



# CITY of CYPRESS

5275 Orange Avenue, Cypress, California 90630

Phone 714-229-6700 [www.cypressca.org](http://www.cypressca.org)

March 18, 2021

Mr. Ron Noda  
Acting Deputy City Manager  
City of Los Alamitos  
3191 Katella Avenue  
Los Alamitos, CA 90720-5600

Subject: Proposed Medical Office Building at 4562 Katella Avenue

Dear Mr. Noda:

We appreciate the Planning Division providing plans and information in regards to the proposed medical office project located at 4562 Katella Avenue & 11002 Saratoga Drive. The City of Cypress has no official comment on this individual project. However, the City does have concerns regarding the cumulative effect of the intensification of medical service and office uses along the Katella Avenue corridor, especially considering the increased traffic impacts attributed to these types of uses. Further, there is a lack of maintenance along the Katella Avenue roadway and within the landscape medians, which adjoin the City of Cypress boundary and right-of-way.

Since the City of Los Alamitos has east/west arterial streets in common with the City of Cypress, we are interested in any future development and/or expansion of existing uses which could impact our sections of those roadways and intersections. Please consider this concern in your future plans for new projects and mitigating roadway improvements along Katella Avenue.

Thank you for the opportunity to provide input on the proposed project. Please continue to include Cypress on the distribution list for the review of new development projects in Los Alamitos.

If you have any questions regarding this letter, you may contact me at (714) 229-6727.

Sincerely,

Alicia Velasco  
Planning Director  
Community Development Department

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Jon E. Peat, Mayor

Stacy Berry, Mayor Pro Tem

Anne Hertz, Council Member

Frances Marquez, Ph.D., Council Member

Paulo M. Morales, Council Member

**From:** [Brian Arakaki](#)  
**To:** [PlanningCommission](#)  
**Subject:** PUBLIC HEARING 03-24-2021  
**Date:** Wednesday, March 24, 2021 11:52:44 AM

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Hello Planning Commission,

Thank you for taking our neighborhood comments and input. Before starting, I want to thank Alex Keller, the owner of the proposed development, for sharing his plans and being open with this project.

To begin, I am Brian Arakaki at [REDACTED] and live next door to the proposed development. I explained three main concerns regarding the proposed development when I discussed with Alex:

- Privacy from a multi-story building
- Proper fencing between our properties
- Adequate parking on the lot and street parking

### **1. Privacy from a multi-story building**

I mentioned the Chang Orthodontics (4608 Katella) development project planning years ago. The objections my neighbors raised, especially the ones directly behind the building, were the invasive visibility of the windows facing south that peered into the home backyards. **I believe the mitigation and compromise was the bottom of the windows needed to start above 5 or 6 feet from the floor. This provided some privacy to prevent anyone from leering and block their line of sight directly into the backyard. I strongly request this mitigation plan.**

Additionally, there is no south facing windows of the Procon building (building across Alex's property) so the neighborhood is protected. I presume the Planning Commission took this into account during this project's planning.

### **2. Proper fencing between our properties**

There is 20 to 30 feet of no fencing between our property. Alex stated the property will appropriately be fenced to the sidewalk with the similar cinder block we have for the fenced portion of our adjoining property. I request this to be in the plans.

Regarding the height, I request at least 6 feet high on the new development side. This will minimize anyone peering over the fence.

### **3. Adequate parking on the lot and street parking**

Since the City Council/Planning Commission removed Permit parking last year, street parking in front of my house and across the street are crowding the streets again. During last year's public hearing about permit parking in our neighborhood, I requested to keep the permit parking but to no avail. I raised this concern with

Alex and he agreed this is an issue. He assured his property will have adequate parking.

Outside of Alex's assurance, **I request again to re-instate permit parking for 200 feet or more starting from the corner of Katella & Saratoga Drive.** I am very concerned neighborhood parking will get unduly worse. Even if there is adequate lot parking, people will park on the street for convenience sake of avoiding Katella.

I appreciate a confirmation the commission received this email.

Regards,  
Brian Arakaki