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 Cuilty
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 Special Meeting of May 22, 2019 and the Regular Meetings of May 22, 2019, June 26, 2019, and July 24, 2019.

6. **CONSENT CALENDAR**  
   None.

7. **STAFF REPORT**  
   None.

8. **PUBLIC HEARING**  
   A. Consideration of a Modification to Site Plan Review (SPR) 18-05 Katella Deli Addition, More Parking, and a Renovation of the Exterior  
   Consideration of a modification to a Site Plan Review for the expansion and reface of a restaurant at 4470 Katella Avenue on a 1.3-acre parcel (per Assessor) in the Commercial Professional Office (C-O) Zoning District (APN 242-121-53) (Applicant: David Abbass, DMA Builders).

   Recommendation:  
   1. Open the Public hearing; and,
   2. Take testimony; and,

9. **DISCUSSION**  
   None.

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)/$2,349.00 (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, 3181 Katella Avenue; Los Alamitos Community Center, 10511 Oak Street; and, Los Alamitos Museum, 11082 Los Alamitos Boulevard; not less than 72 hours prior to the meeting.

[Signature]
Tom Oliver
Associate Planner

[Date]
8/22/19

Planning Commission Meeting
August 28, 2019
Page 3 of 3
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

SPECIAL MEETING – May 22, 2019

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Special Session at 7:39 p.m., Wednesday, May 22, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

2. ROLL CALL
Present: Commissioners: Chair Riley
Culity, Andrade, and Grose,

Absent: Vice Chair Sofelkanik
Commissioner DeBolt (excused) and Loe (excused)

Staff: Les Johnson, Development Services Director
Maria Veronica Enciso, Department Secretary
Michael Daudt, City Attorney
Tom Oliver, Associate Planner

3. DISCUSSION
A. Appoint Two Planning Commissioners to serve on a Utility Projects Ad-Hoc Subcommittee
During the May 20, 2019 City Council meeting, an Ad-Hoc Subcommittee was formed to provide opportunity to discuss an existing Golden State Water utility project and to also discuss the establishment of standards and protocol for City involvement and community outreach with future utility projects. The establishment of the Ad-Hoc Subcommittee included two City Council members (Mayor Kusumoto, Council Member Grose) and two Planning Commissioners. In consideration of time, staff is requesting of the Planning Commission to have the appointment of the two Planning Commissioners occur as soon as possible.

Development Services Director Johnson summarized the staff report.

Development Services Director Johnson and Planning Commission discussed the following:

- Commissioner DeBolt expressed interest of being a committee member to staff.
- Workload is dependent upon the subcommittee's dialogue; however, perhaps would consists of two or three meetings.
- Consideration to appoint Commissioner DeBolt and Commissioner Sofelkanik to the committee.
Have an alternate choice if a commissioner cannot commit.

Motion/Second: Grose/Cuilty
Carried 4/0 (Sofelkanik, Debolt, and Loe absent): The Planning Commission appointed Vice Chair Sofelkanik and Commissioner Debolt with Commissioner Grose as an alternate, to serve on the Utility Projects Ad-Hoc Subcommittee.

4. ADJOURNMENT
The Planning Commission adjourned the meeting at 7:47 p.m.

ATTEST: John Riley, Chair

Les Johnson, Secretary
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – May 22, 2019

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, May 22, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

2. ROLL CALL
Present: Commissioners: Chair Riley
Culity, Andrade, and Grose,

Absent: Vice Chair Sofelkanik
Commissioners Loe (excused) and DeBolt (excused)

Staff: Les Johnson, Development Services Director
Maria Veronica Enciso, Department Secretary
Michael Deaut, City Attorney
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 Hester Han expressed concern over the R2 parking requirements. Chair Riley encouraged Ms. Han to speak with staff at a different time to discuss her concerns.

Speaker Alex Chen expressed concern over the R2 parking requirements, and would like the requirements to change.

Speaker Samantha Case expressed her interest in opening a fitness center in a specific zone. Chair Riley encouraged Ms. Case to speak with staff during regular business hours about possible options.

There being no additional speakers, Chair Riley closed oral communications.

5. APPROVAL OF MINUTES
A. Approve the Minutes for the Regular Meeting of April 24, 2019.
Motion/Second: Grose/Cuilty
Not Carried 3/0 (Sofelkanik and Loe absent, Andrade abstained): As a result of a lack of quorum, the Planning Commission moved the approval of the April 24, 2019 Regular Meeting minutes to the June 26, 2019 meeting.

6. DISCUSSION
A. Discussion of New Business Assistance
A discussion of ways to encourage businesses to apply for business licenses and for property managers to remind them of the business license requirement.

Development Services Direction Johnson advised that Commissioner DeBolt expressed interest in being present during discussion of this item.

Motion/Second: Grose/Andrade
Carried 4/0 (Sofelkanik, DeBolt, and Loe absent): The Planning Commission approved to move discussion of this item to next regular meeting on June 26, 2019.

7. CONSENT CALENDAR
None.

8. STAFF REPORT
None.

9. PUBLIC HEARING
A. Site Plan Review (SPR) 18-03
Hospital Central Plant at 3832 Catalina Street
Continue consideration of a Site Plan Review (SPR 18-03) for a new two-story Central Plant Building (to include a 56 foot tall Thermal Energy Storage (TES) water tank) at 3832 Catalina Street in the Los Alamitos Medical Center Specific Plan area at the southeast corner of the intersection of Kaylor Street and Catalina Street (APN 242-162-14). The project would include the demolition of a medical office building at 3791 Katella Avenue (APN 242-163-12), and the construction of a utility bridge across Kaylor Street (APN 242-162-13).

Associate Planner Oliver advised that the applicant has requested to move this item for discussion to the next regular meeting of June 26, 2019.

Chair Riley invited any individuals to speak on this item.

Motion/Second: Cuilty/Grose
Carried 4/0 (Sofelkanik, DeBolt, and Loe absent): The Planning Commission approved to continue discussion of this item, to the June 26, 2019 Planning Commission meeting without closing the public hearing.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
A. SB2 Planning Grants Program

Development Services Director Johnson summarized the memorandum.

The Planning Commission and Development Services Director Johnson discussed the following:

- There are no known expectations of the City to change with receiving this grant.
- The goal is to increase affordable housing stock.
- Concern over the state coming down with any additional requirements that would impact the City.
- This funding would help absorb some of the cost of updating the housing element to accommodate affordable housing and the development of the area.
- The specific area of interest is the Towne Center.

Development Service Director Johnson informed the Planning Commission of the upcoming Los Alamitos Sewer Trunk Project by the Orange County Sanitation District (OCSD).

11. COMMISSIONER REPORTS

Commissioner Grose asked to have the Traffic Commission look into the following two issues:

- Nurses that are parking in the residential area [on Maple Street].
- Request to consider implementing a “No Parking” zone on Los Alamitos Boulevard in front of the Rossmoor Car Wash, to minimize the safety hazard of vehicles backing up.

Commissioner Andrade thanked the Los Alamitos Police Department, specifically Officer Navarro and Detective Lopez, for locating his equipment that was stolen on his property.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:35 p.m.

ATTEST: ___________________________  John Riley, Chair
Les Johnson, Secretary
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – June 26, 2019

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, June 26, 2019, in the Council Chamber, 3191 Katella Avenue, Commissioner Grose presiding.

2. ROLL CALL
Present: Commissioners: Andrade, Cuilty, Grose, and Loe

Absent: Chair Riley (excused)
Vice Chair Sofelkanik (excused)
Commissioner DeBolt (excused)

Staff: Les Johnson, Development Services Director
Maria Veronica Enciso, Department Secretary
Michael Daudt, City Attorney
Tom Oliver, Associate Planner

3. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Commissioner Grose.

4. PRESENTATIONS
Economic and Development Services Director Barry Curtis for the City of Costa Mesa, extended an invitation to the Planning Commission, for a newly established leadership event [Orange County Planning Officials Leadership Initiative Collaborative] being held on July 18, 2019.

5. ORAL COMMUNICATION
Commissioner Grose opened the meeting for Oral Communication for items not on the agenda.

Resident Rob Stevens expressed interest in wanting to add a second driveway approach on his property.

There being no additional speakers, Commissioner Grose closed oral communications.

6. APPROVAL OF MINUTES
A. Approve the Minutes for the Regular Meeting of April 24, 2019 and May 22, 2019 and the Special Meetings of March 14, 2019 and May 22, 2019.
Motion/Second: Loe/Cuilty
Not Carried 4/0 (Riley, Sofelkanik, and DeBolt absent): As a result of a lack of quorum, the Planning Commission moved the approval of the April 24, 2019 and May 22, 2019 Regular Meeting minutes and the March 14, 2019 and May 22, 2019 Special Meeting minutes to the July 24, 2019 meeting.

7. CONSENT CALENDAR

None.

8. STAFF REPORT

None.

9. PUBLIC HEARING
A. Site Plan Review (SPR) 18-03
Hospital Central Plant at 3832 Catalina Street
Consideration of a Site Plan Review (SPR 18-03) for a new two-story Central Plant Facility (to include a 41 feet tall Thermal Energy Storage (TES) water tank) at 3832 Catalina Street in the Los Alamitos Medical Center Specific Plan area at the southeast corner of the intersection of Kaylor Street and Catalina Street (APN 242-162-14). The project would include the demolition of a medical office building at 3791 Katella Avenue (APN 242-163-12), and the construction of a utility bridge across Kaylor Street (APN 242-162-13).

Associate Planner Oliver summarized the staff report.

Commissioner Grose noted an error in the staff report, which should be revised to indicate the appropriate location for the central plant. The correct location is Kaylor Street and Katella Avenue in place of Kaylor Street and Los Alamitos Boulevard.

Commissioner Grose opened the public hearing.

Representative for the Los Alamitos Medical Center, AJ Omar, explained the intent to construct a Central Plant Structure is for sustainability and energy conservation.

Commissioner Loe asked and received clarification from Mr. Omar as to what the proposed painting options are for the central plant. Mr. Omar stated that there are two steel options: gray and off-white tone or a mural of the coast.

The Planning Commission stated the following about the proposed painting option:

- Commissioner Grose did not think the mural is appropriate.
- Commissioner Andrade preferred the solid gray color over the mixed gray and off-white tone.
- Commissioner Loe would be fine with either option, but the grey would be less noticeable.
- Commissioner Culty left it up to the staff's preference.
Development Services Director Johnson explained that the height change of the central plant made a big difference to the look and that the grey with two tones is preferable, as it gives character to the central plant.

Commissioner Grose expressed that she no longer has concern over the bridge crossing Kaylor Street.

Commissioner Andrade asked and received clarification as to whom the additional tanks in the area belong to Mr. Omar advised that those tanks belong to the Golden State Water Company.

Motion/Second: Loe/Cuilty
Carried 4/0 (Riley, Sofelkanik, and DeBolt absent): Adopt Resolution No. 19-08, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 18-03 TO ALLOW FOR THE CONSTRUCTION OF AN 11,829 SQUARE FEET, TWO-STORY, CENTRAL PLANT (UTILITY) ON A PARCEL AT 3832 CATALINA STREET (APN 242-162-14), THE DEMOLITION OF A MEDICAL OFFICE BUILDING AT 3791 KATELLA AVENUE (APN 242-163-12) TO CREATE A PARKING AREA, AND THE CONSTRUCTION OF A UTILITY BRIDGE ACROSS THE PRIVATE ROAD, KAYLOR STREET (APN 242-162-13), ALL IN THE LOS ALAMITOS MEDICAL CENTER SPECIFIC PLAN (SP 09-1) AREA, (APPLICANT: KENT CLAYTON, TENET HEALTH)."

B. General Plan Amendment (GPA) 19-01
Zoning Ordinance Amendment (ZOA) 17-04 and Targeted Zoning & Subdivisions Code Update
Consideration of a resolution recommending adoption of a Targeted Zoning & Subdivisions Code Update to the City Council through a Zoning Ordinance Amendment, and whether to amend certain sections of the General Plan through a General Plan Amendment to include an addendum to the 2015 General Plan Final Environmental Impact Report.

Associate Planner Oliver summarized the staff report.

Commissioner Grose opened and closed the public hearing.

Commissioner Cuilty asked and received clarification from Development Services Director Johnson with regards to the number of allowable units per acre. Development Services Director Johnson advised that it is being presented as discussed: which will eliminate the per square foot per unit provision and will place a cap which shall not exceed 25 units per acre per the R-3 zone.
Development Services Director Johnson stated the following about the process for the general plan amendments: as a result of the three general plan amendments, the Commission's recommendation to the City Council consist of a two part process. If Council concurs with the Planning Commission's recommendation, they will instruct staff to proceed with the amendment procedure, which will go back to the Planning Commission and then ultimately go to Council. Once completed, Council will consider the Zoning Code Amendment.

Development Services Director Johnson advised that there is currently discussion at staff level, to consider modifying the code, to allow for an administrative review if it is not eliminating parking.

Commissioner Loe asked and received clarification as to whether it is legally allowed to park on the driveway approach. Development Services Director Johnson advised that it is not allowed, as ingress and egress cannot be prohibited.

The Planning Commission and staff briefly discussed different scenarios for requests to add second driveway approaches and how they could potentially impact parking and site distance clearances.

Motion/Second: Guilty/Loe 4/0 (Riley, Sofelkanik, and DeBolt absent): Adopt Resolution No. 19-09, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL: (1) AMEND THE LOS ALAMITOS GENERAL PLAN, AND (2) FOLLOWING SUCH AN AMENDMENT TO THE GENERAL PLAN, APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 17-04, AMENDING TITLES 16 AND 17 OF THE LOS ALAMITOS MUNICIPAL CODE (CITY INITIATED); and approval to allow requests for second driveway approaches to go through an administrative review process as long as parking will not be impacted.

10. DISCUSSION
   A. Discussion of New Business Assistance
   A discussion to brainstorm ideas that will encourage businesses to apply for business licenses, and for property managers to remind them of the business license requirement. During the May 22, 2019 Planning Commission meeting, Commissioners continued this item to the June 26, 2019 meeting so that more of the members could be present for the discussion.

Development Services Director Johnson summarized the staff report.

Development Services Director Johnson noted correspondence for the record that was sent by Commissioner DeBolt, which provides thoughts for dialogue between staff and property owner/managers.
Development Services Director Johnson advised the Commission that staff reached out to the property manager [of the Alamitos Business Center] and asked for her assistance with providing prospective tenants with information concerning the development standards [for that site], and have them contact the City.

The Planning Commission and staff discussed the following:

- The responsibility should lie on the property owner to make sure that prospective tenants communicate with the City prior to signing a lease.
- Whether both the property owner and the property manager [for the Alamitos Business Center] both received notice from the City Development Services Director Johnson advised that the intent was to notify both, however County records only listed the Property Manager’s information as the signatory for the owner.

Commissioner Loe inquired about the legalities involved when a prospective tenant signs a lease at a location where they are not allowed [to conduct business per City code]. City Attorney Daudt stated that the City is not really in a position to get involved as it is a civil landlord-tenant dispute.

Commissioner Grose noted correspondence for the record, from Commissioner DeBolt concerning having the City remind property owners/managers to do their due diligence and advising prospective tenants to contact the City.

Commissioner Grose opened the public hearing.

Speaker Jim Santo Roy expressed that it is the responsibility of the tenants to find out what is permitted in each zone before a lease is signed.

Commissioner Grose closed the public hearing.

Commissioner Loe stated that there is no formal policy in place but as a Commission, they have an ethical obligation when certain situations arise.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Development Services Director Johnson discussed the following:

- Encouraged the Planning Commissioners to attend the Orange County Planning Officials Leadership Initiative Collaborative.
- The Olson project [at 3131 Sausalito] are the process of completing the framing and forms for the first set of units and the construction of the model trailer should be underway within the next 60 to 90 days.
- Grading and utility plans have been submitted for the Los Alamitos Luxury Apartment and construction is expected to start the first of the new year.
- The Marriot Fairfield hotel has all the windows installed and plumbing and electrical work is underway. The construction of this project is on schedule with an opening in the spring of 2020.
- The 5252 Katella building has landscaping completed at Starbucks and the shell building is close to being completed. Starbucks is anticipating an early fall opening.
- Encouraged the Planning Commissioners to review the approved budget for the 2019-2020 fiscal year and provide some feedback.

12. COMMISSIONER REPORTS
Commissioner Grose shared the following with the Planning Commission and staff:

- Shared the success of Serve Los Al.
- Requested an update on the non-permitted signage at tattoo parlors.
- Wahoo's official grand opening and fundraising event.
- Wished Commissioner Andrade a Happy Birthday.

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

ATTEST: Commissioner Grose

______________________________
Les Johnson, Secretary
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – July 24, 2019

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:01
p.m., Wednesday, July 24, 2019, in the Council Chamber, 3191 Katella Avenue,
Chair Riley presiding.

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

Absent: Commissioner Andrade (excused) and Cuilty (excused)

Staff: Les Johnson, Development Services Director
Maria Veronica Enciso, Department Secretary
Michael Daudt, City Attorney
Tom Oliver, Associate Planner

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

4. PRESENTATIONS

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

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

6. APPROVAL OF MINUTES
A. Approve the Minutes for the Regular Meeting of April 24, 2019, May 22,
2019 and June 26, 2019 and the Special Meetings of March 14, 2019 and May
22, 2019.

Special Meeting of March 14, 2019
Motion/Second: Debolt/Grose
Carried 4/0 (Andrade and Cuilty absent) (Loe abstained): The Planning Commission
approved the minutes of the Special meeting of March 14, 2019.

Regular Meeting of April 24, 2019
Motion/Second: Grose/Debolt  
Carried 4/0 (Andrade and Guilty absent) (Vice Chair Sofelkanik abstained): The Planning Commission approved the minutes of the Regular meeting of April 24, 2019.

Regular Meeting of May 22, 2019 and June 26, 2019 and Special Meeting of May 22, 2019  
As a result of a lack of quorum, the Planning Commission moved the approval of the Regular Meeting of May 22, 2019 and June 26, 2019 and Special Meeting of May 22, 2019 to the August 28, 2019 Regular meeting.

7. CONSENT CALENDAR  
None.

8. STAFF REPORT  
None.

9. PUBLIC HEARING  
A. Consideration of a zoning code amendment concerning small wireless cellular installations (referred to as small wireless facilities) within the City of Los Alamitos (Citywide) (City initiated).  
Consideration of possible amendments to the zoning code concerning the location, standards, and general regulation of small wireless facilities within the City.

Associate Planner Oliver summarized the staff report.

Associate Planner Oliver introduced the emailed document regarding the small wireless facilities ordinance from a representative of Verizon Wireless and the City staff responses.

Commissioner Debolt asked and received clarification from Development Services Director Johnson about the required approvals of the Ordinance in regards to small wireless facility and if it would apply to buildings and not just poles. Development Services Director Johnson referred to the definition of a small wireless facility and stated how it would need to fit the listed conditions in order to be consider a small wireless facility. If it fits the criteria then there would be administrative review; if not, the standard process of going to the Planning Commission would occur.

Commissioner Debolt asked City staff if the small wireless facilities can be located in residential neighborhoods.

City Attorney Daudt and Commissioner Debolt discussed the following:
- The ordinance reflecting the approach taken by the FCC.
- The installation of the small wireless facilities is directed to the right of way.
The concern of electromagnetic fields caused by the small wireless facilities and prohibiting the facilities in certain areas like residential areas and community facilities.

There are limits to the ability to restrict proximity to residential use, but also prohibits the City from considering radio frequency emissions when making land use decisions for these installations.

City Attorney Daudt reintroduced the emailed document given to the Planning Commission. City staff recommends revisions to be made in the ordinance.

Commissioner Debolt questioned item 13 on page 9 of 20 of the ordinance and City Attorney Daudt referred to the staff response in the email stating that there may be a request to remove the item due to this being a long-term administrative burden for the City staff.

The Planning Commission and Development Services Director Johnson discussed the coverage overlap of existing towers and the small wireless facilities:

- The need to map out where the City currently has these facilities.
- The City will request the providers to give a report of all antennas within a 500-foot radius.
- Encourage colocation of the providers.

Commissioner Debolt asked City staff about residents putting these facilities on their homes due to them being profitable. Development Services Director Johnson informed Commissioner Debolt that within the right of way there is a cap that can be charged per pole, so this forces the providers to deploy them on the streetlight poles instead of the private properties.

Commissioner Debolt and Chair Riley agree that the staff responses to Verizon Wireless were good.

Motion/Second: Debolt/Grose

10. DISCUSSION
None.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Development Services Director Johnson discussed the following:
- The City Council unanimously approved going forward with the amendments to the general plan at the July 15, 2019 City Council meeting.
- Scheduled to bring forward to the Planning Commission with the general plan amendments and the zoning map at the September Planning Commission.
- In October, bring back to the City Council the general plan amendment, zoning code amendment, and zoning map.
- Expressed his appreciation for all the time and effort the Planning Commissioners have put into the changes with the zoning and general plan.
- Invited the Planning Commissioners to attend the annual American Planning Association conference on September 15-18, 2019 in Santa Barbara.
- City Manager Plumlee will be retiring from the City and his last day will be August 16, 2019. The City is in the process of recruiting for the City Manager position, but during the interim period, he (Development Services Director Johnson) will be the interim City Manager.

12. COMMISSIONER REPORTS
None.

13. ADJOURNMENT
The Planning Commission adjourned the meeting at 7:34 p.m.

ATTEST: ____________________________
John Riley, Chair

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

MEETING DATE: August 28, 2019 ITEM NUMBER: 8A

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

Via: Les Johnson, Development Services Director

From: Tom Oliver, Associate Planner

Subject: Consideration of a Modification to Site Plan Review (SPR) 18-05 Katella Deli Addition, More Parking, and a Renovation of the Exterior

SUMMARY: Consideration of a modification to a Site Plan Review for the expansion and reface of a restaurant at 4470 Katella Avenue on a 1.3-acre parcel (per Assessor) in the Commercial Professional Office (C-O) Zoning District (APN 242-121-53) (Applicant: David Abbass, DMA Builders).

RECOMMENDATION:

1. Open the Public hearing; and,

2. Take testimony; and,

3. Adopt Resolution No. 19-11, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A MODIFICATION TO A SITE PLAN REVIEW (SPR 18-05M), TO PERMIT A 1,679 SQUARE FEET ADDITION TO A 16,602 SQ. FT. STRUCTURE, ADD ADDITIONAL PARKING SPACES, AND RENOVATE THE EXTERIOR OF THE STRUCTURE ON A 1.3-ACRE PARCEL AT 4470 KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONE, APN 242-121-53 (APPLICANT: DAVID ABBASS, DMA BUILDERS)."

APPLICANT: David Abbass, DMA Builders

PROJECT LOCATION: 4470 Katella Avenue (APN 242-121-53)

NOTICE: On August 14, 2019, a Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos
Museum. It was also published in the News Enterprise and public notices were mailed out to all property owners and tenants within 500 feet of the property on this same date.

**ENVIRONMENTAL:** Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(e), the project is exempt from CEQA under the Class 1 Categorical Exemption (Existing Facilities) because the proposed addition will not result in an increase of more than 2,500 square feet.

**PRIOR APPROVALS:**
- Site Plan Review 18-05 Prior Expansion and Reface Request
- Site Plan Review 175-81 Approval of Shopping Center

**BACKGROUND**

David Abbass, of DMA Builders, has submitted a modification application to his prior approved application for exterior changes to, and expansion of, the Katella Deli at 4470 Katella Avenue, on behalf of the owner of the restaurant. He asks to expand the interior space 1,679 square feet and remodel the façade of this 16,602 square feet restaurant and bakery building. Please see the attached site plan. The addition of interior space will provide room for Americans with Disabilities Act (ADA) compliant restrooms, a larger entry, and a larger retail bakery area. The project will also change the layout of the parking area, add 12 parking spaces, and replace all of the paving and landscape.

The following represents the previously approved front entrance elevation:
The following represents the front entrance elevation from the new request:

Here is how the Applicant describes the project:

“Proposed remodel and 1,679 sq. ft. addition to the existing Katella Deli restaurant, bar and bakery. Scope of work includes remodel of the exterior building facades, as well as remodel of interior dining rooms, bar, lounge, retail deli, commercial bakery, kitchen and back-of-house areas. The addition on the west side of the building is intended to provide new ADA accessible restrooms, an expanded restaurant entry, and retail bakery area. The parking lot is re-configured to add 12 parking stalls and simplify traffic flow within. All exterior paving and landscaping is replaced with new.”

**DISCUSSION**

**Project Location**

The existing property is shown below. The 1.3-acre property currently includes the existing 16,602 square foot restaurant and its parking.
<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning District</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site</td>
<td>Existing: Commercial Professional Office (C-O)</td>
<td>Existing restaurant and parking</td>
</tr>
<tr>
<td></td>
<td>Proposed: Commercial Professional Office (C-O)</td>
<td>Larger restaurant and more parking</td>
</tr>
<tr>
<td>North of Site</td>
<td>Planned Light Industrial (P-M-ROZ)</td>
<td>Industrial buildings of Arrowhead Industries</td>
</tr>
<tr>
<td></td>
<td></td>
<td>across Katella Ave.</td>
</tr>
<tr>
<td>East of Site</td>
<td>Private residential homes in the Commercial</td>
<td>Private homes</td>
</tr>
<tr>
<td></td>
<td>Professional Office (C-O) &amp; Single Family</td>
<td>Restaurant, retail, and office types of</td>
</tr>
<tr>
<td></td>
<td>Residential (R-1) Zones</td>
<td>businesses in large mini-mall buildings</td>
</tr>
<tr>
<td>West of Site</td>
<td>Commercial Professional Office (C-O)</td>
<td>Multi-Family Residential structures across an</td>
</tr>
<tr>
<td>South of Site</td>
<td>Multiple Family (R-3)</td>
<td>alley</td>
</tr>
</tbody>
</table>

The following are photos of the building as it is currently:

Looking at the entrance on the west side, parking lot side, of the building (below).
Looking at the north side of the building, on Katella (below).

Looking at the northeast corner of the building, at Katella and Lexington (below).
Looking at the southeast corner of the building, at Lexington and the alley (below).

**SITE PLAN REVIEW (SPR 18-05)**

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

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

Modification of Katella Deli Project
August 28, 2019
Page 6 of 13
This project proposes to add square footage to an existing commercial structure, which requires this Site Plan Review (SPR). A larger site plan is attached to this report as an exhibit of the approving resolution.

Analysis

- **Development Standards**

The project site is located in the Commercial Professional Office (C-O) Zoning District. The C-O zoning district identifies areas established to provide for administrative and professional offices, limited retail commercial and other related uses and facilities. The C-O zoning district is consistent with the “Professional Office” land use designation of the General Plan. The table below identifies the development features that are required under Section 17.10.030 Table 2-05 (Commercial/Industrial Zoning Districts General Development Standards). In addition to the requirements set forth below, there are specific requirements that are set forth elsewhere in the Los Alamitos Municipal Code.

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>C-O</th>
<th>Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel area (sq. ft.)</td>
<td>No requirement</td>
<td>N/A</td>
</tr>
<tr>
<td>Parcel width (ft.)</td>
<td>No requirement</td>
<td>N/A</td>
</tr>
<tr>
<td>Parcel depth (ft.)</td>
<td>No requirement</td>
<td>N/A</td>
</tr>
<tr>
<td>Parcel coverage</td>
<td>50%</td>
<td>Yes - 25%</td>
</tr>
<tr>
<td>Maximum height limit - Main Structures (ft.)</td>
<td>3 stories or 40 ft. (2),(6)</td>
<td>Yes - two stories, Yes - 28 ft.</td>
</tr>
<tr>
<td>Front setback</td>
<td>15 ft. (3)</td>
<td>Yes – with staggering 23 ft. average</td>
</tr>
<tr>
<td>Side setback</td>
<td>Not required unless abutting a residential zoning district, then 10 ft.</td>
<td>Yes – 10 ft.</td>
</tr>
<tr>
<td>Street side yard setback (corner parcel)</td>
<td>10 ft.</td>
<td>Yes – 10 ft.</td>
</tr>
<tr>
<td>Rear setback</td>
<td>10 ft. unless rear parcel abuts a C-G or P-M zoning district, then no setback is required</td>
<td>Yes – 292 ft.</td>
</tr>
</tbody>
</table>

(2) An additional 20 feet, for a maximum height of five stories (not to exceed 60 feet), may be allowed upon approval of a CUP. Factors to be considered by the commission:

- A structure with increased height shall be located at least 100 feet from a residential zoning district.
- The commission may require that vision into adjacent residences be limited from a structure with increased height.
- Open space shall constitute 10 percent of the total site area, in addition to the 10 percent required to be landscaped.
- The structure shall have no more gross floor area than could have been achieved if the structure were 40 feet or less in height. In computation of gross floor area, floor area devoted to parking shall be disregarded.
(3) Shall extend across the full width of the parcel (except for access drives, walks, fences, and minor ornamental structures). Commission may allow staggering of setbacks as part of a total development plan, but in no case shall a setback of less than 10 feet be allowed.

(6) When adjacent to a residential zoning district, height limits in C-O district shall be:
   a. One-story structure within 10-25 feet of a residential zoning district.
   b. Two story structure within 25-75 feet of a residential zoning district.
   c. Three-story structure within 75 plus feet for a residential zoning district.

- **Parking**

In consideration of parking for the subject property, Katella Deli is party to a Covenant and Agreement to Maintain Reciprocal Access and Parking with the parcels to the west of this parcel down to the location of the Subway Restaurant. These buildings were originally developed as one shopping center, even though they are now owned by two separate owners. As part of this Agreement, the Katella Deli must maintain a minimum of 103 spaces.

The Applicant is proposing redesign to the existing parking lot that will increase the parking from 102 to 114 spaces. The proposed minor expansion of 1,679 sq. ft. requires 7 new spaces. The new parking lot will ensure compliance with all applicable parking standards including space dimensions being a minimum of 9 ft. by 19 ft. spaces and the required landscaping being provided.

The following table identifies the required parking spaces for the proposed project.

**Restaurant Parking Requirements**

<table>
<thead>
<tr>
<th>Required Spaces</th>
<th>Required graduated $17,260,040 Parking Requirements</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping Center - 1 space per 250 sq. ft.</td>
<td>Required Shopping Center = 74 spaces</td>
<td>New 1,679 sq. ft. addition = 7</td>
</tr>
<tr>
<td>Existing spaces = 102</td>
<td>Required by reciprocal parking Agreement = 103 spaces</td>
<td></td>
</tr>
<tr>
<td>Provided Spaces</td>
<td>102 Existing</td>
<td>More than sufficient - 114 Proposed</td>
</tr>
</tbody>
</table>

- **Circulation**

Vehicular access is to remain as is with an access point on Katella Avenue, the alley to the south, as well as connecting with the shopping center parking lot to the west. In this new parking configuration, parking spaces are entered along both sides of two 24-ft. wide driveways.

- **Architecture**

The proposed architectural style is modern with a retro industrial influence. Part of the building elevation will remain in the current style giving the look of a building with history. The following represents architectural items/features being proposed:
- Metal awnings
- Brick veneer
- Transom windows
- Divided light windows

- Metal window frames & mullions
- Plant trellises
- Brick cornice

West Elevation

North Elevation

East Elevation
- **Landscaping**

LAMC Section 17.20.030 (Landscape Area Requirements) speaks to landscaping requirements that non-residential structures shall provide. When an addition to a structure is less than 25% of the existing floor area, there is a requirement to provide whatever additional landscaping that they can incorporate (LAMC § 17.20.020(B)). According to the site plan the front setback area, side setbacks, and the parking areas will include landscape areas that total approximately 11,375 square feet or 16% percent of the total site area which is more than the landscape that was on the parcel before. The landscaping will add many trees surrounding, and within, the parking area, as well as replace the landscaping surrounding the entire parcel bringing a fresh new look to the area that will rely on plants rather than a grass lawn. Of note, the new center median in the parking lot will have decorative plantings and water permeable-paved walkways. The project will be required to comply with Chapter 13.05 “Water Efficient Landscaping,” and Chapter 13.04 “Water Conservation”, of the Los Alamitos Municipal Code. These would be included as conditions of approval.

- **Lighting**

The existing building currently has exterior light fixtures located on all four sides of the structure. Fixtures will be replaced and new fixtures added. A condition has been added requiring all lights to direct light only on the subject property. The proposed style of fixtures, windows, etc. are shown below.
Refuse and Recycling Storage Areas

The project will add less than 30 percent floor area, therefore upgrading the existing trash enclosure areas is not required (Los Alamitos Municipal Code 17.16.110.2).

Findings

In order to approve a Site Plan Review, the following findings would be required to be affirmed (LAMC § 17.50.040):
1. The design and layout of the proposed development are consistent with the development and design standards/guidelines of the applicable zoning district.

   **Staff Response:** This project is consistent with the standards of the Commercial Professional Office (C-O) Zoning District for a commercial addition.

2. The design and layout of the proposed development would not interfere with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards.

   **Staff Response:** The project will add more parking, a sensible circulation pattern, fresh landscaping, and a new look. It will improve the traffic and safety, as well as the aesthetic environment for the neighborhood surrounding the business.

3. The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by this chapter.

   **Staff Response:** The architectural detailing improves the look of the structure and will represent an attractive renovation to a commercial building in the City which will encourage other building owners in the area to upgrade their own properties.

4. The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance.

   **Staff Response:** The architecture and aesthetics of the proposed project are compatible with the businesses and residents around it and will set a high bar for building elevations that are appealing and would provide a desirable environment for diners and employees.

5. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

   **Staff Response:** The project would not be detrimental to public health, safety, or welfare, or materially injurious. The new circulation pattern will make for a safer layout to the parking lot.

6. The proposed development would not substantially depreciate property values in the vicinity.

   **Staff Response:** This popular restaurant is a destination that people in the City are proud of, and it is part of why people would want to live here, so it would not depreciate property values.

**GENERAL PLAN COMPATIBILITY & STAFF RECOMMENDATION**

The project would implement some of the goals of the City's General Plan, as shown in the table below:
<table>
<thead>
<tr>
<th>Applicable General Plan Implementing Goals and Policies</th>
<th>Consistency of Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Element</strong></td>
<td></td>
</tr>
<tr>
<td>Policy 3.2 Economic viability. Preserve the economic viability and continuity of existing commercial and industrial businesses.</td>
<td>This project would continue the viability of a restaurant that is a successful component of the City’s economic sustainability.</td>
</tr>
<tr>
<td>Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.</td>
<td>These will be an improved well-designed building in the commercial area which will encourage neighboring property owners to make needed improvements to their own buildings.</td>
</tr>
<tr>
<td><strong>Open Space, Recreation, and Conservation Element</strong></td>
<td></td>
</tr>
<tr>
<td>Action 4.2 Construction activities. Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the SCAQMD.</td>
<td>BMP’s are required for the construction of this project in the conditions of approval.</td>
</tr>
</tbody>
</table>

**CONCLUSION**

Staff recommends that the Commission proceed with the Public Hearing and receive any comments that the public and/or the Applicant’s representative may have, and then approve the Applicant’s project with the Conditions listed in the attached Resolution.

**Attachments:**

1. Resolution No. PC 19-11, with Exhibit A - Site Plans
RESOLUTION NO. PC 19-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A MODIFICATION TO A SITE PLAN REVIEW (SPR 18-05M), TO PERMIT A 1,679 SQUARE FOOT ADDITION TO AN EXISTING 16,602 SQUARE FOOT STRUCTURE, ADD ADDITIONAL PARKING SPACES, AND RENOVATE THE EXTERIOR OF THE STRUCTURE ON A 1.3-ACRE PARCEL AT 4470 KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONE, APN 242-121-53 (APPLICANT: DAVID ABBASS, DMA BUILDERS).

WHEREAS, a completed application for a Modification to Site Plan Review 18-05 was submitted by David Abbass, of DMA Builders representing the owner of the Katella Deli on July 23, 2019, requesting approval for a 1,679 square foot addition to and existing 16,602 square foot building, the full renovation of the exterior of the building in a modern architectural style, and a reconfiguration of the parking area at 4470 Katella Avenue in the Commercial Professional Office (C-O) Zoning District (APN 242-121-53); and,

WHEREAS, the verified application constitutes a request as required by Section 17.62.070 (Changes to an Approved Project) of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission reviewed the application for a Modification to Site Plan Review 18-05 at a duly noticed public hearing on August 28, 2019, at which time it considered all of the evidence presented, both written and oral; and,

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

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

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

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

1. The design and layout of the proposed development are consistent with the development and design standards/guidelines of the applicable zoning district. This project is consistent with the standards of the Commercial Professional Office (C-O) Zoning District for a commercial addition.
2. The design and layout of the proposed development would not interfere with the use and enjoyment of neighboring existing or future developments, and would not create traffic or pedestrian hazards. The project will add more parking, a sensible circulation pattern, fresh landscaping, and a new look. It will improve the traffic and safety, as well as the aesthetic environment for the neighborhood surrounding the business.

3. The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development contemplated by this chapter. The architectural detailing improves the look of the structure and will represent an attractive renovation to a commercial building in the City which will encourage other building owners in the area to upgrade their own properties.

4. The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance. The architecture and aesthetics of the proposed project are compatible with the businesses and residential around it and will set a high bar for building elevations that are appealing and would provide a desirable environment for diners and employees.

5. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. The project would not be detrimental to public health, safety, or welfare, or materially injurious. The new circulation pattern will make for a safer layout to the parking lot.

6. The proposed development would not substantially depreciate property values in the vicinity. This popular restaurant is a destination that people in the City are proud of, and it is part of why people would want to live here, so it would not depreciate property values.

SECTION 3. The Planning Commission hereby finds that the project is subject to a Class 1 Categorical Exemption, pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, because the proposed addition will not result in an increase of more than 2,5000 square feet. Staff shall prepare a Notice of Exemption for the proposed project in accordance with the California Environmental Quality Act.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Site Plan Review 18-05M subject to the following conditions:
1. Approval of this application is to add a 1,679 square foot addition to the existing 16,602 square foot building, the full renovation of the exterior of the building in an industrial style, and a reconfiguration of the parking area at 4470 Katella Avenue in the Commercial Professional Office (C-O) Zoning District (APN 242-121-53) with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a Site Plan Review, noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans shown in “Exhibit A,” and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code and any applicable state law. If any changes are proposed regarding the location or alteration of the plans dated July 23, 2019 (as amended during the hearing), a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.

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

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

4. In case of violation of any of the Conditions of Approval or applicable law, the property owner and tenant will be issued a Notice of Correction if said violation is not remedied within a reasonable period of time and/or subsequent violations of the Conditions of Approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be
held responsible to reimburse the City for all Staff time directly attributable to enforcement of the Conditions of Approval, mitigation measures, and/or City law including but not limited to, revocation of the herein approvals.

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

6. Approval of Site Plan Review 18-05 shall be valid for a period of twelve (12) months from the date the site plan was approved. If construction is commenced within this twelve (12) month period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect.

LANDSCAPING

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

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

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

LIGHTING

10. All lighting structures shall be placed so as to confine direct rays to the subject property.
11. The Applicant shall provide an illuminated uniform address number on the Katella Avenue face of the building, or other location acceptable to the Development Services Director.

CONSTRUCTION BMPS

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

13. Hours and days of demolition, grading, and construction operations shall be prohibited between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturday. There shall be no construction activities on Sunday or a Federal holiday celebrated by the City of Los Alamitos without express approval by the Development Services Director.

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

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

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

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

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

OTHER

19. A Water Quality Management Plan (WQMP) is required to be processed for this project.

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

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

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

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

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

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

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

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

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

29. Final compaction report prepared by a qualified Soil Engineer shall be submitted to the City Engineer for review and approval prior to the commencement of structural construction.

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

- Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.

- Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP).

- Incorporates Treatment Control BMPs as defined in the DAMP.

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

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

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

PUBLIC WORKS

None.

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

None.

BUILDING AND SAFETY DIVISION

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

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

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

34. Provide asbestos report for demo permit and submit to Air Quality Management District (AQMD) if asbestos is found.
35. For demo and construction, project must recycle 60% of material and submit a waste management plan.

**ORANGE COUNTY FIRE AUTHORITY (OCFA)**

36. **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 5.** The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same.

**PASSED, APPROVED, AND ADOPTED** this 28th day of August, 2019, by the following vote:

________________________
John Riley, Chair

ATTEST:

________________________
Les Johnson, Secretary

APPROVED AS TO FORM:

________________________
Michael Daudt, City Attorney

STATE OF CALIFORNIA  

PC RESO 19-11
Page 8 of 9
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 28th day of August, 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

__________________________________________
Les Johnson, Secretary
EXISTING TWO-STORY
RESTAURANT, DELI, AND BAKERY

1st FLOOR = 15,772 SQ FT
2nd FLOOR = 830 SQ FT
TOTAL EXISTING = 16,602 SF

BUILDING ADJACENT TO CROSS STREET
(RE 65 SQ FT)