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

AGENDA
PLANNING COMMISSION/SUBDIVISION COMMITTEE
REGULAR MEETING
Wednesday, March 27, 2019 – 7:00 PM

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

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

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

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

1. CALL TO ORDER

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

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

5. **APPROVAL OF MINUTES**
   A. Approve the Minutes for the Regular and Special Meetings of February 27, 2019.

6. **DISCUSSION**
   None.

7. **CONSENT CALENDAR**
   None.

8. **STAFF REPORT**
   A. Planned Sign Program (PSP) 19-01
      Signage for Southland Credit Union – 10701 Los Alamitos Boulevard
      Consideration of Planned Sign Program for Southland Credit Union in accordance with the Los Alamitos Municipal Code (LAMC 17.28.060).

      **Recommendation:**

      Staff recommends the Planning Commission adopt Resolution No. 19-07, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 19-01, as CONDITIONED, CONSISTING OF one (1) pole and three (3) WALL SIGNS LOCATED AT 10701 Los Alamitos Blvd. IN THE General COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 242-233-34, (APPLICANT: Tish Scialampo, of Absolute Sign, Inc., on behalf of Southland Credit Union).”

9. **PUBLIC HEARING**
   A. Conditional Use Permit (CUP) 08-12M2
      Modification of an existing Conditional Use Permit to add 1,260 square feet to a 2,455 square feet “Personal Training and Physical Fitness Use” at 10680 Los Alamitos Boulevard from a second suite (10682 Los Alamitos Boulevard) in the General Commercial (C-G) Zone, APN 242-245-01 (Applicant: Seth Eaker).
      Consideration of a Conditional Use Permit to allow a 1200 square feet expansion of the Los Ai Gym located in the Center Plaza shopping center.
Recommendation:

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

2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and, if appropriate,

3. Adopt Resolution No. 19-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, MODIFYING AN EXISTING CONDITIONAL USE PERMIT (CUP 08-12M2) TO ADD 1,260 SQUARE FEET TO A 2,455 SQUARE FEET "PERSONAL TRAINING AND PHYSICAL FITNESS USE" AT 10680 LOS ALAMITOS BLVD. FROM A SECOND SUITE (10682 LOS ALAMITOS BLVD.) IN THE GENERAL COMMERCIAL (C-G) ZONE, APN 242-245-01 (APPLICANT: SETH EAKER)."

B. Conditional Use Permit (CUP) 19-01

Conditional Use Permit (CUP) 19-01 - Expand Operational Hours to Remain Open Until 2:00 a.m. in the General Commercial (C-G) Zone 11272 Los Alamitos Boulevard (Griffins Grill).

Consideration of a Conditional Use Permit to extend operational hours to remain open until 2:00 a.m. at Griffins Grill Restaurant at 11272 Los Alamitos Boulevard, APN 222-081-04 (Applicant: Mike Gadd, Griffins Grill).

Recommendation:

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

2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and, if appropriate,

3. Adopt Resolution No. 19-06, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 19-01) TO EXTEND APPROVED OPERATIONAL HOURS TO THE HOURS BETWEEN 6:00
A.M. UNTIL 2:00 A.M., AT 11272 LOS ALAMITOS BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONE, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA, APN 222-081-04 (APPLICANT: MIKE GADD, GRIFFINS GRILL)."

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

11. COMMISSIONER REPORTS

12. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of $1,000.00 (resident)/$2,345.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.66 and Fee Resolution No. 2017-13.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Avenue; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11052 Los Alamitos Boulevard; not less than 72 hours prior to the meeting.

[Signature]
Toni Oliver
Associate Planner

3/21/19 Date

Planning Commission Meeting
March 27, 2019
Page 4 of 4
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – February 27, 2019

1. **CALL TO ORDER**
The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, February 27, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

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

Absent: Commissioner Cuilty

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

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

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

Speaker Peter Blied, representing 10900 Los Alamitos Boulevard requested to have agenda item 7A pulled from consent calendar. Mr. Blied discussed reasons as to why medical use is most fitting at this location, and why it is not detrimental to the area and community.

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

5. **APPROVAL OF MINUTES**
A. Approve the Minutes for the Regular Meeting of January 23, 2019.
Motion/Second: Grose/DeBolt
Carried 5/0 (Andrade abstained, Cuilty absent): The Planning Commission approved the minutes of the Regular meeting of January 23, 2019.

6. **DISCUSSION**
None.
7. **CONSENT CALENDAR**
   A. Conditional Use Permit (CUP) 18-08
   Medical Office in the General Commercial (C-G) Zone at 10900 Los Alamitos Blvd., #160
   Denial 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).

   Motion/Second: DeBolt/Grose
   Carried 5/0 (Anrade abstained, Cutly absent): Adopted Resolution No. 19-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING 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 (APPLICANT: PETER J. BLIED, NORTH COUNTY CONSULTING)."

8. **STAFF REPORT**
   None.

9. **PUBLIC HEARING**
   A. Conditional Use Permit (CUP) 08-09M2
   Modification of Beer and Wine Approval to Full Alcohol Service for Restaurant in the General Commercial (C-G) Zone at 10931 Los Alamitos Boulevard
   Consideration of the modification to a Conditional Use Permit to allow full alcohol service instead of the previously approved beer and wine only service at Wahoo's Restaurant at 10931 Los Alamitos Boulevard.

   Associate Planner Oliver summarized the staff report.

   Chair Riley opened the public hearing.

   Co-owner of Wahoo's, Scott Fessenden described the type of license they are looking for and discussed the success with a full alcohol license at their original location in Huntington Beach.

   Commissioner Grose asked and received clarification from Mr. Fessenden asked and received clarification regarding when the establishment will commence providing full alcohol services; Mr. Fessenden stated that it would in an approximate 60 days, as they need to obtain the approval from the Department of Alcoholic Beverage Control (ABC) first.

   There being no further speakers, Chair Riley closed the public hearing.
Motion/Second: DeBolt/Grose
Carried 6/0 (Culity absent): Adopted Resolution No. 19-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A MODIFICATION TO AN EXISTING CONDITIONAL USE PERMIT (CUP 08-09M2) TO ALLOW FULL ALCOHOLIC BEVERAGE SALES, ON-SITE CONSUMPTION, AT 10931 LOS ALAMITOS BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONE, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA, APN 242-203-23 (APPLICANT: TOM ORBE, WAHOO'S)."

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Development Service Director advised the Commission of the following:
   
   - Thanked the Commission for their efforts as discussion of the Zoning Code Update continues.
   - Reminded the Commission of the upcoming State of the City.

11. COMMISSIONER REPORTS
Commissioner Grose thanked Wahoo's for opening their establishment in the City.

Commissioner DeBolt requested to have staff meet with the speaker from the earlier special meeting, who inquired about the possibility of adding a second driveway to his property.

Associate Planner Oliver advised that requests for second driveway entrances require going through the CUP process.

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 7:23 p.m.

ATTEST: John Riley, Chair

Les Johnson, Secretary

Regular Planning Commission Minutes
February 27, 2019
Page 3 of 3
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

SPECIAL MEETING – February 27, 2019

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Special Session at 6:04 p.m., Wednesday, February 27, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

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

Absent: Commissioner Cuilty

Staff: Les Johnson, Development Services Director
                  Michael Daudt, City Attorney
                  Michelle Müller, Department Secretary
                  Tom Oliver, Associate Planner
                  Laura Stetson, MIG
                  Jose Rodriguez, MIG

3. DISCUSSION
A. Study Session for the Zoning Code Update
Chair Riley opened the public hearing.

Resident Rob Stevens expressed interest in the possibility of adding another approach to his property.

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

The Planning Commission and Staff discussed potential changes to the Zoning Code, which include:

   ✓ Title 17 – Article 2. Zoning Districts, Allowable Uses, and Development Regulations
      - Eliminate L-I (Limited Industrial) zone per Planning Commission direction
      - Add Town Center Mixed-Use zone (Use Table and Development Standards) to be consistent with the General Plan
      - Modernize Allowed Uses and Permit Requirements for Residential and Commercial/Industrial Zones
- Removed detailed uses and group uses into similar categories
- Add more common uses and expanded AUP (Administrative Use Permits)

  - Tweak property Development Standards, including Table 2-03 (Residential Zoning Districts General Development Standards)
    - Removed inconsistencies and simplified table
    - Adjusted setback requirements in R-2 zone for building taller than 25 feet
    - Adjusted outdoor living space requirements

  - Minor Adjustments to property development standards, including Table 2-05 (General Development Standards for Commercial and Industrial Zones)
    - Adjust setbacks in P-M zone
    - Eliminate parcel coverage and added FAR to commercial and industrial zones

Laura Stetson with MIG summarized the items of discussion.

The Planning Commission and Staff briefly discussed the differences between R-2 and R-3 zones and why there is difference in the height maximum for a structure.

The Planning Commission and Staff discussed the possibility of eliminating a restriction for max height structure in the R-2 and R-3 zones.

Ms. Stetson stated that new housing legislation states if the general plan has a standard of 35 foot height restriction and the zoning code does not, it would be difficult to deny a project that is three stories (35 feet height max).

Development Services Director Johnson stated that there are also additional setback requirements, which could minimize the potential of two tall building right next to each other.

The Planning Commission and Staff discussed modifying the code to require an additional five-foot setback at 25 feet instead of 30 feet of height in the R-3 zone. 35 feet in the R-2.

The Planning Commission and Staff discussed the possibility of limiting the number of stories in the R-1 zone and concluded that code would remain as-is, where there is no limit on the number of stories. Furthermore adding, that the height limit in the R-1 zone will be set at 30 feet.
The Planning Commission and Staff discussed the following:

- The possibility of removing fitness and sports from the Instruction Services classification.
- Consideration of adding Instructional Services to the use table.

Commissioner DeBolt mentioned the following:

- For consistency, changing the wording in code from “multi-family” to “multiple-family” throughout the code.
- Page 2-8, Day Care: The reasoning as to why the word “child” was removed from the definition of Day Care. Ms. Stetson noted that there is also adult day care, therefore making it more generic; furthermore, identified the definitions for day care per the state.
- Page 2-15: non-medical offices in the Business Professional zone would be allowed up to 33% on ground floor.
- Page 2-26: Discussed the allowance of up to 33% on the ground floor for non-retail use; and whether keeping it at 15% would be best.

Development Services Director Johnson stated that it would be beneficial for purposes of clarification, to add a footnote under office/medical dental office which indicates that it is subject to 15% maximum use; otherwise, it shall be presented to the Planning Commission in the form of a Conditional Use Permit.

The Planning Commission and Staff discussed scheduling a future Special Meeting to continue discussion.

4. **ADJOURNMENT**
The Planning Commission adjourned at 7:01 p.m.

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John Riley, Chair

ATTEST:

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

MEETING DATE: March 27, 2019
ITEM NUMBER: 8A

To: Chair Riley and Members of the Planning Commission
Via: Les Johnson, Development Services Director
From: Tom Oliver, Associate Planner
Subject: Planned Sign Program (PSP) 19-01
Signage for Southland Credit Union – 10701 Los Alamitos Boulevard

SUMMARY
Consideration of Planned Sign Program (PSP) for Southland Credit Union in accordance with the Los Alamitos Municipal Code (LAMC 17.28.060).

RECOMMENDATION
Staff recommends the Planning Commission adopt Resolution No. 19-07, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS Alamitos, California, Approving Planned Sign Program (PSP) 19-01, as Conditioned, Consisting of One (1) Pole and Three (3) Wall Signs Located at 10701 Los Alamitos Blvd. in the General Commercial (C-G) Zoning District, and Directing a Notice of Exemption Be Filed for a Categorical Exemption From CEQA. APN 242-233-34, (Applicant: Tish Scialampo, of Absolute Sign, Inc., on behalf of Southland Credit Union).”

APPLICANT:
Tish Scialampo, of Absolute Sign, Inc., on behalf of Southland Credit Union

LOCATION:
10701 Los Alamitos Boulevard, APN 242-233-34

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

**APPROVAL CRITERIA:**

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

**PREVIOUS APPROVALS:**

CUP 186-82 Exceed Height for Building
CUP 140-80 Build Office Building

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**BACKGROUND**

Ms. Tish Scialampo is requesting Planning Commission approval of a PSP consisting of three (3) wall signs and one (1) pole sign at 10701 Los Alamitos Boulevard. The proposed sign program represents a small change to the style of existing signage and proposes new signs in locations on the sides of the building. This existing building is located in the General Commercial (C-G) Zoning District, which provides for up to 200 square feet in total signage. The applicant believes that the building scale justifies a larger amount of signage and has submitted a sign program accordingly. This PSP addresses all proposed signage for the site. If approved, the Program will allow all future signs to be reviewed and approved by Staff so long as they are consistent with the PSP.
Location

The adjacent properties are developed and zoned as follows:

North: Anderson Chiropractic in the General Commercial (C-G) zoning district.

West: Mixture of home types in the Multiple Family Residential (R-3) zoning district.

East: Ganahl Lumber and the Center Plaza shops in the General Commercial (C-G) zoning district.
DISCUSSION

The applicant would like to install signs that total a square footage which exceeds the City’s code standards. The purpose of a PSP, as described in Section 17.28.060A of the Los Alamitos Municipal Code (LAMC), is to provide flexibility from strict application of the code while encouraging good sign design, sign variety and better visibility for multi-tenant uses that may not be visible from a right of way or that have unique architectural designs. The Los Alamitos Municipal Code Section 17.28.060B.1 Planned Sign Program - Mandatory Sign Program Required requires a Planned Sign Program whenever a parcel will have permanent signs that exceed either five (5) signs or an aggregate area of two hundred (200) square feet. In this instance, the Applicant has chosen to create this PSP for the purpose of installing larger signage and increasing the number of signs on the property. A total of four (4) signs are proposed and is within the standard code allowance. However, the total square footage allowed by code is up to 200 square feet.

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

**Sign A – East Elevation Signage**

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

The plan proposes one (1) sign with internally lit channel letters and a logo cabinet sign, on the east/front elevation of the building. The sign will not exceed 238 square feet.

**Sign B – North Elevation Signage**

**Code Description:** Identification Sign, Attached (Single Tenant)
The plan proposes one (1) sign with internally lit channel letters, and a logo cabinet sign, on the north side elevation of the building. The sign will not exceed 81 square feet.

*Sign C – Logo Sign*

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

The plan proposes one (1) sign with a logo cabinet sign, on the south side elevation of the building. The sign will not exceed 43 square feet.
**Sign D – Pylon Sign**

**Code Description:** Identification Sign, Detached (Single Tenant)

The plan proposes a reface and extension of the one (1) sign pole sign, with lower digital section, on the south side elevation of the building. There will be a new slip in sign replaced on each side that will not exceed 50 square feet per side. The Applicant also intends to raise the entire sign from 12 feet to 20 feet in total height. Staff recommends that the Applicant incorporate the street address for the building into this sign (Condition #11).

**SUMMARY**

The total square feet of signage, counting approvable square footage on both sides of the pylon sign, would be 462 square feet. The overall proposal presented to the City is pleasant and provides an acceptable appearance to the site as it corresponds with the type of signage that is traditionally used on an office building with a glass façade. The plan will have a good proportionate scale with the building that will be appropriately visible to passing traffic. With Staff’s conditions, the number of proposed signs is kept to a reasonable number and will advertise the Applicant’s property in an uncluttered manner. The PSP, as conditioned, will direct customers to the business fittingly; therefore, Staff recommends approval of Planned Sign Program PSP 19-01, as conditioned.

**Attachments:** 1. Draft Resolution No. 19-07, with Exhibit A

10701 Los Alamitos Boulevard - PSP 19-01
March 27, 2019
Page 6 of 6
RESOLUTION NO. 19-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 19-01, AS CONDITIONED, CONSISTING OF ONE (1) POLE AND THREE (3) WALL SIGNS LOCATED AT 10701 LOS ALAMITOS BLVD. IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 242-233-34, (APPLICANT: TISH SCIALAMPO, OF ABSOLUTE SIGN, INC., ON BEHALF OF SOUTHLAND CREDIT UNION).

WHEREAS, an application was submitted by Tish Scialampo of Absolute Sign, Inc. on behalf of Southland Credit Union on March 13, 2019, requesting approval for a Planned Sign Program to be implemented at the property located at 10701 Los Alamitos Blvd., APN No. 242-233-34; and,

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

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

WHEREAS, the Planning Commission reviewed the Planned Sign Program application during a regularly scheduled meeting on March 27, 2019, and based upon the evidence presented, approved the Planned Sign Program with conditions; and,

WHEREAS, during this meeting, as required by Chapter 17.28.060.E of the Los Alamitos Municipal Code, the Planning Commission made the following findings:

1. The proposed signs satisfy the intent of Los Alamitos Municipal Code Section 17.28.060 (Planned sign program) and the Los Alamitos General Plan.

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

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

The signs as proposed in the Planned Sign Program have common elements with signs scattered throughout Los Alamitos. The signs encourage good design in color consistency, size consistency, and a modern appearance that is suitable for its location in the General Commercial (C-G) zone and that Los Alamitos Municipal Code Section 17.28.060(A) provides exception from strict adherence to the Code in approving a Planned Sign Program.

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

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

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

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

SECTION 2. An appeal of this decision may be filed pursuant to Chapter 17.68 of the Los Alamitos Municipal Code.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Planned Sign Program (PSP) 19-01 and the signage incorporated therein, subject to the following conditions:

Planning

1. Subsequent submittals for 10701 Los Alamitos Boulevard shall be consistent with Exhibit A as well as additions, revisions, changes, or modifications as required by the Planning Commission.

2. Approval shall be valid for a period of eighteen (18) months from the date the approval goes into effect. If the signage approved by this action is not
established within such time period, such approval shall be terminated and shall thereafter be null and void.

3. Planned Sign Program (PSP) 19-01 for the building at 10701 Los Alamitos Boulevard, as conditioned, is approved exclusively for the location and design of the signs as shown on the relevant drawings in Exhibit A, and subject to such additions, revisions, changes or modifications as may be required by the Planning Commission hereunder. Any relocation, alteration, addition to, or use of any sign design, color, or material not specifically approved shall nullify this approving action. If any changes are proposed regarding the location or alteration of the signs, an amendment to this permit must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit and intent of this approval action, and that action would have been the same for the proposed change or changes as for the proposal approved herein, and such changes represent less than twenty-five (25) percent of the total signage that is subject to a Planned Sign Program, the amendment may be approved by the Development Services Director without requiring a public meeting. Any changes representing more than twenty-five (25) percent of total signage subject to a Planned Sign Program shall be approved by the Planning Commission as an amendment to the existing Planned Sign Program.

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

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

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

PSP 19-01
March 27, 2019
Page 3 of 5
7. Prior to permit issuance, the Applicant, and Applicant’s successors in interest, shall be responsible for payment of all applicable fees.

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

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

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

11. The Applicant shall incorporate the street address for the building into this sign, in a manner that is acceptable to the Development Services Director.

**Building**

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

 SECTION 4. The Secretary of the Planning Commission shall forward a copy to the Applicant and any person requesting the same.

**PASSED, APPROVED, AND ADOPTED** this 27th day of March, 2019.

__________________________________
John Riley, Planning Chair

ATTEST:

__________________________________
Les Johnson, Secretary
I, Les Johnson, Development Services Director of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 27th day of March, 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Les Johnson, Secretary
PROPOSED RENDERING EAST ELEVATION w/ NEW SIGNAGE

SCALE: 1/8"=1'-0"

237.7 SQ. FT.
PROPOSED RENDERING SOUTH END ELEVATION w/ NEW SIGNAGE

EXISTING ELEVATION CONDITION

N.T.S.

SCALE: 3/16"=1'-0"
**MANUFACTURE & INSTALL PAN CHANNEL LETTERS / LOGO**

**SCALE: 1/4"=1'-0"**

**SCOPE OF WORK:**

**SOUTHLAND CREDIT UNION:**

MANUFACTURE AND INSTALL (1) SET FRONT-LIT CHANNEL LETTERS.
FACES TO BE 3/16" WHITE ACRYLIC FACES OVERLAY WITH 3M BLUE CORAL #216.
3/4" WHITE TRIM CAP EDGE. ~ 3" WHITE PRE-COAT RETURNS.
FRONT ILLUMINATED LED WHITE. ~ LETTERS TO BE FLUSH MOUNTED TO SPIDER FRAME.

**SOUTHLAND LOGO:**

MANUFACTURE AND INSTALL (1) SET FRONT-LIT CHANNEL LOGO.
FACES TO BE 3/16" WHITE ACRYLIC FACES OVERLAY WITH 3M BLUE CORAL #216 & ORANGE #44. ~ 3/4" WHITE TRIM CAP EDGE. ~ 5" WHITE PRE-COAT RETURNS.
FRONT ILLUMINATED LED WHITE. ~ LOGO TO BE MOUNTED TO SPIDER FRAME.
**SCOPE OF WORK:**

**SOUTHLAND CREDIT UNION:**

MANUFACTURE AND INSTALL (1) SET FRONT-LIT CHANNEL LETTERS.  
FACES TO BE 3/16" WHITE ACRYLIC FACES OVERLAY WITH 3M BLUE CORAL #216.  
3/4" WHITE TRIM CAP EDGE.  3" WHITE PRE-COAT RETURNS.  
FRONT ILLUMINATED LED WHITE.  LETTERS TO BE FLUSH MOUNTED TO SPIDER FRAME.

**SOUTHLAND LOGO:**

MANUFACTURE AND INSTALL (1) SET FRONT-LIT CHANNEL LOGO.  
FACES TO BE 3/16" WHITE ACRYLIC FACES OVERLAY WITH 3M BLUE CORAL #216 & ORANGE #44.  
3/4" WHITE TRIM CAP EDGE.  5" WHITE PRE-COAT RETURNS.  
FRONT ILLUMINATED LED WHITE.  LOGO TO BE MOUNTED TO SPIDER FRAME.

END VIEW

SCALE: 3/8" = 1'-0"

80.9 SQ. FT.
MANUFACTURE & INSTALL PAN CHANNEL LETTERS / LOGO

SCALE: 3/8"=1'-0"

48.25 SQ. FT.

SCOPE OF WORK:

SOUTHLAND LOGO:

MANUFACTURE AND INSTALL (1) SET FRONT-LIT CHANNEL LOGO.

FACES TO BE 3/16" WHITE ACRYLIC FACES OVERLAY WITH 3M BLUE CORAL #216 & ORANGE #44. ~ 3/4" WHITE TRIM CAP EDGE. ~ 5" WHITE PRE-COAT RETURNS.

FRONT ILLUMINATED LED WHITE. ~ LOGO TO BE MOUNTED TO SPIDER FRAME.
PROPOSED: REFACE EXISTING D/F PYLON SIGN

SCOPE OF WORK:
REMOVE EXISTING FACE ON BOTH SIDES. ~ FURNISH & INSTALL
(1) NEW ALUMINUM PANEL WITH ROUT-OUT AND BACK WHITE ACRYLIC
OVERLAID WITH 3M VINYL COPY & LOGO TO FACES.
NOTE: SIGN TO BE RAISE SIGN 10'.
City of Los Alamitos
PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: March 27, 2019 ITEM NUMBER: 9A

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

Subject: Conditional Use Permit (CUP) 08-12M2
Modification of an existing Conditional Use Permit to add 1,260 square feet to a 2,455 square feet “Personal Training and Physical Fitness Use” at 10680 Los Alamitos Boulevard from a second suite (10682 Los Alamitos Boulevard) in the General Commercial (C-G) Zone, APN 242-245-01 (Applicant: Seth Eaker).

SUMMARY

Consideration of a Conditional Use Permit to allow a 1200 square feet expansion of the Los Al Gym located in the Center Plaza shopping center.

RECOMMENDATION

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

2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and, if appropriate,

3. Adopt Resolution No. 19-05, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, MODIFYING AN EXISTING CONDITIONAL USE PERMIT (CUP 08-12M2) TO ADD 1,260 SQUARE FEET TO A 2,455 SQUARE FEET "PERSONAL TRAINING AND PHYSICAL FITNESS USE" AT 10680 LOS ALAMITOS BLVD. FROM A SECOND SUITE (10682 LOS ALAMITOS BLVD.) IN THE GENERAL COMMERCIAL (C-G) ZONE, APN 242-245-01 (APPLICANT: SETH EAKER).”

APPLICANT: Seth Eaker, on behalf of Los Al Gym
LOCATION: 10680 Los Alamitos Boulevard (now only in 10682 Los Alamitos Boulevard) (APN 242-245-01)

ENVIRONMENTAL: The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

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 “Health/fitness facilities” use in the C-G Zoning District.

NOTICING: The Public Hearing Notice of this meeting was mailed out on February 13, 2019, to property owners and tenants within 500 feet. Additionally, the notice was published in the February 13, 2019 issue of the News Enterprise.

PRIOR ACTIONS:

For the entire Center Plaza

- 2014 VAR 14-01 Approved for parking under minimum required

10680 Los Alamitos Boulevard

- 2009 CUP 08-12 Physical Fitness in C-G Zone
- 2009 CUP 08-12M Relocate CUP to 10682 Los Alamitos Bl.
- 2010 CUP 10-12 Consignment Store

10682 Los Alamitos Boulevard

- 1994 CUP 377-94 Denied Physical Therapy
- 2009 CUP 08-12M Relocate CUP from 10680 Los Alamitos Blvd

CUP 08-12M2 – Expand Fitness
February 27, 2019
Page 2 of 5
BACKGROUND

On February 5, 2019, Seth Eaker submitted a Conditional Use Permit (CUP) application requesting approval to expand the square footage of an existing personal training and physical fitness business located in the General Commercial (C-G) Zone. The existing business is located at 10682 Los Alamitos Boulevard and they wish to expand into an adjacent vacant space at 10680 Los Alamitos Boulevard. This would be an approximately 1,260 square feet expansion to the existing 2,455 square foot business.

The business is called the Los Al Gym, which was established in 2013. A description of the project and the proposed expansion, written by the Applicant, is attached to this report. As seen in the attached drawing, a doorway-sized section of the wall between the units would be opened to provide direct access and combine the units. The Applicant states on the floorplan and in the description that the new area would be used for one-on-one personal training and fitness assessments, and Staff has conditioned for the space to be used solely for this use when the public has access to this unit (Condition #15).

DISCUSSION

The original incarnation of this business (Beach Fitness) was approved for this unit that is now proposed for the expansion, at 10680 Los Alamitos Boulevard in 2009. The business was never opened in that location. The then Applicant requested and was approved to open next door to 10682 Los Alamitos Boulevard. The original approval for 10680 Los Alamitos Boulevard was revoked as part of this change of location.

Location
The adjacent properties are developed and zoned as follows:

North: In progress hotel construction project in the General Commercial (C-G) Zoning District.

South: Developed with a building products business (Ganahl) in the General Commercial (C-G) Zoning District.

East: Developed with a parking lot for a building contractor in the Planned Light Industrial (P-M) Zoning District.

West: Across Los Alamitos Boulevard are a credit union and retail stores in the General Commercial (C-G) Zoning District.

Parking

Brew Kitchen Alehouse Outdoor Dining
In 2014, the Planning Commission granted a variance (VAR 14-01) allowing a reduction in the Parking Standards in order for the Brew Kitchen Alehouse to expand its area with outdoor seating. A parking study by Linscott, Law & Greenspan Engineers (of February 24, 2014) determined that parking demand would allow for the expansion with one extra parking space. The variance was approved by the Planning Commission with the condition that the center could not have more than 4,808 square feet of full service restaurants.

Dentist
In 2016, the Planning Commission approved a Conditional Use Permit (CUP 16-01) to allow a medical use (dentist) on a commercial street in the General Commercial zone. Commissioners agreed with an updated Linscott, Law & Greenspan parking study (dated January 11, 2016), representing that there was adequate parking. This study determined that with the addition of the dentist office, plus the filling of the other vacancies in the center, there would continue be a surplus of one parking space. In spite of the 2014 Commission approval of outside seating at the Brew Kitchen Alehouse, parking was still sufficient, and the dentist would not be open when the Brew Kitchen is at its busiest time. Commissioners commented that those parking in the center are often from other areas, not just customers of businesses in this center.

Expansion of Gym
Staff has questions as to how the proposed 1260 square foot expansion could potentially impact parking in this Center. The zoning requires a minimum of 1 space per 200 square feet for gyms. However, this is a shopping center and is parked at the minimum requirement of 1 space per 250 square feet. Based upon the previous parking studies, one extra parking space remains to adequately serve the Center. Staff has not received any complaints or concerns about parking since the two businesses described above have opened. The retail space at 10680 Los Alamitos Boulevard is already counted toward the parking as a shopping center requirement of 1 space per 250 square feet, which is six (6)
spaces. Parking for a gym of this size would require seven (7) spaces. The one extra space shown in the parking studies would account for this extra space for the gym requirements, if truly needed.

**Staff Discussion**

Staff does not have reason to believe there would be problems with allowing this use to expand into the neighboring unit. It appears that the use expansion would have minimal impact upon parking. Also, the only adjacent neighboring business has provided a letter of support -- and they would be the party affected by any noise coming from this business.

There have been no parking complaints received in that the time dentist and the Brew Kitchen Alehouse have concurrently been in business. If Commissioners wanted to have some extra comfort that this use would not impact parking, a condition allowing only one-on-one classes in the expansion unit could be added to the resolution of approval. There could also be an option that approval of this use would be contingent upon the requirement that a new parking study be submitted, if at any future time a use proposed requires a CUP.

**CONCLUSION**

Staff recommends approval of CUP 08-12M2 and adoption of Resolution 19-05 which includes the findings and conditions, unless additional or contrary information is received during the meeting, 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 Planning Commission Resolution 19-05, with Exhibit A - Site Plans
2) Applicant's project description
3) Linscott, Law & Greenspan parking study of February 24, 2014
4) Linscott, Law & Greenspan parking study of January 11, 2016
5) Letters of Recommendation
RESOLUTION 19-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, MODIFYING AN EXISTING CONDITIONAL USE PERMIT (CUP 08-12M2) TO ADD 1,260 SQUARE FEET TO A 2,455 SQUARE FEET "PERSONAL TRAINING AND PHYSICAL FITNESS USE" AT 10680 LOS ALAMITOS BOULEVARD FROM A SECOND SUITE (10682 LOS ALAMITOS BOULEVARD) IN THE GENERAL COMMERCIAL (C-G) ZONE, APN 242-245-01 (APPLICANT: SETH EAKER).

WHEREAS, an application for a modification to a Conditional Use Permit (CUP 18-12M2) was submitted by Seth Eaker on January 22, 2019 on behalf of the Los Alamitos Gym to expand the square footage of a personal training and physical fitness use from 10682 Los Alamitos Boulevard to include 10680 Los Alamitos Boulevard in the General Commercial (C-G) Zone; and,

WHEREAS, Health/fitness facilities are a use allowed by a CUP in accordance with Section 17.10.020, Table 2-04 of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on this matter on March 27, 2019, at which time it considered all evidence presented, whether written or oral.

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

SECTION 1. Conditional Use Permit 18-12M2 to expand the square footage of a personal training and physical fitness use from 10682 Los Alamitos Blvd. to include 10680 Los Alamitos Boulevard, is hereby approved based upon the following findings and subject to the conditions listed in SECTION 2 below:

1. The use, as proposed and conditioned, will not endanger the public health, or general welfare if the use is located where proposed and will not foster circumstances that tend to generate nuisance conditions given that the use is for a physical fitness use that is comprised of one-on-one personal training, in addition to retail sales. The addition to the originally approved 2,455 square feet tenant space of a 1,100 square feet tenant space will provide a negligible increase in parking demand. As such, the use will not generate excess parking demand and will not negatively impact the available parking supply. The subject use is compatible with similar uses located in the General Commercial (C-G) Zoning District and is surrounded by retail, service, and restaurant uses.

2. The proposed use will be located in a general commercial area and is a conditionally permitted use within the zoning district. The zoning district
permits physical fitness uses provided that the use is found to be compatible and harmonious with surrounding uses with the approval of a Conditional Use Permit.

3. The proposed physical fitness and personal training use, with retail sales, is compatible with similar uses located in the General Commercial (C-G) Zoning District and is surrounded by both retail, service, and restaurant uses, and is in harmony with those uses. The addition of the proposed physical fitness and personal training use, with retail sales, will provide synergy with existing uses.

4. 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 commission.

SECTION 2. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit (CUP) 08-12M2 subject to the following conditions:

Planning

1. Approval of this application is to expand the square footage of a personal training and physical fitness use from 10682 Los Alamitos Boulevard to include 10680 Los Alamitos Boulevard with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 08-12M2 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. Failure to satisfy and/or comply with the conditions herein may result in revocation of this approval by the Planning Commission and/or City Council.

3. The applicant and the applicant’s successors in interest, if any, shall be fully responsible for knowing and complying with all conditions of approval.

4. 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.

a. 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

5. The applicant has ninety (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.

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

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

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

9. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code or any Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Development Services Director.
10. Approval of the Conditional Use Permit shall be valid for a period of eighteen (18) months from the date of determination. Each use approved by this action must be established within such time period or such approval shall be terminated and shall thereafter be null and void.

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

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

13. The applicant shall comply with applicable City, County, and/or State regulations.


15. When used for the visiting public, the Applicant shall use the expanded space solely for on-on-one personal training and fitness assessments.

**Orange County Fire Authority**

16. 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.

   Prior to issuance of a building permit:

   - architectural (service codes PR200-PR285), when required by the OCFA “Plan Submittal Criteria Form.”

SECTION 3. The approval of the Conditional Use Permit to expand the square footage of a personal training and physical fitness use from 10682 Los Alamitos Blvd. to include 10680 Los Alamitos Blvd. is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same and shall certify as to the adoption of this Resolution, and Staff shall file a Notice of Exemption with the County Clerk.
PASSED, APPROVED, AND ADOPTED this 27th day of March, 2019.

__________________________
John Riley, Chair

ATTEST:

__________________________
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 27th day of March 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

__________________________
Les Johnson, Secretary
10680-10682 Los Alamitos Blvd, Los Alamitos, CA
Minor CUP Diagram - cut out between buildings.

Expansion space for one-on-one personal training and fitness assessments

Existing space used as Los Al Gym

Approximate location of cut out. Dimensions approximately 5'6" wide and 7' tall as direct pass through. To be determined by exact location of stud and drywall. It will be sufficient to provide easy access and even movement of some equipment without ever exiting the building.
SUBJECT: Applicant’s Summary for the Minor CUP of a planned expansion of The Los Al Gym into adjacent unoccupied space

Chair, Honorable Commissioner & Staff,

It is my pleasure to represent the principals, Marc Sy-Santos and Alex Cox, who are the owners of The Los Al Gym, located at 10682 Los Alamitos Blvd. They took over operations from another business, Beach Fitness Inc., in December of 2017. They previously had worked for Beach Fitness and excelled in the core expertise of personal training, youth athletic training, and other fitness modalities. Beach Fitness had, in turn, assumed a CUP in 2013 from the former private training studio. Thus, this space has been continuously operated as a training and fitness center for nearly 15 years.

Due to The Los Al Gym’s tremendous success under the leadership of Alex and Marc, the property owner’s agent began discussions with them in September of 2018 about taking over the adjacent space, previously occupied by Rascal’s for Rebels located at 10680 Los Alamitos Blvd. The area had remained vacant since 2015, and the retail offerings of that business and at least two others had failed previously. There was some discussion about expanding The Los Al Gym by taking over the adjacent space.

An agreement was reached, which is contingent upon appropriate land use designation, which requires a minor Conditional Use Permit for the additional space. At the request of the principals and with the support of the landlord, property manager, and even the adjacent tenant, to 10680, Deux Amies 1 Gifts, I have prepared the documentation for the CUP. There is a single demolition and improvement which is of significance, and that is the creation of a direct opening or pass-through, from the joining wall from the Los Al Gym to the proposed new space. This opening will not have a door and will connect the two spaces directly.

This direct opening allows the expansion of direct, one-on-one personal training and other work with athletes, particularly youth athletes from the Los Alamitos Unified School District. Additionally, some flooring and painting will be done in the interior. There will be no change requested in the operational hours of the existing business, and that will match the newly conditioned space.

Located in a shopping center, the business brings diverse clientele and utilizes parking at hours which are different from the adjacent and other uses. Further, the Los Al Gym provides a destination for individuals and families for fitness, and they also then are inclined to frequent other businesses in the center. They have a history of positive service offerings, health & wellness activities and are collaborative with us as a neighboring business. Since 2013, there have been no significant calls for service or issue with the Los Al Gym or its
predecessor. Adding another active space increase traffic to the entire center and involves no physical exterior changes other than the installation of a new monument sign, if desired by the principals. This is in alignment with maintaining a small-town atmosphere, while still allowing for reasonable development. The parking demand will be similar to the adjacent space and the additional square footage of training space, approximately 1180 square feet is not a massive, or dramatic expansion, rather the development of a healthy business.

Surrounded by commercial uses, it seems only reasonable to permit this simple expansion. Staff was accommodating as we moved through the project, which ultimately is merely a renovation of existing space into brighter, more modern, energy efficient and ventilated personal training space.

Additionally, property owners adjacent to the project have submitted letters of support as have others. We respectfully request the granting of a public hearing and staff recommendation of approval for the project.

Please contact Marc Sy-Santos or me if you need further information.

Sincerely,

\[Signature\]

Seth A. Eaker  
Founder, Black Marble Consulting, LLC  
seth@blackmarbleconsulting.com  
(215) 869-4471

CC: City Clerk; Director of Planning
February 24, 2014

Ms. Sandra G. Yavitz
Yavitz Companies
1700 Pacific Coast Highway, Suite C
Seal Beach, CA 90740

LLG Reference No. 2.14.3457.1

Subject: Parking Demand Analysis for Los Alamitos Center Plaza
Los Alamitos, California

Dear Ms. Yavitz:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis for Los Alamitos Center Plaza. Los Alamitos Center Plaza is located on the southeast corner of Los Alamitos Boulevard and Serpentine Drive in the City of Los Alamitos, California. Figure 1, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the project site and depicts the surrounding street system.

Los Alamitos Center Plaza is an existing mixed-use 30,369 square-foot (SF) shopping center with a current retail vacancy of 5,401 SF and an existing parking supply of 108 parking spaces. Figure 2 presents the site plan for Los Alamitos Center Plaza, which shows the existing buildings, the proposed outdoor patio and the parking lot. This parking demand analysis evaluates the proposed conversion of 2,118 SF of vacant retail space to restaurant space, the proposed addition of a 440 SF outdoor patio to the new restaurant space, and the re-occupancy of the remaining vacant retail square-footage (i.e. 3,283 SF) to their current use. It should be noted that the existing parking lot will be modified as part of the proposed Project to provide two additional paths of travel. The proposed modifications will result in the loss of two parking spaces. Therefore, a total of 106 parking spaces will be provided at completion of the proposed Project.

Based on our understanding, a parking study is required by the City of Los Alamitos to determine the parking demand for the existing shopping center with the proposed conversion of 2,118 SF of vacant retail space to restaurant space, the proposed addition of a 440 SF outdoor patio to the new restaurant space, and the re-occupancy of the remaining vacant square-footage to ensure that adequate parking will be provided.
This report evaluates the parking demand of the existing and proposed land uses at Los Alamitos Center Plaza. The parking demand analysis evaluates the Project’s parking requirements based on the City of Los Alamitos Municipal Code and utilization of existing parking surveys combined with the ULI *Shared Parking* methodology.

Our method of analysis, findings, and recommendations are detailed in the following sections of this report.

**PROJECT DESCRIPTION**

Los Alamitos Center Plaza is an existing mixed-use 30,369 square foot (SF) shopping center with a current retail vacancy of 5,401 SF and an existing parking supply of 108 parking spaces. The proposed Project consists of the conversion of 2,118 SF of vacant retail space to restaurant space, and the addition of a 440 SF outdoor patio to the new restaurant space. At completion of the proposed conversion, Los Alamitos Center Plaza will provide 30,809 SF (inclusive of the proposed 440 SF outdoor patio).

It should be noted that the existing parking lot will be modified as part of the proposed Project to provide two additional paths of travel. The proposed modifications will result in the loss of two parking spaces. Therefore, a total of 106 parking spaces will be provided at completion of the proposed Project.

**PARKING SUPPLY-DEMAND ANALYSIS**

The parking analysis for the Los Alamitos Center Plaza Project involves determining the expected parking needs, based on the size and type of existing and proposed development components versus the parking supply.

For this Project, there are two appropriate methods that can be used to estimate the site’s peak parking requirements. These methods include:

1. Application of City Parking Code requirements.
2. Application of parking survey information combined with the ULI *Shared Parking* methodology, which combines actual parking demand data with proposed uses based on City Code and time of day profiles.
CITY PARKING CODE REQUIREMENTS

To determine the number of parking spaces required to support the proposed Los Alamitos Center Plaza Project, the parking demand was first calculated using parking code requirements per the City of Los Alamitos Municipal Code – Chapter 17.26, Off-Street Parking and Loading, Section 17.26.040, Parking Spaces Required. The following parking ratio was used to determine the required parking:

- Commercial, retail and service uses including shopping centers – 1.0 space per 250 SF of gross floor area.

As mentioned previously, at completion of the proposed Project, Los Alamitos Center Plaza will provide 30,809 SF (inclusive of the proposed 440 SF outdoor patio). Direct application of the City’s code to the proposed Project results in a total code parking requirement of 123 spaces. With a proposed parking supply of 106 spaces, a theoretical parking deficiency of 17 spaces is forecast. However, the City code parking requirement significantly overstates the amount of parking that will be needed to accommodate the mix of uses within the project since there is a significant opportunity to share parking spaces based on the utilization profile of each land use component.

PARKING SURVEY DATA ANALYSIS

To determine the current parking demand of the existing uses at Los Alamitos Center Plaza, parking surveys were conducted on two weekdays and one weekend day by Transportation Studies, Inc. The parking surveys were performed at one-hour intervals between 8:00 AM and 10:00 PM on Thursday January 30, 2014, Friday January 31, 2014 and Saturday February 1, 2014. The parking surveys consisted of counting the number of parked vehicles for the entire mixed-use center site.

The results of the weekday (Thursday and Friday) and weekend day (Saturday) parking surveys are summarized in Table 1. As shown in Table 1, the study site experienced a weekday (Thursday) peak parking demand of 82 vehicles (76% utilization) within the entire site at 4:00 PM, a weekday (Friday) peak parking demand of 72 vehicles (67% utilization) within the entire site at 12:00 PM and a weekend day (Saturday) peak parking demand of 77 vehicles (71% utilization) within the entire site at 1:00 PM.
Survey Data Shared Parking Demand Analysis and Results

In order to determine the most appropriate peak-parking requirement for the proposed Los Alamitos Center Plaza, utilization of the survey data for the existing land uses is combined with the parking demand within the ULI shared parking model for the proposed conversion of 2,118 SF of vacant retail space to restaurant space, the proposed addition of a 440 SF outdoor patio to the new restaurant space and the re-occupancy of the remaining vacant retail square-footage. This methodology reflects the most accurate peak parking demand for this development because the shopping center is currently 82% occupied, such that the current peak parking demand can be easily measured by conducting parking surveys while the parking demand for the converted and vacant uses can be forecasted using the ULI Shared Parking methodology.

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this study and applied to the converted and vacant uses are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 2nd Edition*. These factors present a profile of parking demand over time and have been used directly in the analysis of the converted and vacant uses. Specifically the profiles for retail uses and restaurant uses (i.e. fine/casual dining restaurant) were utilized and their characteristics are described below.

- For retail uses, peak demand occurs between 12:00 PM and 3:00 PM on weekdays and between 1:00 PM and 5:00 PM on weekends. The hourly factors shown for retail uses are taken directly from ULI. The retail demand profile was applied to the remaining retail vacant suites (i.e. 3,283 SF). The City’s parking code requirement of 1 space per 250 SF was utilized for general retail.

- The *ULI Shared Parking* publication indicates that fine/casual dining restaurant uses are shown to experience peak demand between 7:00 PM and 9:00 PM for both the weekday and weekend. The restaurant use profile is based on a fine/casual dining restaurant. Like the retail profiles, the fine/casual dining restaurant profile derives exactly from the ULI baseline and was applied to the proposed restaurant and proposed outdoor patio identified previously in the project description (i.e. 2,558 SF). The City’s parking code requirement of 1.0 space per 100 SF of gross area of the structure up to 5,000 SF and 1.0 space per 150 SF of gross structure area in excess of 5,000 SF plus 1.0 space per 150 SF of area devoted to outdoor dining was utilized for restaurant uses.

*Tables 2 and 3* present an approach, which applies the City code parking requirement and ULI time of day parking profiles to the re-occupancy of the remaining vacant retail and to the proposed conversion of 2,118 SF of vacant retail space to restaurant
space with the proposed addition of a 440 SF outdoor patio to the new restaurant space for the weekday (Thursday and Friday, respectively) time frame while directly applying the parking survey data results as a time of day parking profile for the occupied square-footage within the existing Los Alamitos Center Plaza. In addition, Table 4 presents an approach, which applies the City code parking requirement and site-specific time of day parking profiles to the re-occupancy of the remaining vacant retail and to the proposed conversion of 2,118 SF of vacant retail space to restaurant space with the proposed addition of a 440 SF outdoor patio to the new restaurant space for the weekend day (Saturday) time frame while directly applying the parking survey data results as a time of day parking profile for the occupied square-footage within the existing Los Alamitos Center Plaza.

Appendix A contains the weekday and weekend day shared parking analysis calculation worksheets for the vacant retail uses and proposed restaurant with outdoor patio.

As shown in Table 2, the peak parking requirement for Los Alamitos Center Plaza during a typical weekday (Thursday) totals 105 parking spaces and occurs at 4:00 PM. In addition, as shown in Table 3, the peak parking requirement for Los Alamitos Center Plaza during a non-typical weekday (Friday) totals 101 parking spaces and occurs at 12:00 PM. Finally, as shown in Table 4, the peak parking requirement for Los Alamitos Center Plaza during a weekend day (Saturday) totals 103 parking spaces and occurs at 1:00 PM.

As a result, based on a review of Tables 2, 3 and 4, the peak parking survey data shared parking demand for Los Alamitos Center Plaza is 105 parking spaces and occurs at 4:00 PM on a Thursday. With a proposed on-site parking supply of 106 parking spaces, a minimum parking surplus of 1 space is forecast for the entire site. Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking to accommodate Los Alamitos Center Plaza with the proposed conversion of 2,118 SF of vacant retail space to restaurant space, the proposed addition of a 440 SF outdoor patio to the new restaurant space and the re-occupation of the remaining existing vacant retail space (i.e. 3,283 SF).

It should be noted that the aforementioned analysis did not consider any reduction in parking demand to account for potential walk-in customers from the surrounding area and thus the analysis presented above is conservative.
SUMMARY OF FINDINGS AND CONCLUSIONS

1. Los Alamitos Center Plaza is located on the southeast corner of Los Alamitos Boulevard and Serpentine Drive in the City of Los Alamitos, California. Los Alamitos Center Plaza is an existing mixed-use 30,369 square foot (SF) shopping center with a current retail vacancy of 5,401 SF and an existing parking supply of 108 parking spaces. The proposed Project consists of the conversion of 2,118 SF of vacant retail space to restaurant space and the addition of a 440 SF outdoor patio to the new restaurant space. At completion of the proposed conversion, Los Alamitos Center Plaza will provide 30,809 SF (inclusive of the proposed 440 SF outdoor patio). It should be noted that the existing parking lot will be modified as part of the proposed Project to provide two additional paths of travel. The proposed modifications will result in the loss of two parking spaces. Therefore, a total of 106 parking spaces will be provided at completion of the proposed Project.

2. Direct application of the City’s code to the proposed Project results in a total code parking requirement of 123 spaces. With a proposed parking supply of 106 spaces, a theoretical parking deficiency of 17 spaces is forecast.

3. The Survey Data Shared Parking Demand Analysis indicates that the peak parking requirement for Los Alamitos Center Plaza during a typical weekday (Thursday) totals 105 parking spaces and occurs at 4:00 PM (Table 2). In addition, the peak parking requirement for Los Alamitos Center Plaza during a non-typical weekday (Friday) totals 101 parking spaces and occurs at 12:00 PM (Table 3). Finally, the peak parking requirement for Los Alamitos Center Plaza during a weekend day (Saturday) totals 103 parking spaces and occurs at 1:00 PM (Table 4).

As a result, the peak parking survey data shared parking demand for Los Alamitos Center Plaza is 105 parking spaces and occurs at 4:00 PM on a Thursday. With a proposed on-site parking supply of 106 parking spaces, a minimum parking surplus of 1 space is forecast for the entire site.

Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking to accommodate Los Alamitos Center Plaza with the proposed conversion of 2,118 SF of vacant retail space to restaurant space, the proposed addition of a 440 SF outdoor patio to the new restaurant space, and the re-occupation of the remaining existing vacant retail space (i.e. 3,283 SF).
Ms. Sandra Yavitz  
February 24, 2014  
Page 7

It should be noted that the aforementioned analysis did not consider any reduction in parking demand to account for potential walk-in customers from the surrounding area and thus the analysis presented above is conservative.

We appreciate the opportunity to prepare this analysis for Yavitz Companies. Should you have any questions or need additional assistance, please do not hesitate to call us at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

Daniel A. Kloos, P.E.
Senior Transportation Engineer

Attachments
### TABLE 1
**PARKING COUNTS**
Los Alamitos Center Plaza, Los Alamitos

<table>
<thead>
<tr>
<th>Time Began</th>
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<th>Friday 1-31-14</th>
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<td>Supply = 108</td>
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<td>Parking Counts</td>
<td>Percent Utilization</td>
<td>Parking Counts</td>
<td>Percent Utilization</td>
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<td>77</td>
<td></td>
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<tr>
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<td>50%</td>
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<td>55%</td>
<td>65</td>
<td></td>
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<tr>
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<td>64</td>
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<tr>
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<tr>
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<td>55</td>
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<td>26</td>
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<tr>
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<td>14</td>
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</tr>
<tr>
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<td>3%</td>
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</table>
TABLE 2
SURVEY BASED WEEKDAY (THURSDAY) SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing Occupied</th>
<th>Vacant Retail</th>
<th>Proposed Fine/ Casual Dining</th>
<th>Total Spaces = 37</th>
<th>Compa Parkia Shared Parking Demand</th>
<th>Sur (Defi)</th>
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</table>

Time of Day

<table>
<thead>
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<th>Time of Day</th>
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<th>Number of Spaces</th>
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<tr>
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<td>10:00 AM</td>
<td>41</td>
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<td>6</td>
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<tr>
<td>11:00 AM</td>
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<td>12:00 PM</td>
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<td>1:00 PM</td>
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<td>2:00 PM</td>
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<td>4:00 PM</td>
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<tr>
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<tr>
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<td>6</td>
</tr>
</tbody>
</table>

Notes:
[2] During the on-site parking surveys, there were 5,401 SF of retail vacancies.
[3] The proposed project consists of a 2,558 SF restaurant. Of this total, 440 SF is designated as outdoor patio space. The code 1.0 space per 100 SF is applied to the restaurant space (2,118 SF) and the code requirement of 1.0 space per 150 SF is applied to outdoor patio space (440 SF).
## TABLE 3
SURVEY BASED WEEKDAY (FRIDAY) SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing Occupied</th>
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<th>Proposed Fine/Casual Dining</th>
<th>Total Spaces</th>
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<td>Size</td>
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<tr>
<td>Gross</td>
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<td>Spaces</td>
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<td>Observed</td>
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<td>Parking Demand</td>
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<td>6:00 AM</td>
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<td>1</td>
<td>1</td>
<td>14</td>
</tr>
<tr>
<td>8:00 AM</td>
<td>24</td>
<td>2</td>
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<td>28</td>
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<tr>
<td>9:00 AM</td>
<td>34</td>
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<td>3</td>
<td>42</td>
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</table>

Notes:
[2] During the on-site parking surveys, there were 5,401 SF of retail vacancies.
[3] The proposed project consists of a 2,558 SF restaurant. Of this total, 440 SF is designated as outdoor patio space. The code requirement of 1.0 space per 100 SF is applied to the restaurant space (2,118 SF) and the code requirement of 1.0 space per 150 SF is applied to outdoor patio space (440 SF).
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing Occupied</th>
<th>Vacant Retail</th>
<th>Vacant Fine/ Casual Dining</th>
<th>Total Spaces = 37</th>
<th>Comp Parkin 106</th>
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</thead>
<tbody>
<tr>
<td>Gross Spaces</td>
<td>Observed Hourly Parking Demand</td>
<td>Number of Spaces</td>
<td>Number of Spaces</td>
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</tr>
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</table>

Notes:
[2] During the on-site parking surveys, there were 5,401 SF of retail vacancies.
[3] The proposed project consists of a 2,558 SF restaurant. Of this total, 440 SF is designated as outdoor patio space. The code requirement of 1.0 space per 150 SF is applied to the restaurant space (2,118 SF) and the code requirement of 1.0 space per 150 SF is applied to outdoor patio space (440 SF).
APPENDIX A

ULI SHARED PARKING ANALYSIS WORKSHEETS
PROJECT DESCRIPTION

Los Alamitos Center Plaza is an existing mixed-use 30,809 SF shopping center with a current retail vacancy of 3,900 SF and an existing parking supply of 106 parking spaces. The proposed Project consists of the conversion of 1,900 SF of vacant retail space to medical/dental office space. At completion of the proposed conversion, Los Alamitos Center Plaza will continue to provide 30,809 SF.

PARKING SUPPLY-DEMAND ANALYSIS

The parking analysis for the Los Alamitos Center Plaza Project involves determining the expected parking needs, based on the size and type of existing and proposed development components versus the parking supply.

For this Project, there are two appropriate methods that can be used to estimate the site’s peak parking requirements. These methods include:

1. Application of City Parking Code requirements.
2. Application of parking survey information combined with the ULI Shared Parking methodology, which combines actual parking demand data with proposed uses based on City Code and time of day profiles.

CITY PARKING CODE REQUIREMENTS

To determine the number of parking spaces required to support the proposed Los Alamitos Center Plaza Project, the parking demand was first calculated using parking code requirements per the City of Los Alamitos Municipal Code – Chapter 17.26, Off-Street Parking and Loading, Section 17.26.040, Parking Spaces Required. The following parking ratios were used to determine the required parking:

- Commercial, retail and service uses including shopping centers – 1.0 space per 250 SF of gross floor area.
- Medical office – 1.0 space per 200 SF of gross floor area.

As mentioned previously, at completion of the proposed Project, Los Alamitos Center Plaza will provide 30,809 SF (i.e. 28,909 SF of commercial space and 1,900 SF of medical office space). Direct application of the City’s code to the proposed Project results in a total code parking requirement of 126 spaces (i.e. 116 spaces + 10 spaces). With a proposed parking supply of 106 spaces, a theoretical parking deficiency of 20 spaces is forecast. However, the City code parking requirement overstates the amount of parking that will be needed to accommodate the mix of uses within the project since
there is a significant opportunity to share parking spaces based on the utilization profile of each land use component.

PARKING SURVEY DATA ANALYSIS

To determine the current parking demand of the existing uses at Los Alamitos Center Plaza, parking surveys were conducted on two weekdays and one weekend day by Transportation Studies, Inc. (TSI). The parking surveys were performed at one-hour intervals between 8:00 AM and 10:00 PM on Thursday October 1, 2015, Friday October 2, 2015 and Saturday October 3, 2015. The parking surveys consisted of counting the number of parked vehicles for the entire mixed-use center site.

As requested by City of Los Alamitos staff, supplemental parking surveys were conducted on Thursday December 10, 2015 between 4:00 PM and 7:00 PM and on Friday December 11, 2015 between 1:00 PM and 4:00 PM by TSI. The purpose of the supplemental parking surveys was to determine if any of the center’s patrons were taking up two spaces due to larger autos encroaching on adjacent spaces when parking within the compact parking fields or whether any of the center’s patrons were parking along Los Alamitos Boulevard or Serpentine Drive and walking into the shopping center. Appendix A contains a summary of the supplemental parking surveys.

The results of the weekday (Thursday and Friday) and weekend day (Saturday) parking surveys, inclusive of the supplemental parking surveys are summarized in Table 1. As requested by City of Los Alamitos staff, this table includes additional occupied parking spaces to account for any center patrons taking up two spaces when parking on site and any center patrons parking along Los Alamitos Boulevard/Serpentine Drive and walking into the shopping center. As shown in Table 1, the study site experienced a weekday (Thursday) peak parking demand of 78 vehicles (74% utilization) within the entire site at 6:00 PM, a weekday (Friday) peak parking demand of 89 vehicles (84% utilization) within the entire site at 1:00 PM and a weekend day (Saturday) peak parking demand of 75 vehicles (71% utilization) within the entire site at 2:00 PM.

Survey Data Shared Parking Demand Analysis and Results

In order to determine the most appropriate peak-parking requirement for the proposed Los Alamitos Center Plaza, utilization of the survey data for the existing land uses is combined with the parking demand within the ULI shared parking model for the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space and the re-occupancy of the remaining vacant retail square-footage. This methodology reflects the most accurate peak parking demand for this development.
because the shopping center is currently 87% occupied, such that the current peak parking demand can be easily measured by conducting parking surveys while the parking demand for the converted and vacant uses can be forecasted using the ULI Shared Parking methodology.

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this study and applied to the converted use (i.e. proposed medical/dental office space) are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 2nd Edition*. These factors present a profile of parking demand over time and have been used directly in the analysis of the converted use. Specifically, the profile for medical/dental office use was utilized and its characteristics are described below.

- For medical/dental office uses, peak demand occurs between 10:00 AM to 12:00 PM and 2:00 PM to 4:00 PM on weekdays and between 10:00 AM to 12:00 PM on weekends. The hourly factors shown for medical/dental office uses are taken directly from ULI. The medical/dental office demand profile was applied to the proposed medical/dental office suite (i.e. 1,900 SF). The City’s parking code requirement of 1 space per 200 SF was utilized for medical office.

As directed by City of Los Alamitos staff, the hourly profile established by the existing parking surveys was applied to the remaining vacant retail space (i.e. 2,000 SF). It should be noted that these percentages were normalized as recommended by ULI. The City’s parking code requirement of 1 space per 250 SF was utilized for general retail. Refer to *Appendix B* for details on development of the hourly profiles.

*Tables 2 and 3* present an approach, which applies the City code parking requirement and site-specific time of day parking profiles to the re-occupancy of the remaining vacant retail and to the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space for the weekday (Thursday and Friday, respectively) time frame while directly applying the parking survey data results as a time of day parking profile for the occupied square-footage within the existing Los Alamitos Center Plaza. In addition, *Table 4* presents an approach, which applies the City code parking requirement and site-specific time of day parking profiles to the re-occupancy of the remaining vacant retail and to the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space for the weekend day (Saturday) time frame while directly applying the parking survey data results as a time of day parking profile for the occupied square-footage within the existing Los Alamitos Center Plaza.

*Appendix C* contains the weekday and weekend day shared parking analysis calculation worksheets for the vacant retail uses and proposed medical/dental office.
As shown in Table 2, the peak parking requirement for Los Alamitos Center Plaza during a typical weekday (Thursday) totals 93 parking spaces and occurs at 1:00 PM. In addition, as shown in Table 3, the peak parking requirement for Los Alamitos Center Plaza during a non-typical weekday (Friday) totals 105 parking spaces and occurs at 1:00 PM. Finally, as shown in Table 4, the peak parking requirement for Los Alamitos Center Plaza during a weekend day (Saturday) totals 83 parking spaces and occurs at 10:00 AM and 2:00 PM.

As a result, based on a review of Tables 2, 3 and 4, the peak parking survey data shared parking demand for Los Alamitos Center Plaza is 105 parking spaces and occurs at 1:00 PM on a Friday. With an on-site parking supply of 106 parking spaces, a minimum parking surplus of 1 space is forecast for the entire site. It should be noted that Los Alamitos Center Plaza will have a minimum parking surplus of 1 space during only one hour of the three survey days. During all other hours of the three survey days, Los Alamitos Center Plaza will have a minimum parking surplus of 11 spaces. Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking to accommodate Los Alamitos Center Plaza with the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space and the re-occupation of the remaining existing vacant retail space (i.e. 2,000 SF).

SUMMARY OF FINDINGS AND CONCLUSIONS

1. Los Alamitos Center Plaza is located on the southeast corner of Los Alamitos Boulevard and Serpentine Drive in the City of Los Alamitos, California. Los Alamitos Center Plaza is an existing mixed-use 30,809 square foot (SF) shopping center with a current retail vacancy of 3,900 SF and an existing parking supply of 106 parking spaces. The proposed Project consists of the conversion of 1,900 SF of vacant retail space to medical/dental office space. At completion of the proposed conversion, Los Alamitos Center Plaza will continue to provide 30,809 SF.

2. Direct application of the City’s code to the proposed Project results in a total code parking requirement of 126 spaces. With a proposed parking supply of 106 spaces, a theoretical parking deficiency of 20 spaces is forecast.

3. The Survey Data Shared Parking Demand Analysis indicates that the peak parking requirement for Los Alamitos Center Plaza during a typical weekday (Thursday) totals 93 parking spaces and occurs at 1:00 PM (Table 2). In addition, the peak parking requirement for Los Alamitos Center Plaza during a non-typical weekday (Friday) totals 105 parking spaces and occurs at 1:00 PM (Table 3). Finally, the
peak parking requirement for Los Alamitos Center Plaza during a weekend day (Saturday) totals 83 parking spaces and occurs at 10:00 AM and 2:00 PM (Table 4). As a result, the peak parking survey data shared parking demand for Los Alamitos Center Plaza is 105 parking spaces and occurs at 1:00 PM on a Friday. With a proposed on-site parking supply of 106 parking spaces, a minimum parking surplus of 1 space is forecast for the entire site. It should be noted that Los Alamitos Center Plaza will have a minimum parking surplus of 1 space during only one hour of the three survey days. During all other hours of the three survey days, Los Alamitos Center Plaza will have a minimum parking surplus of 11 spaces.

Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking to accommodate Los Alamitos Center Plaza with the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space and the re-occupation of the remaining existing vacant retail space (i.e. 2,000 SF).

We appreciate the opportunity to prepare this analysis for Yavitz Companies. Should you have any questions or need additional assistance, please do not hesitate to call us at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

Daniel A. Kloos, P.E.
Senior Transportation Engineer

Attachments
### TABLE 1

PARKING COUNTS
Los Alamitos Center Plaza, Los Alamitos

<table>
<thead>
<tr>
<th>Time Began</th>
<th>Thursday 10-1-15 Supply = 106</th>
<th>Friday 10-2-15 Supply = 106</th>
<th>Saturday 10-3-15 Supply = 106</th>
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<td></td>
<td>Parking Counts [a]</td>
<td>Percent Utilization</td>
<td>Parking Counts [b]</td>
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<tr>
<td>8:00 AM</td>
<td>19</td>
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<td>33</td>
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<td>72</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>77</td>
<td>73%</td>
<td>83</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>77</td>
<td>73%</td>
<td>79</td>
</tr>
<tr>
<td>2:00 PM</td>
<td>69</td>
<td>65%</td>
<td>74</td>
</tr>
<tr>
<td>3:00 PM</td>
<td>54</td>
<td>51%</td>
<td>74</td>
</tr>
<tr>
<td>4:00 PM</td>
<td>76</td>
<td>72%</td>
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<td>74</td>
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<td>6:00 PM</td>
<td>78</td>
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<tr>
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<td>65</td>
</tr>
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</tr>
<tr>
<td>10:00 PM</td>
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<td>13%</td>
<td>20</td>
</tr>
</tbody>
</table>

Notes:

[a] = The parking counts include the supplemental counts conducted on Thursday 12-10-15 between 4:00 PM and 7:00 PM.

Refer to Appendix A for the supplemental count details.

[b] = The parking counts include the supplemental counts conducted on Friday 12-11-15 between 1:00 PM and 4:00 PM.

Refer to Appendix A for the supplemental count details.
**TABLE 2**  
SURVEY BASED WEEKDAY (THURSDAY) SHARED PARKING DEMAND ANALYSIS [1]  
Los Alamitos Center Plaza, Los Alamitos

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing Occupied</th>
<th>Vacant Retail</th>
<th>Medical/Dental Office</th>
<th>Total Spaces</th>
<th>Comparison w/ Parking Supply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>Los Alamitos Center Plaza - 26,909 SF [2]</td>
<td>2,000 KSF /KSF 4 Spec.</td>
<td>1,900 KSF /KSF 10 Spec.</td>
<td>18 Shared Parking Demand 106 Spaces</td>
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</tr>
<tr>
<td>Gross Spaces</td>
<td>Observed Hourly Parking Demand</td>
<td>Number of Spacing</td>
<td>Number of Spaces</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>6:00 AM</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>6</td>
<td>100</td>
</tr>
<tr>
<td>7:00 AM</td>
<td>11</td>
<td>0</td>
<td>0</td>
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<td>95</td>
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<tr>
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<td>19</td>
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<td>8</td>
<td>29</td>
<td>77</td>
</tr>
<tr>
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<td>3</td>
<td>9</td>
<td>45</td>
<td>61</td>
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<td>10</td>
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<td>41</td>
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<tr>
<td>11:00 AM</td>
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<td>7</td>
<td>10</td>
<td>88</td>
<td>18</td>
</tr>
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<td>0</td>
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<td>103</td>
</tr>
</tbody>
</table>

**Notes:**  
[2] During the on-site parking surveys, there were 3,900 SF of retail vacancies.  
[3] The proposed project consists of a 1,900 SF dentist office.
<table>
<thead>
<tr>
<th>Time of Day</th>
<th>Land Use</th>
<th>Existing Occupied</th>
<th>Vacant Retail</th>
<th>Medical/Dental Office</th>
<th>Total Spaces</th>
<th>Comparison w/ Parking Supply</th>
<th>Surplus (Deficiency)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 AM</td>
<td>9</td>
<td>0</td>
<td>0</td>
<td>9</td>
<td>9</td>
<td>97</td>
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<td>15</td>
<td>15</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>8:00 AM</td>
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<td>8</td>
<td>37</td>
<td>37</td>
<td>69</td>
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<td>56</td>
<td>56</td>
<td>50</td>
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<td>10:00 AM</td>
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<td>89</td>
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</tr>
<tr>
<td>11:00 AM</td>
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<td>10</td>
<td>88</td>
<td>88</td>
<td>18</td>
<td></td>
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<tr>
<td>12:00 PM</td>
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<tr>
<td>4:00 PM</td>
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<td>9</td>
<td>89</td>
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<td>17</td>
<td></td>
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<tr>
<td>5:00 PM</td>
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<td>92</td>
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<td></td>
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<td>7</td>
<td>95</td>
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<td></td>
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<tr>
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<td>3</td>
<td>88</td>
<td>88</td>
<td>18</td>
<td></td>
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</tr>
</tbody>
</table>

Notes:
[2] During the on-site parking surveys, there were 3,900 SF of retail vacancies.
[3] The proposed project consists of a 1,900 SF dentist office.
## TABLE 4
SURVEY BASED WEEKEND (SATURDAY) SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing Occupied</th>
<th>Vacant Retail</th>
<th>Medical/Dental Office</th>
<th>Total Spaces</th>
<th>Comparison w/ Parking Supply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>Los Alamitos Center Plaza - 26,909 SF [2]</td>
<td>2,000 KSF 4 KSF 8 Spec.</td>
<td>1,900 KSF 5 KSF 10 Spec.</td>
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<td>Gross Spaces</td>
<td>Observed Hourly Parking Demand</td>
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<td>Number of Spaces</td>
<td>Number of Spaces</td>
<td>Surplus (Deficiency)</td>
</tr>
<tr>
<td>Time of Day</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
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<td>1</td>
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</tbody>
</table>

**Notes:**
[2] During the on-site parking surveys, there were 3,900 SF of retail vacancies.
[3] The proposed project consists of a 1,900 SF dentist office.
APPENDIX A

SUPPLEMENTAL PARKING SURVEYS
## Supplemental Parking Survey
### Los Alamitos Center Plaza, Los Alamitos
#### Thursday December 10, 2015

<table>
<thead>
<tr>
<th>Time</th>
<th>Zone I</th>
<th>Zone II</th>
<th>Zone III</th>
<th>Zone IV</th>
<th>Zone V</th>
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<th>Zone VII</th>
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<td>Total</td>
<td>Spaces</td>
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<td>1</td>
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<td>3</td>
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<td>4</td>
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<td>6:00 PM</td>
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<td>0</td>
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### Supplemental Parking Surveys
Los Alamitos Center Plaza, Los Alamitos
Friday December 11, 2015

<table>
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<th>Zone III</th>
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<td>1</td>
<td>11</td>
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</tr>
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<td>0</td>
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APPENDIX B

DEVELOPMENT OF RETAIL HOURLY PROFILES
### DEVELOPMENT OF RETAIL PROFILES

Los Alamitos Center Plaza, Los Alamitos

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<th></th>
<th></th>
<th>Friday</th>
<th></th>
<th></th>
<th>Saturday</th>
<th></th>
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</thead>
<tbody>
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<td></td>
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<td>Parking Counts</td>
<td>Utilization</td>
<td>ULI</td>
<td>Parking Counts</td>
<td>Utilization</td>
<td>ULI</td>
<td>Parking Counts</td>
<td>Utilization</td>
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<td></td>
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<td>74%</td>
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<td>80%</td>
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<td>89%</td>
<td>0.90625</td>
<td>81%</td>
<td>1.00</td>
</tr>
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<td>75%</td>
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<td>77</td>
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<td>0.90625</td>
<td>79%</td>
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</tr>
<tr>
<td>5:00 PM</td>
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<td>81</td>
<td>91%</td>
<td>0.90625</td>
<td>82%</td>
<td>1.00</td>
</tr>
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<td>6:00 PM</td>
<td>78</td>
<td>100%</td>
<td>0.90625</td>
<td>91%</td>
<td>79</td>
<td>89%</td>
<td>0.90625</td>
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<td>0.90625</td>
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<td>20%</td>
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</table>
APPENDIX C

ULI SHARED PARKING ANALYSIS WORKSHEETS
### Appendix C-1

**SHOPPING CENTER (TYPICAL DAYS):**

**WEEKDAY (THURSDAY) SHARED PARKING DEMAND ANALYSIS**

Los Alamitos Center Plaza, Los Alamitos

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Shopping Center (Typical Days)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>2,000 KSF</td>
</tr>
<tr>
<td></td>
<td>4,000 KSF</td>
</tr>
<tr>
<td>Gross</td>
<td>Country-Wide</td>
</tr>
<tr>
<td>Spaces</td>
<td>XXX Spaces</td>
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**Guest and Emp. Spec.**

<table>
<thead>
<tr>
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<th>% Of Peak Spaces</th>
<th>% Of Parking Demand</th>
</tr>
</thead>
<tbody>
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<td>0</td>
</tr>
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<td>0</td>
<td>0</td>
</tr>
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<tr>
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<td>0</td>
</tr>
<tr>
<td>12:00 AM</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Notes:**

- The profile is based on the existing parking counts.
- The percentages were normalized per ULI to express absolute peak demand ratios.
### Appendix C-2

**SHOPPING CENTER (TYPICAL DAYS)**

**WEEKDAY (FRIDAY) SHARED PARKING DEMAND ANALYSIS**

Los Alamitos Center Plaza, Los Alamitos

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Shopping Center (Typical Days)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.000 KSF</td>
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<tr>
<td>Site Use</td>
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<tr>
<td></td>
<td># Spaces</td>
</tr>
<tr>
<td>Time of Day</td>
<td>% Of Peak</td>
</tr>
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<tr>
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<td>1%</td>
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</tr>
<tr>
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</tbody>
</table>

**Note:**

[1] The profile is based on the existing parking counts. The percentages were normalized per UJL to express absolute peak demand ratios.
### Appendix C-3

**SHOPPING CENTER (TYPICAL DAYS):**

**WEEKEND (SATURDAY) SHARED PARKING DEMAND ANALYSIS**

Los Alamitos Center Plaza, Los Alamitos

<table>
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<tr>
<th>Time of Day</th>
<th>% Of Peak</th>
</tr>
</thead>
<tbody>
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<td>6:00 AM</td>
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<td>7:00 AM</td>
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<td>10:00 AM</td>
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<td>12:00 PM</td>
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<td>1:00 PM</td>
<td>8%</td>
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<tr>
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<td>1%</td>
</tr>
</tbody>
</table>

### Notes

[1] The profile is based on the existing parking counts. The percentages were normalized per 0.1 to express absolute peak demand.
Appendix C-4

MEDICAL/DENTAL OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

<table>
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<th>Land Use</th>
<th>Medical/Dental Office</th>
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</thead>
<tbody>
<tr>
<td>Size</td>
<td>1,900 KSF</td>
</tr>
<tr>
<td></td>
<td>5 /KSF</td>
</tr>
<tr>
<td>Gross Spaces</td>
<td>10 Spaces</td>
</tr>
<tr>
<td>Spacing</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
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<th></th>
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</thead>
<tbody>
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<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>7:00 AM</td>
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<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
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<td>3</td>
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<tr>
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<td>7</td>
<td>100%</td>
<td>3</td>
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</tbody>
</table>

Notes:
[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee parking provided by ULI.
[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios as summarized in Table 2-2 of the "Shared Parking" manual.
Appendix C.6
MEDICAL/DENTAL OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

<table>
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Notes:
[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of pue vs. employee parking provided by ULI.
[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 3-2 of the “Shared Parking” manual.
Los Alamitos Planning Commission  
c/o City of Los Alamitos, Planning Department  
3191 Katella Avenue  
Los Alamitos, CA 90720  
(562) 431-3538

March 15, 2019

Re: The Los Al Gym Expansion

To Whom it May Concern:

My name is Diana D. Hill I’m writing this letter from three perspectives 1) as a resident of Los Al 2) as a Los Al Governing School Board Member and 3) as a member of The Los Al Gym.

As a resident of Los Al, I support the expansion of this community-centered business. I have the utmost respect for the two owner-operators; they are the kind of innovative, caring business owners we need in Los Al. They support the community, and they create a community within their business.

As a governing Los Al School Board member, I have seen the positive impact this business has had on our students involved in song & cheer, basketball, golf, diving, tennis, dance, and soccer to name a few groups. The Los Al Gym also supports many of our staff members.

As a member of the gym, I support the expansion because it would allow for more space for personal training, classes, and health & wellness.

I would be happy to come and speak with the planning commission if you have questions on my perspective of this business and its owners.

Sincerely,

Diana D. Hill

Diana D. Hill  
12042 Paseo Bonita  
Los Alamitos, CA 90720  
310-720-7677
2/6/19

Los Alamitos High School – Boys Basketball
3591 Cerritos Ave
Los Alamitos, CA 90720

Planning Commission & Department
 c/o City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720

RE: Support for CUP planned expansion of The Los Al Gym

Chair and Honorable Commissioners,

On behalf of the Los Alamitos High School Boys Basketball Program, we would like to confirm and support the expansion and CUP for The Los Al Gym. We believe their involvement with the high school and community in general as well as their business philosophy and practices have established The Los Al Gym as a leading business in Los Alamitos.

For the past three years our program has hired The Los Al Gym to train our student athletes. Their dedication to providing flexible schedules, top-notch training and quality leadership encouraged other programs on campus to contract with The Los Al Gym. Consequently, several parents and teachers have signed up for individual and group training sessions. An expansion of their business would only increase their beneficial impact on student athletes, teachers and parents.

We are in support of the expansion of The Los Al Gym to not only expand their influence for the business community but to also provide quality, responsible athletic training for stakeholders of the Los Alamitos community.

Sincerely,

Eddie Courtemarche
Head Coach – Los Alamitos H.S. Boys Basketball
SUBJECT: Beach Fitness, Inc. provides support to the Los Al Gym for their proposed expansion into the adjacent space to the Planning Commission for consideration – Public Hearing CUP 0812M2

Chairman, Honorable Commissioners & City Staff

Beach Fitness, Inc. as the parent company and its officers wished to provide feedback and insight on the Los Al Gym (dba), an appropriately conditioned and permitted business in the City of Los Alamitos at 10682 Los Alamitos Blvd. We are a similar business, and further Mr. Marc Sy-Santos & Alex Cox the operational owners of the company are well known to us as they worked with us for nearly six years each. Both are familiar with zoning, code enforcement and unlike some other businesses of a similar type who chose to proceed without properly handling zoning and municipal code, it has been their objective and ours to ensure compliance to the spirit and intent of the law during this expansion process.

Based on our review of the zoning code, discussion with planning staff, our business decided to expand from the one Seal Beach location to a second in Los Alamitos also in 2012. After months of searching and evaluating, we settled on the address of our facility and successfully concluded our lease in November 2013. The decision-making was significantly predicated on the fact that there was an existing Conditional Use Permit (CUP) for personal athletic training, retail and small group classes. Due to this competitive advantage and knowing the expense and sometimes difficulty in getting a CUP approved, we paid a premium for the lease. We followed the code and to date have only had brief reminders from staff and code enforcement about minor issues like signage for our business. The Los Al Gym is an incredibly productive, positive contributor to the city’s economy and wellbeing. They, as one community member recently said, “provide training to members of City staff, free training for out of state member of the Joint Forces base, many citizens of Los Alamitos, Rossmoor, Long Beach, and Seal Beach, and they currently have numerous members of the Los Alamitos high school student athletes.”

At this time, the current property owner and management company have determined to encourage the Los Al Gym to expand into the adjacent space, 10680 Los Alamitos Blvd., formerly the Rascals to Rebels clothing retail store. This space has been vacant for over two years, and the opportunity for the landlord to support the Los Al Gym’s expansion into this space for additional private training and coaching was presented. Marc and Alex accepted, and they have been working with staff since October of 2018 to move the CUP process forward.

Unlike some other facilities and the lengthy process involved, the Los Al Gym determined the best path forward was in full compliance with City Staff and Planning commission to
ensure the appropriate land use and CUP zoning adjustment was done for the expansion space.

We support the Planning Commission’s approval for CUP 0812M2.

Please contact me if you need further information. We can be reached at (562) 493-8426, or by e-mail at barb@beachfitness.com. Thank you for your consideration.

Sincerely,

Barb Bartee
Founder, Beach Fitness, Inc.

CC:  Tom Oliver, Senior Planner; The Los Al Gym; File copy
01/11/19

Deux Amies 1 Gifts
10678 Los Alamitos Blvd.
Los Alamitos, CA 90720

Planning Commission & Department
c/o City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720

RE: Support for CUP planned expansion of The Los Al Gym

Chair and Honorable Commissioners,

On behalf of Deux Amies 1 Gifts, we would like to confirm and support the expansion and CPU for The Los Al Gym. We value their involvement in our community, their positive business practices, and the flow of customers that frequent the gym.

As a long time tenant in this center, we feel that The Los Al Gym does help bring business to the center without compromising the existing environment of businesses. We have never had any problems with The Los Al Gym owners or their clients.

We are in support of the expansion of The Los Al Gym and look forward to collaborating with them to increase business in our center.

Regards,

[Signature]

Janice Cassidy
City of Los Alamitos  
PLANNING COMMISSION/SUBDIVISION  
COMMITTEE AGENDA REPORT  

MEETING DATE: March 27, 2019  ITEM NUMBER: 9B  

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

Subject: Conditional Use Permit (CUP) 19-01 - Expand Operational Hours to Remain Open Until 2:00 a.m. in the General Commercial (C-G) Zone 11272 Los Alamitos Boulevard (Griffins Grill).  

SUMMARY: Consideration of a Conditional Use Permit to extend operational hours to remain open until 2:00 a.m. at Griffins Grill Restaurant at 11272 Los Alamitos Boulevard, APN 222-081-04 (Applicant: Mike Gadd, Griffins Grill).  

RECOMMENDATION:  

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

2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and, if appropriate,  

3. Adopt Resolution No. 19-06, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 19-01) TO EXTEND APPROVED OPERATIONAL HOURS TO THE HOURS BETWEEN 6:00 A.M. UNTIL 2:00 A.M., AT 11272 LOS ALAMITOS BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONE, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA, APN 222-081-04 (APPLICANT: MIKE GADD, GRIFFINS GRILL)."  

APPLICANT: Mike Gadd, Griffins Grill  

LOCATION: 11272 Los Alamitos Boulevard (APN 222-081-04)
ENVIRONMENTAL: The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

APPROVAL CRITERIA: Note 4 of Los Alamitos Municipal Code 17.10.020, Table 2-04 states, "CUP required for retail sales or service establishments that operate between the hours of ten p.m. to six a.m., in the C-O and C-G zoning districts."

NOTICING: The Public Hearing Notice of this meeting was mailed out on March 13, 2019, to property owners and tenants within 500 feet. Additionally, the notice was published in the March 13, 2019 issue of the News Enterprise.

PRIOR ACTIONS:

1991 CUP 350-91 Restaurant and Cocktail Lounge - Approved

BACKGROUND:

Business owner Mike Gadd has submitted an application for a Conditional Use Permit (CUP 19-01) seeking approval to extend operational hours and remain open until 2:00 a.m. at Griffins Grill Restaurant at 11272 Los Alamitos Boulevard. A cocktail lounge was originally approved for this location in 1991. Note 4 of Los Alamitos Municipal Code Section 17.10.020, Table 2-04 states, "CUP required for retail sales or service establishments that operate between the hours of 10 p.m. to 6 a.m., in the C-O and C-G zoning districts." The Applicant provided the following information with the application submitted:

"Griffins Grill has requested a CONDITIONAL USE PERMIT that would allow the restaurant to remain open until 2 am. The reason we are requesting the CUP is to position Griffins with almost all of our competitors. The restaurant and bar business are very competitive and almost all of our competitors do remain open until 2 am. Our customers have told us and we know that we do lose business because our hours are constricted. I am attaching a survey that we did that shows the operating hours of local establishments. While not all of these businesses are in Los Alamitos, the list does represent those with whom we compete for customers. You have suggested we limit the hours of live music and stop all live music at midnight on Friday and Saturday, and end live music by 10 pm on week nights. That is very acceptable to us."

DISCUSSION

The restaurant, Griffins Grill, seeks approval to extend operational hours to 2:00 a.m., which includes the service of alcohol until this time. The nearest residentially zoned property is adjacent and approximately 75 feet to the west. The nearest school, St. Hedwig, is 1,090 feet to the south of this restaurant.
The adjacent properties are developed and zoned as follows:

**North:** Office buildings and multiple family residences across Farquhar in the General Commercial (C-G) and Multiple Family Residential (R-3) Zoning Districts.

**South:** Single-family residences across the Von's parking lot in the Single Family Residential (R-1) Zoning District.

**East:** Across Los Alamitos Boulevard are single-family residences in the Rossmoor area of Orange County.
West: Across the rear parking lot for this shopping center are single-family homes in the Single Family Residential (R-1) Zoning District.

Staff Discussion

Griffins Grill has been a long-standing restaurant and bar. Historically, the establishment has operated with minimal incidents or issues. Based upon the historical use, it is not anticipated that extending the hours of operation would significantly impact surrounding land uses. However, the Police Department has commented that the noise from the restaurant and bar could negatively impact homes to the rear of the restaurant, causing Police involvement. They suggest a condition for the rear door remain closed during business hours (Condition #26). While the closest residential parcel is 75 feet to the east of the restaurant, there have historically not been complaints from neighboring homes. The rear doors of the restaurant will continue to be conditioned for these access points to be closed to customers.

Most of the surrounding businesses are closed by 10:00 p.m. Exceptions are Wendy's (open until 12:00 a.m.), Von's (open until 2:00 a.m.) and Jack in the Box (open 24 hours). Two existing bars are located to the north on Los Alamitos Boulevard (Boon Dock's Cocktails and The Sportsman) with hours of operations until 2:00 a.m. With a limited number of existing neighboring businesses currently operating later than 10:00 p.m., it is anticipated that impact(s) upon neighboring properties from Griffins Grill remaining open later would be negligible. Based upon historical use, it is also anticipated that the greatest customer demand/interest for extending the operating hours to 2:00 a.m. would be on Friday and Saturday evenings with significantly less interest the other five days of the week.

Noise

Noise levels from the proposed use are regulated by the Los Alamitos Municipal Code (LAMC). Per LAMC 17.24, "It is unlawful for a person to create noise, or to allow the creation of noise on property owned, leased, occupied, or otherwise controlled by a person, that causes the noise level when measured on a residential, public institutional, professional, commercial, or industrial property, either within or without the city, to exceed the applicable noise standard..." Residences are a sensitive use in this context, so to ensure use of the restaurant/bar would not create unacceptable noise impacts, Staff has added a Condition #14 to address that there be no live entertainment past 12 midnight on Fridays and Saturdays and 10:00 p.m. on all other evenings.

If the Commission has further concerns about potential noise impacts, commissioners could consider adding the following condition:

"In the event the City receives noise or other public disturbance complaints in connection with the use authorized by this Permit, the Development Services Director shall investigate such complaints and, if significant noise or other nuisance conditions are found to exist, including noise emanating from the Applicant's business establishment that cause significant adverse impacts on one or more properties, or that significantly increase the ambient noise levels in the vicinity above levels existing
without the Project, the Development Services Director may bring this Permit back to the Planning Commission to consider imposing additional conditions, amending or revising conditions, or revoking this Permit.”

**Alcohol**

While the Applicant is already subject to the conditions stated in Conditional Use Permit 350-91, Staff has added conditions concerning alcohol service to this new draft resolution.

**CONCLUSION**

Staff recommends that extended hours be granted to allow a closing time of 2:00 a.m. Fridays and Saturdays. However, due to the proximity of residential homes to this restaurant, it is recommended that the hours of operation end at midnight Sunday through Thursday. This is noted in the draft resolution and in its title.

Staff recommends approval of CUP 19-01 and adoption of Resolution 19-06 which includes the findings and added conditions, unless additional or contrary information is received during the meeting, 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 Planning Commission Resolution 19-06 with Exhibit A - Site Plans
2) Applicant list of "Local Bars and Hours"
3) Letter from Public
RESOLUTION 19-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 19-01) TO EXTEND APPROVED OPERATIONAL HOURS TO THE HOURS BETWEEN 6:00 A.M. UNTIL 2:00 A.M. ON FRIDAY AND SATURDAY NIGHTS, AND 12 MIDNIGHT ALL OTHER NIGHTS, AT 11272 LOS ALAMITOS BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONE, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA, APN 222-081-04 (APPLICANT: MIKE GADD, GRIFFINS GRILL).

WHEREAS, an application for a modification to a Conditional Use Permit (CUP 19-01) was submitted by Mike Gadd on February 26, 2019 on behalf of Griffins Grill restaurant to allow extended operational hours, to the hours between 6:00 a.m. until 2:00 a.m. for a restaurant located at 11272 Los Alamitos Boulevard; and,

WHEREAS, Note 4 of Los Alamitos Municipal Code 17.10.020, Table 2-04 states, “CUP required for retail sales or service establishments that operate between the hours of 10 p.m. to 6 a.m., in the C-O and C-G zoning districts.”; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on this matter on March 27, 2019, at which time it considered all evidence presented, whether written or oral.

WHEREAS, the Planning Commission approved this request for only extended operational hours to the hours between 6:00 a.m. to 2:00 a.m. on Friday and Saturday nights, and 12 midnight on all other nights.

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

SECTION 1. Conditional Use Permit 19-01 for extended operational hours to the hours between 6:00 a.m. to 2:00 a.m. on Friday and Saturday nights, and 12 midnight on all other nights, is hereby approved based upon the following findings and subject to the conditions listed in SECTION 2 below:

1. The use will not endanger the public health, safety or general welfare if located where proposed and developed, and the use will not allow conditions which tend to generate nuisance conditions including, but not limited to, noise, glare, odor, or vibrations. The extension of operational hours will not endanger the public health or general welfare. The extended hours will not foster circumstances that tend to generate nuisance conditions such as noise, glare, odor, or vibrations because it is a commercial use that is consistent with the surrounding industrial and commercial uses.

2. The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate. Extended operational hours are a conditionally permitted use in the General Commercial (C-G) zone.

3. The location and character of the use, if developed according to the plan as submitted for approval, will be in harmony with the area in which it is to be
located and in general conformity with the Los Alamitos General Plan. The Los Alamitos General Plan designates this site for Retail Business which is consistent with the General Commercial Zone. The Economic Element of the General Plan states as Goal number three, "Distinctive shopping and entertainment corridors and districts that attract consumer spending by residents, workers, and regional visitors." The extended operational hours will be compatible with surrounding uses which are retail and commercial in nature.

4. 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 commission.

SECTION 2. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit (CUP) 19-01 subject to the following conditions:

Planning

1. Approval of this application is to allow extended operational hours, to the hours between 6:00 a.m. until 2:00 a.m. on Friday and Saturday nights, and 12 midnight on all other nights, for a restaurant located at 11272 Los Alamitos Boulevard with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 19-01 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. Failure to satisfy and/or comply with the conditions herein may result in revocation of this approval by the Planning Commission and/or City Council.

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

4. 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.

Resolution 19-06
March 27, 2019
Page 2 of 6
a. 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

5. The applicant has ninety (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.

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

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

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

9. 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.

10. Approval of the Conditional Use Permit shall be valid for a period of eighteen (18) months from the date of determination. Each use approved by this action must be established within such time period or such approval shall be terminated and shall thereafter be null and void.
11. Failure to satisfy and/or comply with the conditions herein may result in a recommendation to the Planning Commission and/or City Council for revocation of the approval of the alcohol sales.

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

13. The applicant shall comply with applicable City, County, and/or State regulations.

14. There shall be no live entertainment past 12 midnight on Fridays and Saturdays and 10:00 p.m. on all other evenings.

**Alcohol Sales**

15. The Applicant is responsible to follow all Los Alamitos Municipal Codes ("LAMC") concerning alcoholic beverage sales, and in particular Chapter 5.08 *Alcoholic Beverage Sales*.

16. Hours of alcohol sales operation shall not commence anytime before 6:00 a.m. and no later than 2:00 a.m. on Friday and Saturday nights, and 12 midnight on all other nights. Any extension of business hours with a modification to the permitted hours of alcohol sales shall require approval of the Planning Commission.

17. Signs advertising brands of alcoholic beverages or the availability of alcoholic beverages for sale at the subject site shall not be visible from the exterior of the building.

18. Display of alcoholic beverages shall be interior only (no outside display) at any time.

19. Serving of alcohol to obviously intoxicated individuals is prohibited.

20. Applicant shall provide a reasonable number of signs indicating that drinking alcoholic beverages is prohibited on city streets and public ways, and that City Ordinances prohibit carrying out open containers containing alcohol from designated areas.

21. Food establishments serving alcoholic beverages shall have a supervisor, at least 21 years of age, on-site at all times of operation.

22. Any alcohol-induced behavior that disturbs customers or passersby shall constitute grounds for revocation of any permit(s) for the on-premise sale of alcohol.

23. The sale and serving of alcohol shall only occur following the applicant successfully obtaining all necessary permits required by the State Alcoholic

Resolution 19-06
March 27, 2019
Page 4 of 6
Select Conditions from Resolution 554-91

24. The building area identified as a "banquet room" shall be labelled "banquet room/additional seating."

25. Exterior windows are to remain closed at all times.

26. Secondary access locations located along the east elevation and interior elevation shall be closed at all times and patron use prohibited. However, rear and interior ingress and egress locations may be used by employees and for emergency exit.

SECTION 3. The approval of the Conditional Use Permit for extended operational hours is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

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

PASSED, APPROVED, AND ADOPTED this 27th day of March, 2019.

__________________________
John Riley, Chair

ATTEST:

__________________________
Les Johnson, Secretary

APPROVED AS TO FORM:

__________________________
Michael Daudt, City Attorney
STATE OF CALIFORNIA
COUNTY OF ORANGE
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 27th day of March 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

______________________________
Les Johnson, Secretary
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**Local Bars & Hours:**

- 2 Garden Grove
- 2 Westminster
- 2 Garden Grove
- 2 Westminster
- 2 Garden Grove
- 2 Westminster
- 2 Garden Grove
- 2 Cypress
- 2 Long Beach
- 2 Hawaiian Gardens
- 2 Cypress
- 10 Los Alamitos
- 11 Seal Beach
- 2 Los Alamitos
- 2 Los Alamitos
- 2 Sportsman
- 2 The Glen
- 2 Posey Bar
- 2 Michael's Sweets
- 2 Sugar's
- 2 Keep Sluggers
- 2 Ruby's Sports Bar
- 2 On The Rocks
- 2 Campas Billiards
- 2 Dempsey's
- 2 Tropical Lounge
- 2 Mushrooms
- 2 Fish Co
- 2 Islands
- 2 Starving Gate
- 2 Boon Docks
- 2 Sportsman

**Location:**

- Garden Grove
- Westminster
- Garden Grove
- Westminster
- Garden Grove
- Cypress
- Long Beach
- Hawaiian Gardens
- Cypress
- Los Alamitos
- Seal Beach
- Los Alamitos
- Los Alamitos
- Sportsman
- The Glen
- Posey Bar
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- Campas Billiards
- Dempsey's
- Tropical Lounge
- Mushrooms
- Fish Co
- Islands
- Starving Gate
- Boon Docks
- Sportsman

**Hours:**

- Local Bars & Hours:
  - Garden Grove: 2
  - Westminster: 2
  - Garden Grove: 2
  - Westminster: 2
  - Garden Grove: 2
  - Cypress: 1
  - Long Beach: 2
  - Hawaiian Gardens: 2
  - Cypress: 2
  - Los Alamitos: 10
  - Seal Beach: 11
  - Los Alamitos: 2
  - Los Alamitos: 2
  - Sportsman: 2
  - The Glen: 2
  - Posey Bar: 2
  - Michael's Sweets: 2
  - Sugar's: 2
  - Keep Sluggers: 2
  - Ruby's Sports Bar: 2
  - On The Rocks: 2
  - Campas Billiards: 2
  - Dempsey's: 2
  - Tropical Lounge: 2
  - Mushrooms: 2
  - Fish Co: 2
  - Islands: 2
  - Starving Gate: 2
  - Boon Docks: 2
  - Sportsman: 2
Tom Oliver

From: Mike Madnick <mmadnick@mocproducts.com>
Sent: Monday, March 18, 2019 1:31 PM
To: Tom Oliver
courteymadnick@gmail.com
Subject: Griffin's Grill

Tom,

I am writing regarding the letter sent out indicating the request to change the hours of Griffin's Grill. I live at 11272 Davenport Rd. Rossmoor, I back up to Los Alamitos Blvd. We currently do not have any issues allowing them to extend their hours to 2am, however the music should still be limited to 10pm. The frequently play to 11pm and beyond. It's not enough to call the police about, but as the weather get's nice it is nice to keep our sliding door open to the backyard which we have to keep shut on weekend nights as the music frequently carries. We are not looking to silence them and have no issues with they staying open later (earlier), but extending hours of music playing to 12am, would not be agreeable.

Please feel free to reach out to me or my wife with any questions.

Mike Madnick
562-544-1521
mmadnick@mocproducts.com

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