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

AGENDA
PLANNING COMMISSION/SUBDIVISION COMMITTEE
REGULAR MEETING
Wednesday, December 18, 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 Cuilty
   Commissioner DeBolt
   Commissioner Grose
   Commissioner Loe

3. PLEDGE OF ALLEGIANCE

4. PRESENTATION
A. Presentation of Fiscal Sustainability

5. 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.

6. APPROVAL OF MINUTES
A. Approve the Minutes for the Regular Meeting of November 20, 2019

7. CONSENT CALENDAR
None.

8. PUBLIC HEARING
None.

9. STAFF REPORT
None.

10. DISCUSSION
A. Planned Sign Program (PSP) 19-02
Signage for Town Square
4216-4390 (even) Katella Avenue (with the exception of 4232 and 4240 Katella Avenue)
Consideration of Planned Sign Program (PSP) for the Towne Square shopping center in accordance with the Los Alamitos Municipal Code (LAMC 17.28.060).

Recommendation: Staff recommends the Planning Commission adopt Resolution No. 19-19, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 19-02, AS CONDITIONED, CONSISTING OF THREE (3) MONUMENT SIGNS, ONE (1) WALL SIGN PER TENANT BAY SECTION, AND ONE (1) WALL SIGN PER END CAP TENANT ON SIDES OF THE BUILDINGS LOCATED AT 4216 TO 4390 (EVEN), WITH THE EXCEPTION OF 4232 AND 4240, KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA, APNS 222-111-41 and 222-121-54 (APPLICANT: FREDY MARTINEZ, OF PMX CONSULTING, INC., ON BEHALF OF TOWN SQUARE PROPERTIES). THIS RESOLUTION REPLACES PLANNED SIGN PROGRAM 1-84."

B. Resolution of Intention
Updates to Family Daycare Homes and Accessory Dwelling Unit (ADU) Municipal Codes
Consideration of a Resolution of Intention by the Planning Commission directing Staff to prepare amendments to the Los Alamitos Municipal Code as required to address recent changes in state law concerning the regulation of: (1) Large Family Daycare Homes, and (2) Accessory Dwelling Units.

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 19-20 entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, DIRECTING STAFF TO AGENDIZE THE FUTURE DISCUSSION BY THE PLANNING COMMISSION OF POSSIBLE CHANGES CONCERNING FAMILY DAYCARE HOMES AND ACCESSORY DWELLING UNITS (ADU) IN THE LOS ALAMITOS MUNICIPAL CODE (CITYWIDE) (CITY INITIATED)."

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

12. COMMISSIONER REPORTS

13. ADJOURNMENT

APPEND 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 $1,036.00 (resident)/$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.68 and Fee Resolution No. 2019-15.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following location(s); Los Alamitos City Hall, 3191 Katella Avenue; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 14062 Los Alamitos Boulevard; not less than 72 hours prior to the meeting.

Tara Oliver
Associate Planner

12/12/19 Date
MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING  
OF THE CITY OF LOS ALAMITOS  

REGULAR MEETING – November 20, 2019

1. CALL TO ORDER  
The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, November 20, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

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

Staff: Les Johnson, Interim City Manager  
Michael Daudt, City Attorney  
Tom Oliver, Associate Planner  
Maria Veronica Enciso, Department Secretary

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

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

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

5. APPROVAL OF MINUTES  
A. Approve the Minutes for the Regular Meeting of October 23, 2019  

Regular Meeting of October 23, 2019  
Motion/Second: Grose/Cuilty  
Carried 7/0: The Planning Commission approved the minutes of the Regular meeting of October 25, 2019.

6. CONSENT CALENDAR  
None.

7. PUBLIC HEARING  
A. Approval of Site Plan Review (SPR) 19-01  
Denial of Conditional Use Permit (CUP) 19-02  
Chevron Gas Station/Convenience Store/Car Wash Project  
5100 Katella Avenue  

Commissioner Andrade recused himself.
Interim City Manager Johnson clarified what was recommended last month which was to discuss the denial of the Conditional Use Permit and allow the applicant to resubmit plans.

Chair Riley clarified that he will not be participating in the discussion about the denial of the Conditional Use Permit.

Chair Riley opened public hearing.

Samir Hijazi, applicant, clarified that he has come to agree with the Planning Commissions suggestion to remove the carwash and resubmit for a new site plan.

Chair Riley closed public hearing.

Motion/Second: Debolt/Grose

Associate Planner Oliver summarized the staff report.

Interim City Manager Johnson added to the staff report.

Chair Riley opened public hearing.

Samir Hijazi, applicant, explained the changes that were made on the site plan with consideration to the Staff recommendations.

Roberta Martinez, property owner, received clarification from Staff that there will be no carwash on the updated site plan and details about the convenience store.

Motion/Second: Grose/Debolt

B. General Plan Amendment (GPA) 19-01
Zoning Ordinance Amendment (ZOA) 19-01

Associate Planner Oliver summarized the staff report.

Chair Riley opened public hearing.

Jennifer Lynch, land use attorney, on behalf of JCB, Inc. (Arrowhead site) summarized a submitted letter to the City staff [which was distributed to the Planning Commission] in support of the proposed amendments.

Perry Banner, applicant and representative of the CGM Katella, LLC, explained the history of the offices building use.

Vice Chair Sofelkanik asked and received clarification from Associate Planner Oliver and Interim City Manager Johnson about the possibility and process of having an increased office use and the need of additional parking spaces.

Vice Chair Sofelkanik wanted to make the letter received from JCB, Inc. be recorded.

Commissioner Andrade asked and received clarification from Associate Planner Oliver about the amendments.

Commissioner Loe asked and received clarification from Associate Planner Oliver about the lot being split from a larger lot. He then asked and received clarification from Interim City Manager Johnson how it became legal non-confirming in the planned light-industrial zone.

Chair Riley asked why this was not included in the General Plan Amendment, City staff did not know and that it could have been an oversight, but it would now be addressed going forward.

Commissioner Loe asked and received clarification from Interim City Manager Johnson about the property having a retail overlay and how the main use of the area is for offices more so than retail.

Commissioner Cuilty followed up with Commissioner Loe’s question of an overlay in relation to the neighboring property (Arrowhead) having the retail overlay and the future of a redevelopment.

Commissioner Cuilty asked and received an answer by Orion Wise, Property Manager, about the parking lease on the property.
Commissioner Debolt commented on the retail overlay on the Arrowhead property and that the City's initial thought was to stray away from industrial use when this was initially put in place.

Chair Riley closed public hearing.

Motion/Second: Grose/Debolt
Carrier 7/0: Adoption of Resolution No. 19-18, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (GPA) 19-01 TO CHANGE THE GENERAL PLAN DESIGNATION from Planned Industrial to Professional Office AND ZONING ORDINANCE AMENDMENT (ZOA) 19-01 TO CHANGE THE ZONING DISTRICT from Planned Light Industrial (P-M) to Commercial Professional Office (C-O) FOR four PARCELS at 4281 Katella Avenue (APNs 241-241-20, 241-241-21, 241-241-25 & 241-241-26) (Applicant: Perry Banner of Michael Baker Intl., on behalf of CGM Katella, LLC).".

8. **STAFF REPORT**
None.

9. **DISCUSSION**
None.

10. **ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**
Reminder of Change to December Meeting Date (12-18-2019).

   Interim City Manager Johnson discussed the following:
   - The zoning code was approved at the City Council meeting on November 18, 2019 and will be put in place in 30 days.
   - The Regional Housing Needs Assessment – the vote that occurred needed to reallocate numbers and the City's number went up by three times. At this time, the City staff discussion and will discuss with Council for comments. The numbers will be official in March (Southern California Association of Governments will finalize the numbers).
   - Commissioner Holiday Dinner on December 12, 2019.
   - Wished the Commissioners a Happy Thanksgiving.

11. **COMMISSIONER REPORTS**

    Commissioner Debolt asked staff about the finalized conditions for the property at 3342 Cerritos Avenue.

12. **ADJOURNMENT**
The Planning Commission adjourned the meeting at 7:58 p.m.
ATTEST:

John Riley, Chair

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

MEETING DATE: December 18, 2019 ITEM NUMBER: 10A

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

Via: Les Johnson, Interim City Manager

From: Tom Oliver, Associate Planner

Subject: Planned Sign Program (PSP) 19-02 Signage for Town Square 4216-4390 (even) Katella Avenue (with the exception of 4232 and 4240 Katella Avenue)

SUMMARY

Consideration of Planned Sign Program (PSP) for the Towne Square shopping center in accordance with the Los Alamitos Municipal Code (LAMC 17.28.060).

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. 19-19, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 19-02 CONSISTING OF TWO (2) MONUMENT SIGNS, ONE (1) WALL SIGN PER TENANT BAY SECTION, AND ONE (1) WALL SIGN PER END CAP TENANT ON SIDES OF THE BUILDINGS LOCATED AT 4216 TO 4390 (EVEN), WITH THE EXCEPTION OF 4232 AND 4240, KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA, APNS 222-111-41 and 222-121-54 (APPLICANT: FREDY MARTINEZ, OF PMX CONSULTING, INC., ON BEHALF OF TOWN SQUARE PROPERTIES).”

APPLICANT: Fredy Martinez, of PMX Consulting, Inc., on behalf of Town Square Properties
LOCATION: 4216 to 4390 (even) Katella Avenue (with the exception of 4232 and 4240 Katella Avenue), APNs 222-111-41 and 222-121-54

ENVIRONMENTAL: A Categorical Exemption pursuant to Section 15311 (Accessory Structures: Class 11 (a) On-premise signs). A Notice of Exemption 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.

PREVIOUS APPROVALS: PSP 1-84 Planned Sign Program

BACKGROUND

The Applicant, Fredy Martinez, from PMX Consulting, Inc., requests Planning Commission approval of a Planned Sign Program (PSP) consisting of two (2) monument
signs, one (1) wall sign per tenant bay section (38 signs in total), and one (1) wall sign per end cap tenant on sides of the buildings (4 signs in total) at 4216-4390 (even), with the exception of 4232 and 4240, Katella Avenue. This is the shopping center known as Towne Square. Two of the buildings that are part of this shopping center (Adalberto’s and Orange County Mattress) are standalone and follow the standard sign restrictions in the zoning code. 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 main building. These existing buildings are located in the Commercial Professional Office (C-O) Zoning District.

Whenever a parcel will have permanent signs that exceed either five signs or an aggregate area of two hundred (200) square feet, the Los Alamitos Municipal Code requires an approved PSP. This shopping center will require more than five permanent signs and/or greater than 200 square feet of aggregate area to accommodate the center’s tenants. If the Planning Commission approves the PSP, Staff will review and approve all future signs in the center so long as they are consistent with the PSP. The Applicant had another Planned Sign Program that was originally approved in 1984, but now wishes to replace those types and colors of signs.

Location

The properties to the south of this parcel, separated by an alley, are multi-family residential homes located in the Multiple Family Residential (R-3) zone. Properties to the north, separated by Katella Avenue, are offices and industrial businesses, such as Arrowhead Products, located within the Planned Light Industrial (P-M) Zone. The properties in the middle of this area, not a part of this project, but are part of the Town Square shopping area, contain the standalone buildings leased to Adalberto’s Restaurant and Orange County Mattress located within the C-O zoning district. To the east of the Towne Square group of structures is Katella Deli, also located within the C-O zone.

DISCUSSION

The Applicant would like replace the current Planned Sign Program, approved in 1984, with the proposed PSP, which reflects a more modern style. 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 updated signs are described in detail in Exhibit A; however, Staff provides a synopsis below, and begins with the layout of the buildings in question:

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**Sign 1 – Cabinet Signage – Buildings A, B, C, and D**

**Code Description:** Identification Sign, Attached (Multiple Tenants)
The plan proposes up to 48 cabinet signs painted black with push-through, white business names and logos. Similar to the existing cabinet signs, the proposed signs will be placed on each separate bay section of the building’s gray fascia, as well as on the side of the buildings for end cap tenants. The signs will not exceed 24 inches by 120 inches each, for a total aggregate area of 800 square feet.

**Sign 2A & 2B – Entryway Monument Signs (Existing)**

**Code Description:** Identification Sign, Detached (Two or more tenants)

These signs are located at the main entryways to the center, in front of the A, B, and C buildings. The plan proposes updating the two (2) existing monument signs with gray poles and frame, and the sign areas to be painted black and have push-through, white-color business names. These signs have existed at their current dimensions for a number of years. Though these signs were included in the previously approved sign plan from 1984, the top and bottom cabinet sign additions were not identified. The shopping center is to be named “The Square,” as seen in the top cabinet of the monument sign.

**Sight Safety Triangle:**
The two existing monument signs in front of buildings A, B, and C limit sight distance viewing for vehicles exiting the site and appear to conflict with Site Safety Triangle requirements. These signs are in or next to the entry driveways. The lower cabinet signs (addresses) obstruct the existing vehicle driver’s views of traffic and pedestrians. The business addresses are necessary and need to be somewhere on the sign. However, it is of question as to if the lower sign cabinets could not be removed and the address number relocated elsewhere. The following photos represent the two existing monument signs:

As previously noted, these signs have existed since 1984, but without the added cabinet signs on the bottom and top. The following is a drawing of the approved monument sign design from the original 1984 Planned Sign Program:
The Los Alamitos Municipal code states the following with regard to Sight Safety Triangles:


A. Sight Safety Triangle. Corner parcels shall be developed in a manner that ensures visibility across the corners of the intersecting streets, alleys and private driveways. The sight safety triangle area shall be described as a triangular shaped area on a corner parcel formed by measuring fifteen (15) feet from the intersection of the front and street side property lines, or an intersecting alley or driveway, and connecting the lines diagonally across the property making a ninety (90)-degree triangle as shown in Figure 3-03 below.

B. Height of Obstructions. The maximum height cutback of any object (e.g. fence, landscaping, signs, walls, etc.) located in the corner area shall be three feet, measured from the adjoining top of curb. The three-foot height limit shall not apply to traffic safety devices, trees trimmed to eight feet above the adjacent top of curb, utility poles, and other government or utility installed devices. (Ord. 688 § 1, 2006)

This code speaks to corner parcels only, however, this a safety issue and Staff recommends that it be followed for these important access points. The bottom of the body of these signs, minus the address numbers, are 5'6" and 5'9". The legs of the sign are 1' x 1 ½' each. The address signs extend the body of the signs to 4 feet from the ground. A clearance of eight feet would be optimum but most vehicle drivers would be able to see traffic through the area under the sign if the address numbers were placed elsewhere on the sign.

Sign 3 – Monument Sign (Existing)
The existing sign stands in the center of the grassy front landscape area of the D building and does not present any visibility issues that could interfere with safe pedestrian and vehicle travel. The plan proposes one (1) monument sign, containing a logo cabinet, in front of the Katella Avenue frontage of the building. This proposed signage will update the existing monument sign, but will not relocate or alter its dimensions, which measures 85 inches by 85 inches. It will be painted gray and have black, slip-in faces, and have push-through, white-color business names.

SUMMARY

The Applicant requests approval of a PSP to allow updated signage at the properties located at 4216-4390 (even), with the exception of 4232 and 4240, Katella Avenue. More than five permanent signs and/or greater than 200 square feet of aggregate area is necessary to accommodate the properties’ tenants. 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 similar type shopping centers. The plan will have a good proportionate scale with the buildings that will be appropriately visible to passing traffic. The 51 total signs are kept to a reasonable number for this large group of buildings and will advertise the Applicant’s property and the businesses in an uncluttered manner.

To avoid obstruction of sight lines and enhance pedestrian and vehicular safety, Staff suggests through condition number 12 in the resolution that the monument signs in front of buildings A, B, and C should have the address numbers removed and placed elsewhere on the sign to the satisfaction of the Director.
The PSP, as conditioned, will direct customers to the center in a fitting way; therefore, Staff recommends approval of Planned Sign Program PSP 19-02, to replace PSP 1-84.

Attachments: 1. Draft Resolution No. 19-19, with Exhibit A
RESOLUTION NO. 19-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 19-02 CONSISTING OF TWO (2) MONUMENT SIGNS, ONE (1) WALL SIGN PER TENANT BAY SECTION, AND ONE (1) WALL SIGN PER END CAP TENANT ON SIDES OF THE BUILDINGS LOCATED AT 4216 TO 4390 (EVEN), WITH THE EXCEPTION OF 4232 AND 4240, KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA, APNS 222-111-41 and 222-121-54 (APPLICANT: FREDY MARTINEZ, OF PMX CONSULTING, INC., ON BEHALF OF TOWN SQUARE PROPERTIES).

WHEREAS, an application was submitted by Fredy Martinez, of PMX Consulting, Inc., on behalf of Town Square Properties on November 20, 2019, requesting approval of a Planned Sign Program for the property located at 4216 to 4390 (even) Katella Avenue (with the exception of 4232 and 4240 Katella Avenue), APNs 222-111-41 and 222-121-54; 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 December 18, 2019, and based upon the evidence presented, approved the Planned Sign Program with conditions; and,

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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. Pursuant to LAMC § 17.28.060, the Planning Commission makes the following findings in support of PSP 19-02:

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.

These parcels will have permanent signs that exceed an aggregate area of more than 200 square feet. The Applicant has chosen to replace an existing
Planned Sign Program with this Planned Sign Program for the purpose of establishing new signs on the property with a more modern, 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 Commercial Professional Office (C-O) zone and that Los Alamitos Municipal Code Section 17.28.060(A) provides exception from strict adherence to the Code in approving a Planned Sign Program.

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

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

SECTION 3. The adoption of this Resolution is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15311 (Accessory Structures: Class 11 (a) On-premise signs) of the CEQA Guidelines. In accordance with such determination, Staff is directed to file a Notice of Exemption upon adoption of this Resolution.

SECTION 4. Planned Sign Program 1-84 for the subject property is hereby rescinded and replaced by this Resolution. PSP 19-02 shall replace and supersede PSP 1-84.

SECTION 5. An appeal of this decision may be filed pursuant to Chapter 17.68 of the Los Alamitos Municipal Code.
SECTION 6. Based upon such findings and determinations, the Planning Commission hereby approves Planned Sign Program (PSP) 19-02 and the signage shown in Exhibit A, subject to the following conditions:

Planning

1. This Planned sign program replaces Planned Sign Program (PSP) 1-84.

2. Subsequent submittals for the property located at 4216 to 4390 (even) Katella Avenue (with the exception of 4232 and 4240 Katella Avenue), APNs 222-111-41 and 222-121-54, shall be consistent with Exhibit A as well as additions, revisions, changes, or modifications as required by the Planning Commission.

3. 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.

4. Planned Sign Program (PSP) 19-02 for the buildings at 4216 to 4390 (even) Katella Avenue (with the exception of 4232 and 4240 Katella Avenue), as conditioned, is approved exclusively for the location and design of the signs as shown on the relevant drawings in Exhibit A, and subject to such additions, revisions, changes or modifications as may be required by the Planning Commission hereunder. Any relocation, alteration, addition to, or use of any sign design, color, or material not specifically approved shall nullify this approving action. If any changes are proposed regarding the location or alteration of the signs, an amendment to this permit must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit and intent of this approval action, and that action would have been the same for the proposed change or changes as for the proposal approved herein, and such changes represent less than twenty-five (25) percent of the total signage that is subject to a Planned Sign Program, the amendment may be approved by the Development Services Director without requiring a public meeting. Any changes representing more than twenty-five (25) percent of total signage subject to a Planned Sign Program shall be approved by the Planning Commission as an amendment to the existing Planned Sign Program.

5. 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.

6. 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.

PSP 19-02
December 18, 2019
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7. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the Applicant of any such claim, action or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City’s associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant’s consent, but should it do so, the City shall waive the indemnification herein, except the City’s decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

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

9. 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.

10. 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.

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

12. The Applicant shall incorporate the street address for the building into all of the monument signs, in a manner that is acceptable to the Development Services Director.

**Building**

13. 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 7. The Secretary of the Planning Commission shall forward a copy to the Applicant and any person requesting the same.
PASSED, APPROVED, AND ADOPTED this 18th day of December, 2019.

__________________________
John Riley, Planning Chair

ATTEST:

__________________________
Les Johnson, Secretary

APPROVED AS TO FORM:

__________________________
Michael S. Daudt, City Attorney

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

I, Les Johnson, Development Services Director of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 18th day of December, 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

__________________________
Les Johnson, Secretary
TOWN SQUARE PROPERTIES
9100 WILSHIRE BOULEVARD, SUITE 360E
BEVERLY HILLS, CA 90212
PH: 562-537-0522
CONTACT: PAULINA AFSHANI

PROJECT LOCATION
TOWN SQUARE PROPERTIES
4272-4390 KATELLA AVENUE
APN: 222-121-54
4216-4230 KATELLA AVENUE
APN: 222-111-41
LOS ALAMITOS, CA 90720
PH: 562-537-0522
CONTACT: PAULINA AFSHANI

SIGNAGE CONSULTANT
BRAND SIGN CO.
2202 S. FIGUEROA STE# 608
LOS ANGELES, CA. 90007
PH: 714-434-2933
CONTACT: CHRISTOPHER MILLIGAN

CITY PLANNING
CITY OF LOS ALAMITOS
PLANNING DEPARTMENT
3191 KATELLA AVENUE
LOS ALAMITOS, CA 90720
PH: 562-431-3538
CONTACT: TOM OLIVER

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Submittals & Approvals

This is the formal process for the creation, review and approval of tenant signs at The Square. All tenant’s signage is subject to the owner’s, or his managing agent’s written approval. Approval will be granted based on the following:

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

2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for The Square.

A. Submittal to Owner:
Tenant shall submit detailed shop drawings to owner for approval prior to sign fabrication. All signs must conform to the city requirements of The City of Los Alamitos Planning Department.

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

2. Shop Drawings:
   a. Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, waterproofing, drainoff, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
   b. Project signage with tenant signage panels or locations may be allocated to individual tenants per their lease. The owner may require that the tenant use a particular signage fabricator to fabricate and install their signage on select complicated sign types. The Owner can also recommend signage fabricators for shopfront signage, simple tenant panels on project signage, or other specialty signage upon request. Tenants to electronically submit a set of 11”x17” drawings to Landlord. Landlord may request one or more printed set of drawings. Drawing set should include:
      - Format: 8½”x11” or 11”x17” in size with titleblock showing preparer information.
      - Plan of tenant space with shopfront dimensions given and signage locations identified.
      - Elevations of each area where signage is proposed. Can be an architectural drawing or straight-on photograph with annotations as described below. Proposed signage should be shown on the elevation.
      - Dimensions of the sign band (area available for signage) and proposed signage shown on the elevation(s). The position of the proposed sign should also be indicated with dimensions.
      - In addition to showing proposed signage on the elevation(s), there should be separate, detailed drawings of the proposed signage. These should include a face-on drawing and a section cut showing construction methods, materials, colors, lighting and attachment methods.

B. Submittal to City:
A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Los Alamitos and will be responsible for all applicable applications, permit fees for the Planning Departments. Tenant and his Sign Contractor shall submit required shop drawings. Approval will be granted based on the following:

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

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

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

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

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

5. If Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

6. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, Governing Agency, City, UL and the Uniform Electrical Code.

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

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

1. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.

2. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacture’s label be visible from the street from normal viewing angles.

3. Sign permit stickers shall be affixed to the top edge of signs or letters, and only that portion of the permit sticker that is legally required to be visible shall be exposed.

4. Signs shall be made out of durable rust inhibited materials listed in this program.

5. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.

6. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous and non-ferrous metals.

7. Paint color and finish must be reviewed and approved by the Owner. Color coatings shall match exactly the specified color on the approved plans.

8. All sign finishes shall be free of dust, orange peel, drips and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).

9. Brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
Design Guidelines for Tenants

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center’s success and streamline aesthetic. Encouraged sign treatments include:

A. Illumination:
Tenant signage must incorporate LED lighting methods (with the exception of the two monument signs) subject to owner, and City approval.

B. Sign Color & Finish
All Tenant’s sign uniformity must be approved by the owner, governing agencies and city prior to fabrication. To assist in achieving an aesthetic uniformity throughout the center, the following guidelines are to be adhered to:

1. All tenant signage must have a black background with white copy/logo.
2. Under no circumstance shall the colors deviate from those listed in the master sign program.

C. Type Styles & Logos
Project font for Tenant signage is Officina Display ITC Std Bold. Tenants may be allowed other fonts at sole discretion of the Landlord. Logos must be hard-line black and white vector artwork, no gradients will be allowed. Artwork must follow the size guidelines listed in this program.

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

E. Miscellaneous Signage
Window displays and graphics will be allowed and subject to owner’s approval on a case-by-case basis.

Prohibited Sign Types

Only those sign types provided herein and specifically approved in writing by the Owner and City will be allowed. The following signs are prohibited:

1. Outdoor advertising or advertising structures including A-frame signs or billboards.
2. Roof signs
3. Free standing signs
4. Animated, audible, digital, or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
5. Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
6. Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.
7. Billboard signs.
8. Exposed conduits and raceways.
9. Illuminated trim capped acrylic faces.
10. Plastic signs are prohibited.
The Square
4272-4390 Katella Ave.
Los Alamitos, CA 90720

Katella Ave.

191ft

C

195ft

B

148ft

A

The Square
4272-4390 Katella Ave.
Los Alamitos, CA 90720

Katella Ave.

175ft

4416-4230 Katella Ave.
Los Alamitos, CA 90720

D

Sign type 1
Sign type 2a & 2b
Sign type 3
Building D North Elevation

Monument Sign
East Elevation
Building Sign- 1st Floor Bldg. A, B, C
LED illuminated, painted aluminum box with acrylic push throughs
*(tenant logos and names for example only)
Building Sign- 2nd Floor Bldg. A, B, C
LED illuminated, painted aluminum box with acrylic push throughs
*(tenant logos and names for example only)
Building Sign- Bldg. D
LED illuminated, painted aluminum box with acrylic push throughs
*(tenant logos and names for example only)
**Existing Monument Sign- Bldg. A, B, C**

Illuminated, painted aluminum boxes and retainers with vinyl coated acrylic inserts

*tenant logos and names for example only*

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Sign Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>ISLAND GRILL</td>
<td>SUSHI</td>
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<tr>
<td>TAX- CPA</td>
<td>AVAILABLE</td>
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<tr>
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<td>INSURANCE</td>
<td>SALON</td>
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<tr>
<td>NAILS &amp; SPA</td>
<td>INTERNAL MEDICINE</td>
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<tr>
<td>JIU-JITSU</td>
<td>AVAILABLE</td>
</tr>
</tbody>
</table>

**Contact Information**

4272 - 4390
3 Existing Monument Sign- Bldg. D
Illuminated, painted aluminum box and retainers with vinyl coated acrylic inserts
*(tenant logos and names for example only)
Building Sign- LED illuminated, painted aluminum box with acrylic push throughs

Sign area- 20 sq. ft., in compliance with 1 lineal ft. of lease frontage = 1 sq. ft. allowed signage
Paint- Satin Black Matthews
Acrylic- 1” translucent white
Vinyl- High performance satin or matte black or gloss white vinyl may be used on approved logos
Font- Officina Display ITC Std, all caps and must not exceed 12” x 110” and cannot be distorted
Logos- Hard line black & white vector logos only, must not exceed 16.5” x 110”

*All designs must be approved by building owner

Note: Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with 2010 CoMMOin Building codes and 2008 CoMMOin Energy Efficiency Standards for sign lighting.

All electrical components UL listed.

Attachment Diagram
Monument Insert (Main Tenant)- acrylic with vinyl overlay

Acrylic- .125” translucent white
Vinyl- High performance matte black vinyl with graphics reversed out
Font- Officina Display ITC Std, all caps and must not exceed 6” x 88” and cannot be distorted
Logos- Hard line black & white vector logos only, must not exceed 9” x 88”

*All designs must be approved by building owner

Monument Insert (General Tenant)- acrylic with vinyl overlay

Acrylic- .125” translucent white
Vinyl- High performance matte black vinyl with graphics reversed out
Font- Officina Display ITC Std, all caps and must not exceed 3.75” x 41” and cannot be distorted

*All designs must be approved by building owner
### Monument Inserts - acrylic with vinyl overlay

**Acrylic** - .125" translucent white  
**Vinyl** - High performance matte black vinyl with graphics reversed out  
**Font** - Officina Display ITC Std, all caps and must not exceed 4.5" x 36" and cannot be distorted  
**Logos** - Hard line black & white vector logos only, must not exceed 15" x 36"

*All designs must be approved by building owner*
City of Los Alamitos
PLANNING COMMISSION/SUBDIVISION
COMMITTEE AGENDA REPORT

MEETING DATE: December 18, 2019 ITEM NUMBER: 10B

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

Via: Les Johnson, Interim City Manager

From: Tom Oliver, Associate Planner

Subject: Resolution of Intention
State Mandated Updates to Family Daycare Homes and Accessory Dwelling Unit (ADU) Regulations

SUMMARY

Consideration of a Resolution of Intention by the Planning Commission directing Staff to prepare amendments to the Los Alamitos Municipal Code as required to address recent changes in state law concerning the regulation of: (1) Large Family Daycare Homes, and (2) Accessory Dwelling Units.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 19-20 entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, DIRECTING STAFF TO PREPARE AMENDMENTS TO THE LOS ALAMITOS MUNICIPAL CODE, FOR CONSIDERATION BY THE PLANNING COMMISSION, TO ADDRESS RECENT CHANGES IN STATE LAW CONCERNING THE REGULATION OF: (1) LARGE FAMILY DAYCARE HOMES, AND (2) ACCESSORY DWELLING UNITS."

APPLICANT: City Initiated

LOCATION: Citywide

APPROVAL CRITERIA: In order to implement zoning changes it is necessary for the Planning Commission to first adopt a Resolution of Intention in accordance with Los Alamitos Municipal Code Section 17.70.020.
DISCUSSION

Of the 1,042 bills sent to Governor Gavin Newsom for review, his Administration has stated that the Governor signed 870 bills into law this year. Below, are two subjects and the associated seven bills will become effective January 1, 2020. The following paragraphs describe State directed changes concerning “Large Family Daycare Homes” and “Accessory Dwelling Units.” Please note that the descriptions below are not a complete and exhaustive treatment of the bills.

- **SB 234 (Skinner): Large Family Daycare Homes**
  Prior to the enactment of this bill, state law differentiated between small family daycare homes providing care for up to 8 children and large family daycare homes providing care for up to 14 children. As such, state law required cities to treat small family daycare homes as a residential use of property permitted by right in residential zoning districts; conversely cities retained the ability to impose permit requirements and use restrictions regulating large family daycare homes. This bill removes the distinction between small family daycare homes and large family daycare homes for purposes of land use regulation by requiring cities to now also treat large family daycare homes as a residential use of property permitted by right in residential zoning districts.

- **AB 68 (Ting), AB 587 (Friedman), AB 670 (Friedman), AB 671 (Friedman), AB 881 (Bloom), and SB 13 (Wieckowski)**
  The following briefly summarizes ADU legislation that passed this session, which will require the City to amend its existing ordinance regarding development of ADUs and Junior ADUs. A copy of the amended ordinance must be submitted to HCD within 60 days of adoption. Effective January 1, 2020, the law relating to ADUs will be amended to provide:
  - A city must allow an ADU within a residential or mixed-use zone;
  - An ADU may be located in an attached garage, storage area, or other accessory structure;
  - If on-site parking is removed to allow for an ADU, a city may not require the on-site parking to be replaced;
  - The maximum rear and side yard setback for an ADU that is not converted from an existing structure is four feet (reduced from five feet in existing law);
  - City may not impose a minimum lot size;
  - Maximum size may not be less than 850 square feet or 1,000 square feet for ADU that provides more than one bedroom;
  - City must act on an application for an ADU on a lot with an existing single-family or multi-family structure within 60 days of receiving a completed application;
  - City may not require owner occupancy for either the primary dwelling or the ADU;
  - Rental of an ADU must be for a term longer than 30 days;
  - No impact fees may be imposed upon development of an ADU less than 750 square feet;

Resolution of Intention
December 18, 2019
Page 2 of 3
- Impact fee for ADU more than 750 square feet may be charged proportionately in relation to the square footage of the primary dwelling unit;
- Housing element must include a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low, low, or moderate-income households;
- Creates an exception to allow ADUs to be sold or otherwise conveyed separate from the primary residence by allowing tenancy in common sales to occur in specified limited circumstances where the ADU is built by a non-profit such as Habitat for Humanity and sold to a low-income family; and
- Prevents HOAs from enforcing any CC&R rules that effectively prohibit or unreasonably restrict the construction or use of an accessory dwelling units ("ADUs") or junior ADU on a lot zoned for single-family residential use.

RECOMMENDATION

Staff recommends that the Planning Commission approve the attached Resolution of Intention directing Staff to prepare amendments to the Los Alamitos Municipal Code, for future consideration by the Planning Commission, to address the above noted legislative bills approved by the State of California.

Attachment: 1. Resolution of Intention 19-20
RESOLUTION NO. 19-20

A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, DIRECTING STAFF TO PREPARE AMENDMENTS TO THE LOS ALAMITOS MUNICIPAL CODE, FOR CONSIDERATION BY THE PLANNING COMMISSION, TO ADDRESS RECENT CHANGES IN STATE LAW CONCERNING THE REGULATION OF: (1) LARGE FAMILY DAYCARE HOMES, AND (2) ACCESSORY DWELLING UNITS.

WHEREAS, the State of California recently approved several bills impacting local regulation of Large Family Daycare Homes and Accessory Dwelling Units (ADU's) during the 2019 legislative session, including SB 234 (Skinner) AB 68 (Ting), AB 587 (Friedman), AB 670 (Friedman), AB 671 (Friedman), AB 881 (Bloom), and SB 13 (Wieckowski); and,

WHEREAS, amendments to the Zoning Code (Chapter 17 of the Los Alamitos Municipal Code) concerning Large Family Daycare Homes and Accessory Dwelling Units (ADU’s) are necessary in response to this recent legislation; and,

WHEREAS, Los Alamitos Municipal Code Section 17.70.020 authorizes the Planning Commission to initiate amendments to the Zoning Code through the passage of a resolution of intention; and,

WHEREAS, the Planning Commission considered this item on December 18, 2019.

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

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

SECTION 2. The Planning Commission hereby directs Staff to prepare and return to the Planning Commission with proposed amendments to the Zoning Code to address recent changes in state law concerning the regulation of: (1) Large Family Daycare Homes, and (2) Accessory Dwelling Units.

PASSED, APPROVED, AND ADOPTED this 18th day of December, 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 the Planning Commission held on the 18th day of December, 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Les Johnson, Secretary