownership has held and managed the property since 1988. Initially, the building contained restaurants from 1988 to 1994, until it became offices for Hof's Hut which lasted from 1994 to 2003. In 2003, Keller-Williams took occupancy and it remained an office use until they left in 2016. While we acknowledge that the underlying zoning designation is C-G, that has always been incongruent with the use of this particular building. The architectural design of the building itself is far from what any retailers desire, as our leasing agents have been told again and again. Large wall areas punctuated by mid-height windows evenly placed around the building perimeter does not create a welcoming retail environment, but rather provides privacy and intermittent natural light for typical office activities. Potential retail tenants have also pointed out the lack of typical loading dock area, lack of visibility from the street, and the many more attractive retail spaces available in surrounding centers, even at a higher net cost to them. Just our immediate trade area contains vacancies at the Shoppes at Rossmoor, Oak Center, Center Plaza, Rossmoor Village Center, and the Vons Center at 11262 Los Alamitos Blvd. A comparably sized 6,000 square foot space at 11172 Los Alamitos Blvd. has been vacant for 4 years,
even with a lower market lease rates. Most retailers and brokers agree that the subject building was simply built for professional or medical office uses; it simply does not lend itself to retail use. It is also important to note that current market trends are for medical offices to locate within local traditional retail centers as it provides convenience to their patients/customers as well as for their employees who benefit from better access to amenities such as meals, quick shopping and errands and other aspects of modern life. This represents a real shift in leasing patterns as exemplified by a recent move by HOAG to lease a former JoAnn’s space in Foothill Ranch.

CUP Request:

We request that the City of Los Alamitos approve our request for a Minor Conditional Use Permit to allow our medical office tenant to occupy the vacant 6,375 square foot building shown on the attached plans. The new use will not require construction activities on the property beyond a typical tenant improvement project to reconfigure the interior space for the maximum benefit of the tenant and their future patients. A concept floor plan has been provided for general discussion purposes, but a formal interior space plan will be developed by our tenant’s architect and submitted to the City for proper TI permits upon the approval of the requested CUP. Existing site amenities such as parking, drive-aisles, landscape, and lighting will remain unchanged and fully functional. This requested CUP will serve to improve the functional and economic viability of the entire center for existing tenants and the ownership who have made long-term investment in this property and the City of Los Alamitos. We feel that the highest and best use of this aspect of the property is, in fact, a medical office tenant as proposed.

Parking:

We feel so strongly about adding a new medical tenant to the property that a formal parking study was already conducted by Hartzog and Crabill to verify that the uses would function well together and not create a nuisance to surrounding properties or on the city streets where substantial local parking occurs. Their study, dated October 11, 2018, is attached for your review. Their findings confirmed that our site, paired with off-site parking under NSPS ownership already in use, and reasonable use of available street parking allows for anticipated parking demands to be met without creating any negative impact. Using various adopted and accepted methods, they have determined that during peak demand periods, sufficient parking does exist for the existing and proposed use of the property.

Code Required Findings:

We assert the following to be true:

1. The proposed use will not endanger public health, safety, or general welfare if located where proposed and developed. It will not create or allow nuisance conditions and, in fact, will support existing commercial retail activities and improve site security by creating a new level of pedestrian activity which stimulates
natural surveillance and reduces issues related to crime and vacant structures. Public health will actually benefit from a new medical office tenant at this location.

2. The proposed use does meet all required conditions and specifications set forth in the zoning district where it is proposed to be located. The building was constructed under City permit and meets the applicable development standards from that time. With the requested Minor CUP approved by the Planning Commission, the proposed use will meet the current Land Use requirements. The proposed use will take place within an existing approved structure and parking has been formally evaluated, so no standards remain unmet.

3. The location and character of the proposed use, when developed in accordance with the plan submitted for approval, will be in harmony with the surroundings and conform to the General Plan. As discussed, this building has contained an office use for over 20 years and operated within the existing center without issue. Our current request is per the current applicable codes and will continue the acknowledged best function of the subject building in the midst of a somewhat traditional retail center. The proposed use will alter the interior of the building, but not impact the exterior site amenities such as parking, landscape, drive-aisles, and lighting. The General Plan calls for commercial activities on the subject property and the introduction of a new medical offices use will certainly fit into the broad context of a commercial activity as a business operation. We assert that Economic Development Policy 2.2 and Economic Development Goal 1 both support our proposed Minor CUP request by allowing for a formal discretionary evaluation of the proposed use (effective land use regulation, Policy 2.2) and creating a mix of uses and development patterns that create fiscal balance and viability (Econ Dev. Goal 1) by eliminating a long-standing vacancy with little prospect of a retail tenant.

4. The decision of the Planning Commission to approve our request will be based on the substantial evidence presented with this application and any related clarifying requests for information by staff. Our request is consistent with prior Planning Commission approval decisions for similar uses in general commercial centers under similar C-G zoning designation. A structure sometimes dictates its highest and best use as in this case. A traditional retailer simply does not want to locate in this building. Our leasing agents have presented to the space to pet stores, clothing stores, sporting goods, general goods, boutiques and local and regional chain stores of many types and varieties.

Summary:

Our request for a Minor Conditional Use Permit is generally consistent with the intent of the Zoning Code and General Plan as discussed. The introduction of a medical office use here in a vacant former office space is a logical decision, given the significant string of rejections by traditional retail tenants. The building lends itself to office use by design and quietly served that function for over 20 years without issue prior to its current run of vacancy. The subject property owners are requesting support from the City of Los
Alamitos by allowing the approval of this Minor Use Permit. It will enhance and stabilize their property by filling a void in the center of it. The activation of a vacant space always serves to improve general activity levels which decreases negative actors and activities. We respectfully request your support and affirmation that our request is reasonable and deserves careful consideration and approval. I look forward to working with your staff to achieve the goals of my client and marry those with the goals of the City of Los Alamitos for a prosperous and active commercial region that serves its residents and property owners well by allowing diversity and creating a balance of interests both city-wide and within a single property. I can be reached at 714.262.0651 or pblied04@yahoo.com and I look forward to hearing from you soon.

Warmest Regards,

[Signature]

Peter J. Blied