

CITY OF LOS ALAMITOS

Via videoconference

Participation via Phone: (301) 715-8592

Meeting ID: 891 4191 1977

AGENDA

PLANNING COMMISSION/SUBDIVISION COMMITTEE REGULAR MEETING

Wednesday, January 26, 2022 – 7:00 PM

SAFETY ALERT –NOTICE REGARDING COVID-19

Due to COVID-19, the City of Los Alamitos Planning Commission Meeting on January 26, 2022 will be conducted by videoconference pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20. The public may access the meeting electronically or telephonically.

Pursuant to Executive Orders and given the current health concerns, members of the public can access meetings by using your phone to dial +1 (301) 715-8592 and enter the Meeting ID: 891-4191-1977. Your microphone will be disabled upon entry for the duration of the meeting. **Members of the public may not attend the meeting in person.**

The public can submit comments to planningcommission@cityoflosalamitos.org with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM." Comments **received by 4:00 p.m.** will be compiled and provided to the Planning Commission and made available to the public before the start of the meeting. Staff will not read email comments at the meeting but the official record will include all email comments received until the close of the meeting.

Members of the public wishing to verbally deliver comments via the telephone conference can submit their requests to planningcommission@cityoflosalamitos.org **until the close of the public comment period.** The Department Secretary will compile a list of speakers who have indicated a desire to speak. Before the close of the meeting, the Department Secretary will announce each speaker, enable the speaker's microphone, and begin the three-minute timer. The speaker's microphone will automatically be disabled at the end of three minutes.

All speakers shall observe civility, decorum and good behavior. Any item submitted to the Planning Commission during the meeting shall become public record and subject to applicable disclosure laws.

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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 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 after distribution of the agenda packet are available for public inspection on the City's website at www.cityoflosalamitos.org.

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.

1. CALL TO ORDER

2. ROLL CALL

Chair Grose
Vice Chair DeBolt
Commissioner Andrade
Commissioner Cuiilty
Commissioner Loe
Commissioner Riley
Commissioner Sofelkanik

3. PLEDGE OF ALLEGIANCE

4. ORAL COMMUNICATIONS

At this time, any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. Please state if you wish to speak on an item on the Agenda. **Remarks are to be limited to not more than five minutes.**

5. PLANNING COMMISSION REORGANIZATION

A. Annual Planning Commission Reorganization

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

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

1. Chair
2. Vice Chair

6. APPROVAL OF MINUTES
A. Approve the Minutes for the Special Meeting of December 8, 2021

ROLL CALL

Commissioner Andrade
Commissioner Culty
Commissioner DeBolt
Commissioner Grose
Commissioner Loe
Commissioner Riley
Commissioner Sofelkanik

7. CONSENT CALENDAR

None.

8. DISCUSSION

None.

9. PUBLIC HEARING

A. Conditional Use Permit (CUP) 21-04

A Request to Allow a Commercial Recreation – Indoors Use in the General Commercial (C-G) Zone

Recommendation

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2022-01 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 21-04 FOR A COMMERCIAL RECREATION – INDOORS USE IN THE GENERAL COMMERCIAL (C-G) ZONE AT A 22,000 SQUARE FOOT UNIT AT 10761 LOS ALAMITOS BLVD., APN 242-193-15 (APPLICANT: LINA LUMME, LOS ALAMITOS YOUTH CENTER)."

10. STAFF REPORT

None.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

12. COMMISSIONER REPORTS

13. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within ten (10) business 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 \$1,048.00 (resident)/ \$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 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 City Hall, 3191 Katella Ave., Los Alamitos, CA 90720 and on the City's website at www.cityoflosalamitos.org not less than 72 hours prior to the meeting. **Dated this 20th day of January, 2022**



Maria Veronica Espino
Department Secretary

1/20/2022

Date

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: January 26, 2022

ITEM NUMBER: 5A

To: Chair and Members of the Planning Commission

From: Ron Noda, Development Services Director

Subject: Annual Planning Commission Reorganization

SUMMARY

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

RECOMMENDATION

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

1. Chair
2. Vice Chair

BACKGROUND

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

"2.48.050 Officers—Election and vacancy.

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

DISCUSSION

After convening the item, procedure calls for the Chair to temporarily relinquish the Chair to the Secretary in order that election for the Office of Chair may be conducted.

The newly-elected Chair would then conduct the election for the Office of Vice Chair. A second is not required for nominations and nominations will be considered in the order received if more than one Commissioner is nominated.

<u>Members</u>	<u>Appointment</u>	<u>Exp. Date</u>
Art DeBolt	January 2013	December 2021
Gary Loe	January 2010	December 2021
John Riley	July 2009	December 2021
Mary Anne Cuiilty	December 2013	December 2021
Wendy Grose	January 2010	December 2021
Larry Andrade	August 2015	December 2023
Victor Sofelkanik	August 2000	December 2023

**MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS**

SPECIAL MEETING – December 8, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Special Session at 7:01 p.m., Wednesday, December 8, 2021, in the Council Chamber, 3191 Katella Avenue, Los Alamitos, CA, Chair Grose presiding.

2. ROLL CALL

Present: Commissioners: Chair Grose
Andrade, Culty, Loe, and Sofelkanik

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

Staff: Ron Noda, Acting Deputy City Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner
Maria Veronica Enciso, Department Secretary
Alan Loomis, PlaceWork's Consultant

3. PLEDGE OF ALLEGIANCE

Chair Grose led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Grose opened oral communications.

Marlene Wagner, resident at 12131 Cherry Street, would like to legalize owning chickens [as pets]. Read the letter that was provided to City Council.

Chair Grose closed oral communications.

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of August 25, 2021 and October 27, 2021

Motion/Second: Loe/Sofelkanik

Carried 3/0 (Debolt and Riley absent, Culty and Andrade abstain): The Planning Commission approved the minutes of the Regular Meeting of August 25, 2021.

Motion/Second: Loe/Culty

Carried 4/0 (DeBolt and Riley absent, Andrade abstain): The Planning Commission approved the minutes of the Regular Meeting of October 27, 2021.

6. CONSENT CALENDAR

None.

7. DISCUSSION

A. Community Development Block Grant (CDBG) Discussion Regarding Future Fund Use

Development Services Director Noda summarized the staff report.

Chair Grose opened public comment.

Trisha Murphy, Commissioner of Parks, Recreation, and Cultural Arts, speaking on behalf of the Commission as to why the CDBG fund be used to Sterns Park.

Chair Grose liked the idea of having Sterns Park be all-inclusive, but states she might be a little biased due to family members that are disabled.

Commissioner Andrade also liked the idea of improvements of Sterns Park and he commented that the improvements of the road were previously discussed.

Commissioner Cuiilty asked the last few grants being used for street improvements and therefore would like for the funds be used for Sterns Park.

The Planning Commission was in agreeance to Commissioner Cuiilty statement to use the funds for Sterns Park.

Associate Planner Oliver explained that staff would then present these choices to City Council for approval.

8. PUBLIC HEARING

A. Town Center Mixed Use Zone Strategic Plan Consideration

Development Services Director Noda summarized the staff report.

Alan Loomis, consultant, shared the updates and changes to the Town Center Mixed Use (TCMU).

Commissioner Sofelkanik asked for Consultant Loomis to go over the density and stoops. Consultant Loomis explained the density of going from 30 units an acre to 60 units an acre. Commissioner Sofelkanik asked ... Consultant Loomis explained that

Commissioner Sofelkanik and Consultant Loomis discussed the following:

- Clarification of density and stoops
- Street level residential

Commissioner Andrade shared that placing a residential/housing on the first floor defeats the purpose the walking/biking friendly City and so he preferred retail/restaurant for the first floor instead.

Consultant Loomis discussed the Zoning changes on page 81, shared that the Planning Commission can go over the suggested changes, and make their own changes.

Commissioner Andrade asked and received clarification from Consultant Loomis how the numbers (percentage of commercial and residential) fit in comparison to other cities with language similar to what was presented (live/work).

Commissioner Sofelkanik asked about the use of units in the discussion if it is residential or commercial, Consultant Loomis clarified that it is residential units. Associate Planner Oliver confirmed that the live/work is residential per the code then Consultant Loomis further explained.

Commissioner Sofelkanik shared his concern about the creation of more housing but more so of ground floor being retail/commercial. He also shared his concern of having the stoops interfering with the view of the streets. Consultant Loomis suggested the code language to how the stoops would viewed and placed.

Associate Planner Oliver clarified to the Planning Commission that they can make changes tonight and the issue with housing on first floor would be to side streets, which would be where the stoops would be placed. He also clarified the 60 dwelling units not being in one area, but is the overall space.

Commissioner Sofelkanik shared his concern again of residential on the ground floor.

Commissioner Andrade added to Commissioner Sofelkanik's concern of creating more housing instead of people being drawn into the City for eating/shopping. Development Services Director Noda explains that staff understands that the arterials would be mixed use and the side streets would be more for housing.

Commissioner Culty brought up the conversation that Consultant Loomis mentioned regarding housing on ground floor. Consultant Loomis confirmed that statement but is an option to have.

Commissioner Andrade asked should a developer want to building in the area, would the Planning Commission have the ability to say yay or nay to the plans. Development Services Director Noda and Associate Planner Oliver confirmed that it be presented to the Planning Commission for approval. Commissioner Andrade then asked about code and if what the vision does not reflect in the code. City Attorney Daudt clarified that there are some limitations under recent housing law revisions.

Consultant Loomis referred to the idea on Florista Street (shown in the presentation) as being robust mixed-use project.

Associate Planner Oliver also shared the definition of each area as to what the strategic plan will be. He and City Attorney Daudt discussed what the City can use towards a developer's plans.

Commissioner Andrade shared that there is some say the City has to make the changes to fulfill the vision.

Commissioner Cuiilty discussed the previous project and as to how the zoning code affected the decisions that the Planning Commission made.

Consultant Loomis also shared that there is still the possibility to make changes to the code.

Commissioner Andrade shared about having added language for specificity.

Development Services Director Noda clarified that he understands the commissions concern and then provided an example.

Commissioner Andrade further explained his concern about how the City can ensure getting to the vision that is wanted.

Consultant Loomis shared that in the motion (by the Commissioner) state the intention the Commissioners have.

City Attorney Daudt and Commissioner Andrade discussed the zoning code and the process to reflect the plan.

Chair Grose commented in reference to Commissioner Cuiilty's concern about a project previously approved.

Commissioner Cuiilty asked if what is being voted being the strategic plan to City Council and City Attorney Daudt provided options of motions for this item.

Commissioner Sofelkanik was not comfortable proceeding with this item going to City Council and shared his wants of getting the City having the ability to dictate issues.

Consultant Loomis discussed page 47 regarding Commissioner Sofelkanik's concern to add specific language.

Commissioner Andrade asked and received clarification by Associate Planner Oliver about the percentage of residential and commercial on the arterials.

Commissioner Andrade and Oliver discussed and clarified the vision of the Planning Commission for the TCMU.

Chair Grose stated that the public hearing item remain open and to discuss at an upcoming meeting.

Motion/Second: Andrade/Sofelkanik

Carried 5/0 (DeBolt and Riley absent): The Planning Commission agreed to continue this item to a future meeting.

B. Conditional Use Permit Modification (CUP) 20-04M Alcohol Tasting Room

Associate Planner Oliver summarized the staff report.

Commissioner Sofelkanik asked if there is a definition of “tasting room” in the muni code. City Attorney Daudt shared that the definition of “tasting room” is not in the Zoning Code list. Commissioner Sofelkanik then asked about the ABC definition. Associate Planner Oliver defined the ABC definition of Tasting Room (Type 86).

Commissioner Sofelkanik questioned the language in regards to the land use.

City Attorney Daudt clarified that the definition of “tasting room” can be added by referring to the ABC definition. He asked for when a motion is made to include the definition.

Chair Grose opened the Public Hearing.

Applicant Matthew Harrison defined the term of “tasting room”.

Commissioner Cuiilty and Sofelkanik quickly discussed the concern of land use should they approve this CUP.

Motion/Second: Cuiilty/Sofelkanik

Carried 5/0 (Debolt and Riley absent): Adopt Resolution No. 2021-10, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT MODIFICATION (CUP 20-04M) TO ALLOW AN ALCOHOLIC BEVERAGE TASTING ROOM USE AND EXTENDED HOURS OF OPERATION FOR ALCOHOL SALES AT A 1,180 SQUARE FOOT UNIT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10680 LOS ALAMITOS BLVD., APN 242-245-01 (APPLICANT: MATTHEW HARRISON – ROADRUNNER SPIRITS).” with added language and definition.

C. Conditional Use Permit (CUP) 21-03 Massage Establishment in the General Commercial (C-G) Zone

Associate Planner Oliver summarized the staff report.

Chair Grose opened the Public Hearing.

Applicant, Lin Shi, briefly shared her background as a massage therapist and the site being the second property.

Motion/Second: Loe/Cuilty

Carried 5/0 (DeBolt and Riley absent): Adopt Resolution No. 2021-11, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 21-03) TO ALLOW A 1,177 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10670 LOS ALAMITOS BLVD., LOS ALAMITOS, APN 242-245-01 (APPLICANT: LIN SHI)."

**D. Approval of Site Development Permit (SDP) 21-02
Tentative Parcel Map (TPM) 21-01
Condominium Conversion
10800 & 10806 Reagan Street**

Associate Planner Oliver summarized the staff report.

Open oral communications

Applicant, Scott Anastasi, clarified that the tenants are given flexibility.

Commissioner Sofelkanik asked about needing lot split. City Attorney Daudt clarified that the tentative map will display the condominium owning of the property.

Motion/Second: Loe/Cuilty

Carried 5/0 (DeBolt and Riley absent): Adopt Resolution 2021-12, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A SITE DEVELOPMENT PERMIT (SDP) 21-02 AND TENTATIVE PARCEL MAP (TPM) 21-01 FOR A CONDOMINIUM CONVERSION FOR AN EXISTING DUPLEX IN THE LIVE WORK OVERLAY (R-2-LWOZ) ZONE AT 10800 AND 10806 REAGAN STREET, APN 242-183-03 (APPLICANT: SCOTT ANASTASI, SCOTT ANASTASI REALTY)."

**E. Conditional Use Permit (CUP) 21-04
A Request to Allow a Commercial Recreation – Indoors Use in the General Commercial (C-G) Zone**

Planning Commission approved to discuss this item first for the agenda.

Development Services Director Noda summarized the staff report.

Applicant Lina Lumme gave a brief summary of the CUP request.

Chair Grose opened this Public Hearing but noted that the item was discussed earlier and has been moved to a further meeting.

Business owner of Melt Spa shared that the property owner is planning to sell the property to either the City or an individual and she was told that she would be red flagged. She shared her concern of the Youth Center being moved to this area due to what she was told.

Motion/Second: Loe/Andrade

Carried 5/0 (DeBolt and Riley absent): The Planning Commission agreed to extend the public hearing item to the January 26, 2022 Regular Planning Commission meeting.

9. STAFF REPORT

None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Associated Planner Oliver updated of the following:

- Chevron project is being worked on
- Medical office has submitted their plans

Development Services Director Noda updated on the following:

- Los Al Bucks have been extended to January 2022
- Approval of the Waste Hauler, transition will be December/January
- The Commissioner interviews have been moved to January 18, 2022
- Thanked the City staff
- Greeted the Planning Commission a happy holidays and happy New Year

11. COMMISSIONER REPORTS

Chair Grose shared the following:

- Thanked the staff for Winter Wonderland
- Event by Precious Life Shelter called Precious Christmas
- Greeted Staff and fellow Commissioners a Merry Christmas

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 9:06 p.m.

ATTEST:

Wendy Grose, Chair

Ron Noda, Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: January 26, 2022

ITEM NUMBER: 9A

To: Chair and Members of the Planning Commission

Via: Ron Noda, Development Services Director

From: Tom Oliver, Associate Planner

**Subject: Conditional Use Permit (CUP) 21-04
A Request to Allow a Commercial Recreation – Indoors Use in the
General Commercial (C-G) Zone**

SUMMARY

Consideration of a Conditional Use Permit (CUP) for the use of a Commercial Recreation - Indoors use in the C-G Zone proposed for 10761 Los Alamitos Boulevard (Applicant: Lina Lumme, Los Alamitos Youth Center), APN 242-193-15.

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2022-01 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 21-04 FOR A COMMERCIAL RECREATION – INDOORS USE IN THE GENERAL COMMERCIAL (C-G) ZONE AT A 22,000 SQUARE FOOT UNIT AT 10761 LOS ALAMITOS BLVD., APN 242-193-15 (APPLICANT: LINA LUMME, LOS ALAMITOS YOUTH CENTER)."

APPLICANT

Lina Lumme, Los Alamitos Youth Center

LOCATION

10761 Los Alamitos Blvd., Los Alamitos CA 90720

ENVIRONMENTAL

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 categorical exemption since

the proposed project involves no expansion of the building footprint beyond the existing area. Furthermore, all necessary public services and facilities are already available to the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

APPROVAL CRITERIA

Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow a “Commercial Recreation - Indoors” use in the General Commercial (C-G) zoning district.

NOTICING

The Public Hearing Notice for this meeting was mailed out on November 24, 2021, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the Event News Enterprise on November 24, 2021.

PRIOR ACTIONS

Any prior discretionary action for this particular unit on the parcel is shown below:

1976	CUP 61-76	Free Standing Sign
1995	SPR 33-95	Modify Front Façade

BACKGROUND



Applicant, Lina Lumme, has submitted an application for a Conditional Use Permit (CUP 21-04) asking that the City permit the Los Alamitos Youth Center, a Commercial

Recreation – Indoors use, to move into a freestanding structure in the general commercial (C-G) area of the City. The unit is approximately 2,200 square feet. Please see the Applicant’s project description, attached to this report. The Youth Center will utilize the building for their programs and offices. The property has a shared parking agreement with the adjacent building/property, with few spaces, but parents arrive to pick up their children and leave quickly. That neighboring building has an optometrist and a massage establishment (spa) on site.

The Planning Commission in accordance with Los Alamitos Municipal Code Chapter 17.32 (Conditional Use Permits) must review this Conditional Use Permit application. This is done through a public hearing and the Commissioners must make findings of support for the proposed project if they approve the permit. Staff has reviewed the application for consistency with the City’s Municipal Code, as well as assessed potential impacts, and believes the findings to approve the proposed CUP application can be made.

DISCUSSION

Please see the Applicant’s “Project Description” attached to this report. Here is a description of the Youth Center from their website”

“The Mission of The Youth Center is to transform children’s lives one family at a time through collaborative social, educational and recreational programs. Since the birth of the Youth Center in 1952, this charity has been honored to have the opportunity to establish valuable partnerships within the community.”

Below is a view of the parcel:

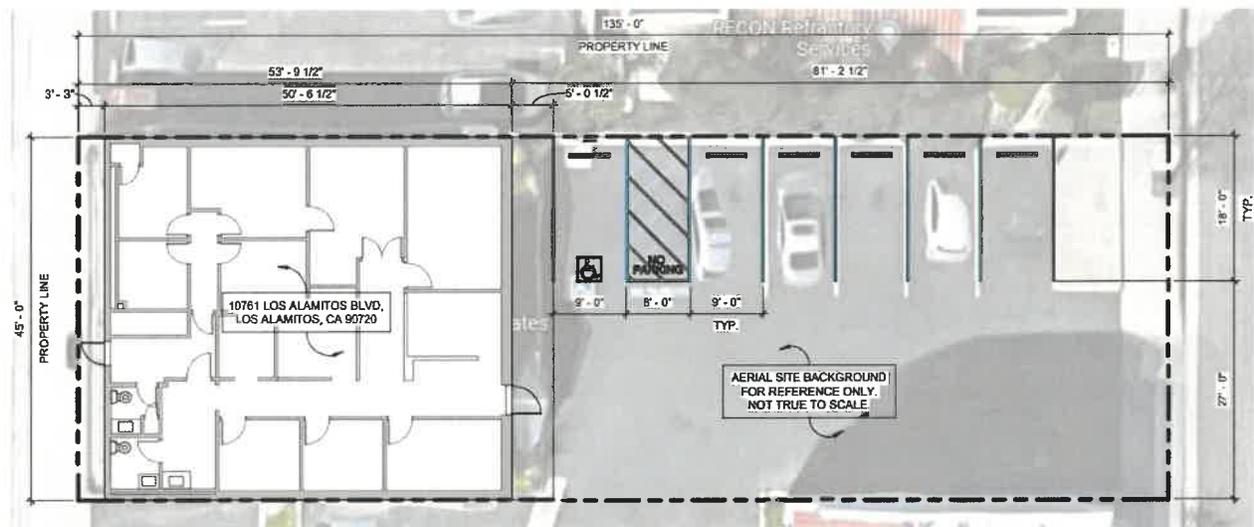


Location

The location of the proposed youth center is noted by the arrow on the above picture in the commercial area located on the west side of Los Alamitos Boulevard, near Catalina Street. The adjacent properties are developed and zoned as follows:

Surrounding Zoning and Land Uses			
Location		Zoning District	Uses
Project Site	Existing	General Commercial (C-G)	Office Building
	Proposed	General Commercial (C-G)	Commercial Recreation – Indoors
North of Site		General Commercial (C-G)	Office Building
East of Site		Public Street	Catalina Street corner, across Los Alamitos Blvd.
West of Site		Multiple Family Residential (R-3)	Condominiums
South of Site		General Commercial (C-G)	Commercial Building – Optometrist and Massage Establishment

Staff Discussion



The “Los Alamitos Youth Center,” has been in business in Los Alamitos since 1979 at 10909 Oak Street, in one of the City-owned structures in the Civic Center area. The Youth Center offers after-school programs, including tutoring, summer and winter camps, the “Every 15 Minutes” program, a leadership academy, and a music program.

The application being considered tonight is for a CUP and whether it is an appropriate use at 10761 Los Alamitos Boulevard. The Youth Center use is not specifically identified or defined in the Zoning Code. Pursuant to LAMC Section 17.10.020(F) the Director has determined that this use is substantially similar in character to the “Commercial Recreation - Indoors” land use. The 2,200 square feet unit will be used primarily for after school programs. The Youth Center has a 35+ year partnership with Rossmoor Community Service District to operate summer and school year programs at Rossmoor Park and Rush Park.

Please see the attached floor plan with walls to be removed for the use of the structure as a Youth Center.

According to the Land Use table, this CUP must be reviewed and approved/denied by the Planning Commission in accordance with LAMC Chapter 17.32 (Conditional Use Permits). Here is the definition of this Land Use.

“Commercial Recreation. Recreational facilities where visitors are participant actors rather than spectators. Examples include outdoor facilities such as amusement and theme parks, water parks, swimming pools; driving ranges, golf courses, miniature golf courses, riding stables; and indoor facilities such as large fitness centers, gymnasiums, handball, badminton, racquetball, dance hall and tennis club facilities; ice or roller skating rinks; trampoline and bounce house establishments; bowling alleys; pool and billiards lounges; and electronic game and amusement

centers. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

Commercial Recreation—Indoors. Privately owned facilities for various indoor spectator or participant sports and types of recreation where a fee is charged for use. Indoor commercial recreation uses include, but are not limited to:

- Arcades
- Archery and gun ranges
- Batting cages
- Bowling alleys
- Billiard parlors/poolhalls
- Dance halls
- Ice rinks
- Laser tag
- Skateboarding, skating, and roller hockey rinks
- Theaters”

Here is what the Applicant says about the move from the City-owned building that they currently inhabit into the proposed site:

“The move will be gradual. We are hoping to remove some of the walls inside the building to give us an open area, just keeping some offices. We checked with the owner, the walls are easy to remove. The attached plan is just a rough draft of what I would like to do. Again, this is just an idea and I will run everything by you [the City] before we even start any construction permits.

We will not fully move in ‘till 2023. One staff member will be working from that location with the program for a smaller group of kids. Our hope is to make our move as easy for our neighbors. I took a photo of our parking lot when the rec center was closed but the Youth Center had 75 children in our care and we only had 5 cars in the parking lot - it was wide open! Just staff and some of my staff walk to work.

Once our contract with the city is over, we will locate the current building and by that time will have a home for The Youth Center. I am not sure if the restrooms are ADA compliant but if it's not, we will have time to get it up to code.”

Parking

The “Commercial Recreation—Indoors” use requires one parking space per 200 square feet of the indoor space. At 2,200 square feet, the Youth Center would require 11 parking spaces. This parcel has six parking spaces. The current property Owner has an unofficial shared parking agreement with the parcel to immediate south of this parcel (10771, Los Alamitos Blvd., APN 242-193-15). Combined, the two parcels have 19 parking spaces. At face value, there are not enough spaces for the code requirements of the businesses on these two properties. Here are the numbers:

Business	Square Footage	Code Parking Requirement	Parking Required	Parking Provided
Youth Center	2,200	1 space/200 sf	11	6
Optometrist	857	1 space/200 sf	4.285	
Optometry Store	857	1 space/250 sf	3.428	
Massage Establishment	1,341	1 space/250 sf	5.364	2 nd property 13
Total	5,255		25 rounded	19

This said, the Youth Center may be a good fit for this property since the kids that attend this business do not require parking here. Their parents pick them up or drop them off throughout the day, or the kids would walk here from school. With a parking study, the Planning Commission and the Director can require alternate parking requirements according to LAMC section 17.22.030(B) Alternative Parking Spaces, which reads:

“As an alternative to providing the required parking spaces specified in Table 3-05 (Parking Requirements by Use), an applicant may prepare an independent parking study identifying alternative parking demand for the uses proposed. Such study shall be prepared by a licensed traffic engineer or other qualified professional, as determined by the Director...Where a Conditional Use Permit or other discretionary action of the Planning Commission is required for the proposed use, the Commission shall have the authority to review the parking study.”

The Applicant has provided a parking study prepared by Ganddini Group (attached). The parking study concludes that the six (6) parking spaces provided for the Youth Center building are expected to provide sufficient on-site parking for the proposed project without consideration for shared parking with the parcel to immediate south of this parcel (10771 Los Alamitos Boulevard, APN 242-193-15). Therefore, staff does not anticipate that the proposed Youth Center activities would affect existing parking and on-site circulation. However, staff has included Condition of Approval No. 19 in the proposed Resolution, which requires the preparation of an updated parking and/or circulation study should complaints regarding traffic or parking occur in the future at the subject site.

Safety

Staff has talked with the Applicant about possible child safety concerns such as the busy front street (Los Alamitos Boulevard) and the busy alley located behind the building. The Applicant has assured Staff that the children will not be permitted to loiter outdoors in this location, as they do at the current location. Further, there will be no conversion of outdoor space to a play/social area (Condition #14).

The building was originally built as an office building and does not have open spaces inside the building. As part of the tenant improvements, Staff has conditioned in the draft resolution for the Applicant to check with the City's Building Division to make sure that the unit can be safely transformed into the space the Applicant has designed. Staff will add protective measures to the conditions such as video surveillance cameras and enhanced parking lot lighting (Condition #10) to alleviate safety concerns.

As a note of clarification, the trash enclosure for both properties is shared on the site of the larger building. In addition, it can be noted that there is a garage door on the back of this building that has been sealed and converted into a wall.

Findings

In order to approve a CUP, the Planning Commission must hold a public hearing and make findings of support for the proposed project. Here are the findings with the Staff-suggested responses to each finding:

- A. The proposed use is consistent with the General Plan and any applicable specific plan;

Staff response: This unit is not in a Specific Plan area. The General Plan designation for the parcel is "Retail Business" and the use is consistent with such a designation. The Open Space, Recreation, and Conservation Element, Action 1.13, *Youth Center*, states that Prior to extending the lease agreement with the Youth Center, assess the potential use of this city-owned facility by the city for the purposes of public recreation. This move of location would fulfill this action.

- B. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Code and the Municipal Code;

Staff response: Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow a "Commercial Recreation—Indoors" use in the General Commercial (C-G) zoning district. A Conditional Use Permit (CUP) does not automatically denote that the use is appropriate for all

locations. A CUP asks that the use be carefully considered for its fit in any particular location. Certain conditions of approval have been added to the resolution to alleviate safety concerns and to ensure that the use is appropriate for this location.

C. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;

Staff response: This proposed location is in the General Commercial (C-G) zone. The area and building are appropriate for the Youth Center.

D. The site is physically suitable in terms of:

1. Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;

Staff response: The building on this parcel was constructed years ago, and all of the previously mentioned characteristics were designed to meet the development standards that were current at the time for a commercial building. The proposed Youth Center move will operate entirely within the walls of the existing building. The applicant has prepared and submitted a professional parking study that concludes off-street parking onsite is adequate to accommodate the proposed use. If this use were to be approved, Interior tenant improvements would be reviewed by the City's Building Department and the Orange County Fire Authority for compliance with building and safety standards for the structure.

2. Streets and highways are adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;

Staff response: The unit proposed for this business in this office building was originally built to meet the codes of the time. All access, as well as emergency access were designed to meet that year's current access standards for an industrial building, and have been upgraded from time to time through the years, therefore, the streets are adequate for public and emergency vehicle access.

3. Public protection services (e.g., fire protection, police protection, etc.);

Staff response: This unit in the General Commercial Zone has historically been served by public protection services without interruption. For safety measures, Staff will add conditions for this to the Resolution.

4. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).

Staff response: This unit in the General Commercial Zone has historically been served by adequate utility services without interruption.

E. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

Staff response: This is a location with no other tenants in the same building. This use is for the care of children in off school hour times and is a public convenience, with the health, interest, safety, and general welfare of the City integral to its mission. Safety conditions are added to the resolution, if approved, to increase the safety of the unit for this use. These conditions concern adequate lighting, security cameras, signs noting that children are present, and no loitering, as can be seen in conditions 10 through 15.

RECOMMENDATION

The Los Alamitos Youth Center has been a part of Los Alamitos for several years and has become an important part of the community. Staff would like to see the organization continue operating within the City. Staff has reviewed the proposal for consistency with the General Plan and Los Alamitos Municipal Code, as well as potential impacts, such as compatibility with surrounding land uses, and believes that affirmative findings can be made for the proposed CUP.

Attachments:

1. *Applicant Description*
2. *Site and floor plan*
3. *Parking Study*
4. *Draft Resolution 2022-01*

Project Description

The Youth Center would like to apply for the Conditional Use Permit for the property located at 10761 Los Alamitos Blvd. Los Alamitos, CA 90720.

The 2,200 sq. ft. building will be a great home for The Youth Center, a local nonprofit established in 1952 in the city of Los Alamitos. It will provide sustainability for the Youth Center and will allow us to keep our doors open for many years to come.

This property is located only 0.3 miles away from the Oak Middle School and will allow students to walk safely to our facility for afterschool care and homework support Monday to Friday from 2:30 p.m. to 6 p.m.

We continue to develop partnerships in the community and provide programs at different locations like the Los Alamitos High School, Ganahl Lumber, Rossmoor Park, and Rush Park. This building will be our permanent home with offices for 4 staff members and offer a small indoor recreation room and homework support room for elementary and middle school students. Children are being picked up by parents anytime between 4 and 6 p.m. and stay less than two minutes in the parking lot. Our program registrations are 100% online which eliminates the need for parents to enter our facility. Committee meetings and board meetings are hybrid and have very few members attending in person. No public is invited to these meetings. Our regular in-person Board Meetings are held at Ganahl Lumber conference room for the past 10 years. For very small fundraising events at this location we will limit amount of guests and would provide shuttle or uber. Most of our fundraising events are held at different venues like Golf Tournament, Annual Gala, or Christmas Tree Lot. Our Christmas Tree Lot allows us to generate tax revenue for the city every year and is located across the street from this property.

The Youth Center will help increase visibility for many local shops and restaurants as parents drive to and from this facility. Our programs allow parents to eat and shop in the city while their kids are in our care. For almost 70 years, we have provided services for local families which have proven to be a staple in this community. Please consider our Conditional Use Permit to continue to provide services for youth.

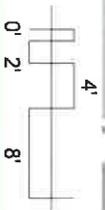
Existing use of Property

This Property is currently occupied by Jason Von Arx, a Farmers Insurance Agent, who provides insurance coverage for different needs.



1 LEVEL 1 - FLOOR PLAN/ SITE PLAN

SCALE: 3/32" = 1'-0"





January 7, 2022

Ms. Lina Lumme, CEO
THE YOUTH CENTER
10909 Oak Street
Los Alamitos, California 90720

RE: The Youth Center Project Parking Analysis
Project No. 19463

Dear Ms. Lumme:

Ganddini Group, Inc. is pleased to provide this parking analysis for the proposed The Youth Center Project. The purpose of this parking study is to determine if adequate off-street parking is expected to be provided at the project site for future conditions.

This report summarizes our methodology, analysis, and findings. Although this is a technical report, effort has been made to write the report clearly and concisely. A glossary is provided within Appendix A to assist the reader with terms related to parking/transportation planning.

PROJECT LOCATION

The project site located on the north side of Katella Avenue and west side of Los Alamitos Boulevard, addressed at 10761 Los Alamitos Boulevard (APN 242-193-15) and 10771/10773/10775 Los Alamitos Boulevard (APN 242-193-14) in the City of Alamitos, California. Figure 1 shows the project location map. For purposes of this study, 10761 Los Alamitos Boulevard is referred to as Building A and 10771/10773/10775 Los Alamitos Boulevard is referred to as Building B.

The project site is currently developed with one commercial building on each parcel totaling approximately 5,334 square feet. Building A is currently occupied by an insurance agency and Building B is currently occupied by a massage/spa and an optometry business. The project site currently provides 6 parking spaces for Building A, including one accessible parking space, and 13 parking spaces for Building B, totaling 19 marked parking spaces subject to an unrecorded shared parking agreement between the two commercial buildings. The shared parking agreement is included in Appendix B.

PROJECT DESCRIPTION

The proposed project involves the relocation of existing operations for The Youth Center, currently located at 10909 Oak Street, to the existing 2,200 square foot Building A at 10761 Los Alamitos Boulevard. The Youth Center is a non-profit organization providing academic support for students at local schools, including after school tutoring, computer work, arts and crafts, and science learning. The project will displace the existing insurance agency at 10761 Los Alamitos Boulevard. The project involves a Conditional Use Permit for "commercial recreation indoor" use. Figure 2 shows the existing project site plan.

CITY OF LOS ALAMITOS MUNICIPAL CODE OFF-STREET PARKING REQUIREMENTS

Table 1 shows the number of off-street parking spaces required for the existing and proposed project site uses in accordance with the City of Los Alamitos Municipal Code ["City Code"]. The City Code off-street parking requirements are included in Appendix C.

As shown in Table 1, the existing project site land uses require a total of 22 parking spaces per City Code. The proposed project use as "commercial recreation indoor" is not specifically identified in the City Code off-street parking requirements; therefore, City Code requirements for the project were determined based on the requirements for tutoring and education centers. As also shown in Table 1, the proposed 2,220 square foot Youth Center would require 11 parking spaces per the City Code. Therefore, the project site would require a total of 24 parking spaces per City Code parking ratios with the proposed project.

Based on the 19 parking spaces currently provided for the project site, the proposed project would result in a deficit of 5 parking spaces per City Code without consideration for the unique parking demand considerations for The Youth Center or shared parking.

THE YOUTH CENTER OPERATIONS & PARKING DEMAND ESTIMATE

The existing Youth Center is currently located at 10909 Oak Street, adjacent to Oak Middle School. The proposed project site will continue to be within walking distance (approximately one-quarter mile) from Oak Middle School.

As described by the project applicant, The Youth Center generally operates Monday through Friday with staff hours ranging from 8:00 AM to 6:00 PM. The following is a summary of The Youth Center staff and typical work hours:

- Director: Monday through Friday from 8 AM – 5 PM (year-round)
- Admin Director: Monday through Friday from 9 AM – 6 PM (year-round)
- Program Director: Monday through Friday from 9 AM – 6 PM (school year)
- Fundraising Director: Monday only from 8 AM – 12 PM
- Additional part time staff are high school students that walk from Los Alamitos High School

Oak Middle School typically ends class at 2:45 PM (except on Wednesday minimum days at 2:10 PM) at which time students walk to The Youth Center arriving shortly before 3:00 PM. The Youth Center anticipates approximately 30 to 35 students at the new location. There is no set class time and students are generally picked up between 3:15 PM and 6:00 PM, at which time there will typically be three full-time staff present in the afternoon. Summer and winter programs are not proposed at the new project site; The Youth Center has a 35+ year partnership with Rossmoor Community Service District to operate summer and school year programs at Rossmoor Park and Rush Park.

Table 2 shows a parking demand estimate for The Youth Center based on the operational information described above. As shown in Table 2, The Youth Center is estimated to have a peak demand of 3 parked vehicles between 8:00 AM and 3:00 PM (i.e., prior to student arrivals) and a peak demand of 6 parked vehicles between 3:00 PM and 6:00 PM as derived from operational information provided by the project applicant. Therefore, the 6 parking spaces provided for Building A are anticipated to provide sufficient on-site parking for the proposed project without consideration for shared parking with Building B.

PARKING OCCUPANCY SURVEYS

The total of 24 parking spaces required per City Code represents the sum of the City Code requirements for each individual land use. Since the project site includes a mix of land uses that may generate parking demands on different days or at different times of day, it is possible for one parking space to be shared by more than one individual land use, thus resulting in the need for fewer parking spaces than may be required by the sum of City Code requirements. Parking occupancy surveys were conducted to determine the degree of shared parking occurring for existing uses at the project site.

The number of parked vehicles at the project site was observed and documented in 15-minute intervals from 2:00 PM to 6:00 PM on Thursday, December 16, 2021. The observation periods were determined in consultation with City staff and generally represent the busiest hours for The Youth Center in terms of anticipated parking demand.

Table 3 shows a summary of the parking occupancy surveys. As shown in Table 3, the maximum parking demand observed at the overall project site was 4 parked vehicles from approximately 2:00 PM to 2:45 PM.

Should the actual parking demand for The Youth Center exceed the estimate derived from the operational information provided, additional on-site parking is available via shared parking with the adjacent Building B. Based on a total of 11 parking spaces required per City Code for The Youth Center plus the measured peak demand of 4 parked vehicles generated by existing uses, Buildings A and B are forecast to generate a total peak demand of 15 parking spaces with the project. Therefore, the overall project site is anticipated to provide sufficient on-site parking to accommodate the proposed project based on the existing shared parking supply of 19 parking spaces.

PARKING LAYOUT & ADA STANDARDS

The shared parking agreement identifies 19 parking spaces provided for the properties located at 10761, 10771, 10773, and 10775 Los Alamitos Boulevard. This appears to count the northernmost parking space adjacent to Building B (10771/10773/10775 Los Alamitos Boulevard) which is not clearly striped on both sides. Exclusion of this unmarked parking space would result in a shared parking supply of 18 parking spaces, which would still provide adequate parking capacity with the proposed project.

The Americans with Disabilities Act (ADA) requires one van-accessible parking space for parking facilities that provide between 1 and 25 parking spaces. The ADA does include safe harbor provisions such that existing facilities do not require modifications to current standards until a parking lot undergoes a planned alteration, such as re-striping or re-surfacing. Since the property for Building B itself is not currently proposed to be modified, the parking lot for Building B does not appear to require modification to comply with current ADA standards, however, the City of Los Alamitos public works and/or attorney's office should verify whether safe harbor provisions apply to this project.

Currently, Building B does not provide any ADA parking spaces but has access to the ADA parking space provided for Building A via the unrecorded shared parking agreement. Since any future parking lot modifications would require Building B to provide one van-accessible parking stall and Building A may require shared parking for other future uses, it may be advantageous for the properties to formally record the shared parking agreement with the City. This is not to be construed as a recommendation and other factors such as the effects on property values should be considered.

Ms. Lina Lumme, CEO
THE YOUTH CENTER
January 7, 2022

Ultimately, formal recordation of the shared parking agreement is not necessary for the property located at 10761 Los Alamitos Boulevard (APN 242-193-15) to accommodate the estimated peak demand of 6 parked vehicles associated with the proposed project.

CONCLUSIONS

The proposed 2,220 square foot Youth Center would require 11 parking spaces per the City Code.

The Youth Center is estimated to have a peak demand of 3 parked vehicles between 8:00 AM and 3:00 PM (i.e., prior to student arrivals) and a peak demand of 6 parked vehicles between 3:00 PM and 6:00 PM as derived from operational information provided by the project applicant. Therefore, the 6 parking spaces provided for Building A are anticipated to provide sufficient on-site parking for the proposed project without consideration for shared parking with Building B.

Based on a total of 11 parking spaces required per City Code for The Youth Center plus the measured peak demand of 4 parked vehicles generated by existing uses, Buildings A and B are forecast to generate a total peak demand of 15 parking spaces with the project. Therefore, the overall project site is anticipated to provide sufficient on-site parking to accommodate the proposed project based on the existing shared parking supply of 19 parking spaces.

It has been a pleasure to assist you with this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100.

Sincerely,

GANDDINI GROUP, INC.
Giancarlo Ganddini, PE, PTP | Principal Traffic Engineer
Po Leung | Transportation Planner





Figure 1
Project Location Map

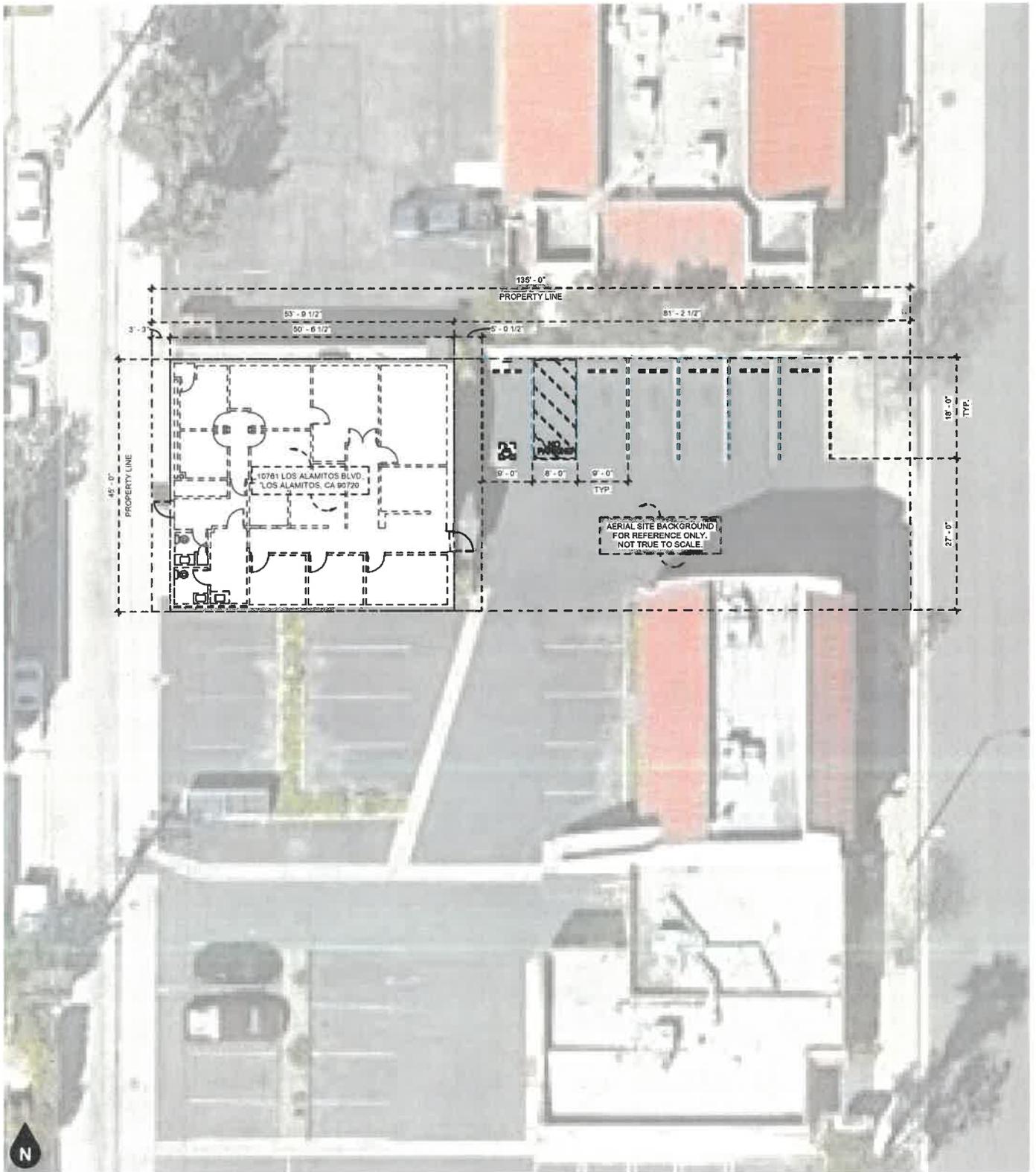


Figure 2
Site Plan

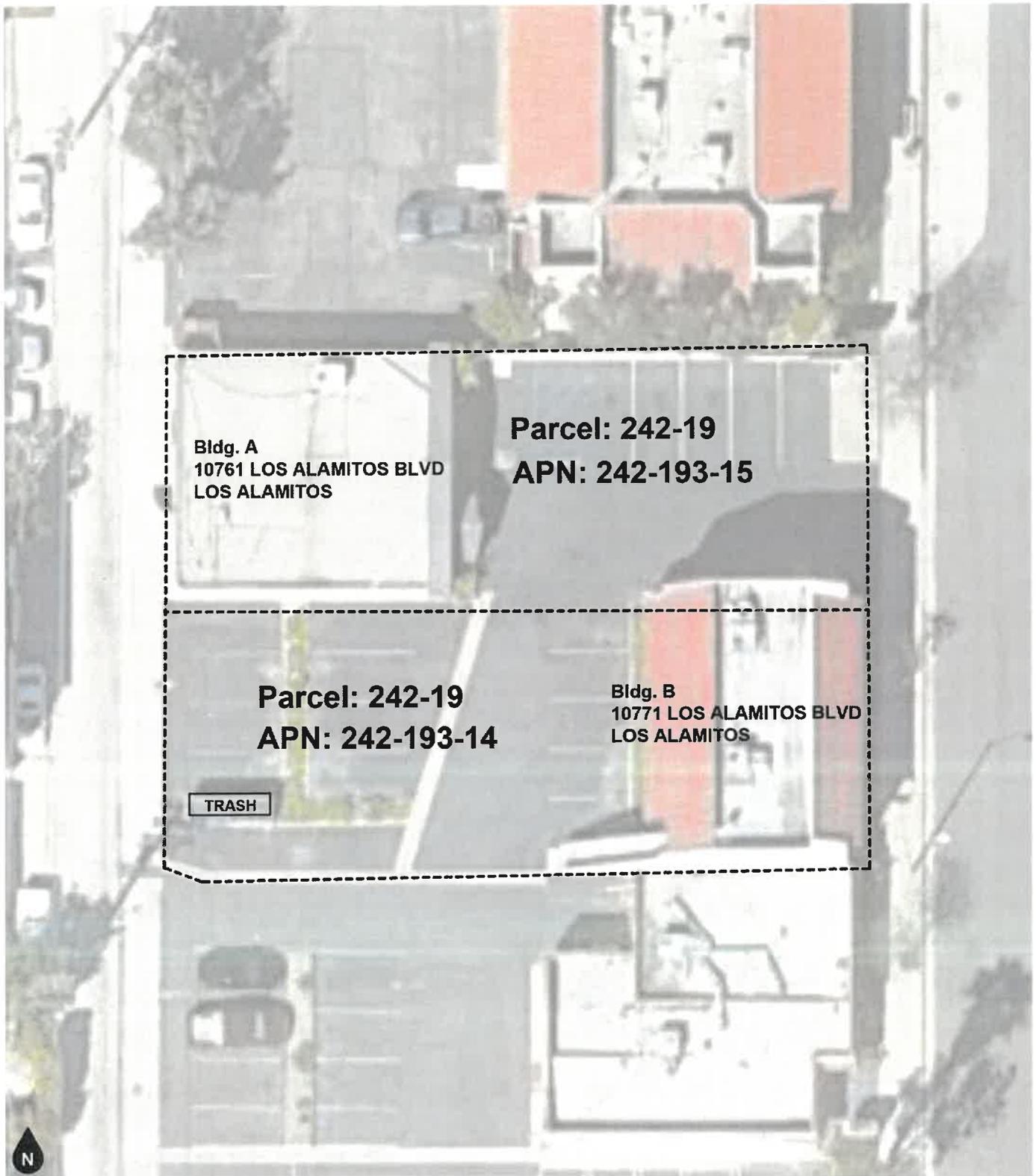


Figure 3
Parking Zone Map

Table 1
Municipal Code Off-Street Parking Requirements

Land Use	Quantity	Units ¹	Municipal Code Parking Ratio ²	Number of Parking Spaces
EXISTING:				
Building A: Insurance Agency	2,200	SF GFA	1.0 space : 250 SF	9
Building B: Optometry & Glasses Store	2,093	SF GFA	1.0 space : 250 SF	9
Building B: Massage and Spa	1,041	SF GFA	1.0 space : 300 SF	4
TOTAL EXISTING	5,334	SF GFA		22
PROPOSED:				
Building A: Youth Center	2,200	SF GFA	1.0 space : 200 SF	11
Building B: Optometry & Glasses Store	2,093	SF GFA	1.0 space : 250 SF	9
Building B: Massage and Spa	1,041	SF GFA	1.0 space : 300 SF	4
TOTAL PROPOSED	5,334	SF GFA		24

Notes:

1. SF GFA = Square Feet of Gross Floor Area
2. City of Los Alamitos Municipal Code, Section 17.22.030. Required Parking Spaces.
3. Office, Business and Professional require 1 parking space per 250 square feet of gross floor area. General Retail Sales require 1 parking space per 250 square feet of gross floor area. General and Restricted Personal Services require 1 parking space per 300 square feet of gross floor area. Tutoring and Education Centers require 1 parking space per 200 square feet of public or instruction area. Commercial Recreation requires 1 parking space per 200 square feet of indoor space, plus 1 parking space per 500 square feet of outdoor space.

Table 2
The Youth Center Parking Demand Estimate based on Operational Information

Time	No. of Students on Site	No. of Students Picked Up ¹	Parking Demand for Student Pick-Up ²	Staff Parking Required ³	Total Parking Demand
8:00 AM-9:00 AM	0	0	0	1	1
9:00 AM-3:00 PM	0	0	0	3	3
3:00 PM-3:15 PM	35	0	0	3	3
3:15 PM-3:30 PM	35	3	3	3	6
3:30 PM-3:45 PM	32	3	3	3	6
3:45 PM-4:00 PM	29	3	3	3	6
4:00 PM-4:15 PM	26	3	3	3	6
4:15 PM-4:30 PM	23	3	3	3	6
4:30 PM-4:45 PM	20	3	3	3	6
4:45 PM-5:00 PM	17	3	3	3	6
5:00 PM-5:15 PM	13	4	4	2	6
5:15 PM-5:30 PM	9	4	4	2	6
5:30 PM-5:45 PM	5	4	4	2	6
5:45 PM-6:00 PM	1	4	4	2	6

Notes:

1. With no set class time, students are typically picked up between 3:15 PM and 6:00 PM. Assuming a maximum of 35 students, this equates to approximately 3-4 students picked up every 15 minutes.
2. To provide a conservative assessment, the analysis assumes one vehicle is parked for the 15-minute duration for each student picked up. In reality, each vehicle is only anticipated to be parked for no more than 3 minutes while picking up a student.
3. Director work hours are from 8 AM - 5 PM. Admin Director and Program Director are from 9 AM - 6 PM. According to the project applicant, the administrative director lives within walking distance and would not drive a vehicle. To provide a conservative assessment, each staff person is assumed to generate demand for one parking space during their work hours.

Table 3
Observed Project Site Parcel 242-193-15 & Parcel 242-193-14 Parking Occupancy Summary

Time Period	Number of Parked Vehicles		
	Building A (APN 242-193-15)	Building B (APN 242-193-14)	Total
2:00 PM - 2:15 PM	0	4	4
2:15 PM - 2:30 PM	0	4	4
2:30 PM - 2:45 PM	0	4	4
2:45 PM - 3:00 PM	0	3	3
3:00 PM - 3:15 PM	0	3	3
3:15 PM - 3:30 PM	0	3	3
3:30 PM - 3:45 PM	0	3	3
3:45 PM - 4:00 PM	0	3	3
4:00 PM - 4:15 PM	0	3	3
4:15 PM - 4:30 PM	0	2	2
4:30 PM - 4:45 PM	1	2	3
4:45 PM - 5:00 PM	0	2	2
5:00 PM - 5:15 PM	0	2	2
5:15 PM - 5:30 PM	0	2	2
5:30 PM - 5:45 PM	0	2	2
5:45 PM - 6:00 PM	0	2	2
Maximum			4

APPENDIX A

GLOSSARY

ACRONYMS AND ABBREVIATIONS

AC	acres
AV	autonomous vehicle
ADT	average daily traffic
Caltrans	California Department of Transportation
CBD	central business district
DU	dwelling unit
GFA	gross floor area
GLA	gross leasable area
ITE	Institute of Transportation Engineers
LOS	level of service
PGM	ITE <i>Parking Generation Manual</i>
TDM	transportation demand management
TNC	transportation network company
TOD	transit-oriented development
TSF	thousand square feet
ULI	Urban Land Institute
VMT	vehicle miles traveled

TERMS

CARPORT: A parking space beneath a solid roof covering, but not fully enclosed.

DRIVEWAY: A short road between the public right-of-way and a garage, carport, or other designated parking area.

GROSS FLOOR AREA: The sum of the horizontal areas of each floor of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, but not including underground parking, uncovered steps or exterior balconies.

GARAGE: A fully enclosed, attached or detached, accessory building for parking of vehicles. Commonly associated with a residential dwelling unit, but may also refer to a parking structure or underground parking.

GATED ACCESS: A vehicular entry/exit point with some form of moveable barrier used for controlling access. Common barriers include automatically or remotely operated gate arms/levers, sliding gates, and swing gates.

OFF-SITE PARKING: A parking area that is not located on the same site as the land use it serves.

PARKING AGREEMENT: An agreement between two or more land owners that specifies the terms of use for shared parking facilities between the involved parties.

PARKING CODE/ORDINANCE: Development standards pertaining to parking provisions as established by the governing jurisdiction. Such parking requirements are typically incorporated in the jurisdiction's municipal/zoning code and specify design standards such as the number of parking spaces required, stall/drive aisle dimensions, and the location of parking facilities. The number of off-street parking spaces required are typically based on a ratio of stalls per land use variable, such as one stall per certain number square feet, students, or seats.

PARKING DEMAND: The number of parked vehicles associated with a land use, or multiple land uses, at a particular point in time.

PARKING LOT: An area containing multiple parking spaces for one or more land uses. In urban and suburban environments, parking lots are typically paved with delineated parking spaces.

PARKING MANAGEMENT PLAN: A specified set of various measures, policies, or programs intended to achieve a more efficient use of parking resources.

PARKING OVERAGE FACTOR: Additional parking supply above the actual or anticipated parking demand. A parking overage factor is typically applied to observed parking demand counts to account for possible day-to-day variations and assure ease of use during peak demand. Jurisdictional codes are generally considered to take such overage factors into account in the established off-street parking requirements.

PARKING SPACE: A paved or unpaved area where a vehicle may be parked, typically located in a parking lot, parking structure, residential garage/driveway, or curbside on a public or private street. A parking space may or may not be delineated by pavement markings.

PARKING STALL: A parking space delineated by pavement markings.

PARKING STRUCTURE: A structure used for parking of vehicles with two or more levels and open sides.

PARKING SUPPLY: The number of parking spaces available for use by a particular land use or multiple land uses.

SHARED PARKING DEMAND: The parking demand at a particular point in time for two or more land uses.

SHARED PARKING (SUPPLY): A parking lot or area where parking spaces may be used by more than one land use. Shopping center parking lots are a common example of shared parking serving various retail, service, and/or restaurant uses.

SUBTERRANEAN PARKING: A parking area located below ground level (i.e., underground parking).

SURFACE PARKING: A parking area at ground level.

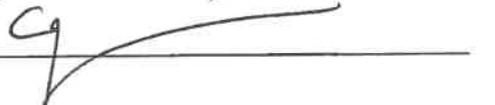
TANDEM PARKING: Two end-to-end parking spaces where one vehicle is parked behind the first, such that a vehicle parked in the second stall must be moved to access the first parking space.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Various measures, policies, or programs intended achieve a more efficient use of transportation resources. Since vehicular roadway capacity is typically the most constrained transportation resource, most TDM measures are geared towards reducing the number of peak-period vehicle trips and incentivizing the use of alternative transportation modes (i.e., ridesharing, car/vanpools, public transit, bicycling, and walking).

APPENDIX B
SHARED PARKING AGREEMENT

Shared Parking Agreement

As owners of the property located at 10761, 10771, 10773, and 10775 Los Alamitos Blvd., Los Alamitos, we hereby agree to share 19 parking spaces.

Owner Signature: 
Date: 11-4-21
Owner Signature: 
Date: 11/4/21
Applicant Signature: _____
Date: _____



APPENDIX C
MUNICIPAL CODE PARKING REQUIREMENTS

Los Alamitos Municipal Code[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 17 ZONING](#)[Division 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS](#)[Chapter 17.22 PARKING AND LOADING](#)**17.22.030 Required Parking Spaces***

* **CodeAlert:** This topic has been affected by Ordinance No. [2021-02](#) and [2021-03](#). To view amendments and newly added provisions, please refer to the [CodeAlert Amendment List](#).

- A. **Minimum Number of Spaces Required.** Each land use shall be provided with at least the number of on-site parking spaces stated in this section and Table 3-05 (Parking Requirements by Use).
- B. **Alternative Parking Standards.** As an alternative to providing the required parking spaces specified in Table 3-05 (Parking Requirements by Use), an applicant may prepare an independent parking study identifying alternative parking demand for the uses proposed. Such study shall be prepared by a licensed traffic engineer or other qualified professional, as determined by the Director. Where no discretionary approval is required for the proposed use, the Director shall have the authority to review the parking study and determine whether alternative parking standards can be applied. Where a Conditional Use Permit or other discretionary action of the Planning Commission is required for the proposed use, the Commission shall have the authority to review the parking study.

Table 3-05: Parking Requirements by Use

Use Classification	Required Parking Spaces
AGRICULTURE	
Agriculture—Commercial Indoor	1 space/2,000 sf of floor or greenhouse area
Community Garden	No spaces required when on-street parking is available immediately adjacent to the garden. If no on-street parking is available, then a minimum of eight spaces.
BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE	
Automated Teller Machines (ATMs)	No requirement
Banks and Credit Unions	1 space/200 sf
Business Support Services	1 space/300 sf
Check Cashing Shops/Payday Loans	1 space/300 sf
Office, Business and Professional	1 space/250 sf
Office, Medical and Dental Office	See Medical and Care Uses
Office, Public Utility Commercial	See Office, Business and Professional
EATING AND DRINKING ESTABLISHMENTS	
Bars, Lounges, and Nightclubs	1 space/75 sf of public area
Food Preparation/Catering (no on-site sales or service)	1 space/1,500 sf of use area plus 1 space/300 sf of office area
Restaurant with Drive-Through Facilities	A. 1 space/100 sf of gross area of the structure up to 5,000 sf, plus 1 space/150 sf of gross structure area in excess of 5,000 sf

Use Classification	Required Parking Spaces
	<p>B. Outdoor dining areas:</p> <p>1) For outdoor dining areas ancillary to indoor dining areas, no parking shall be required for outdoor dining areas 300 sf or less in size. For any outdoor dining area in excess of 300 sf, parking for the outdoor area shall be provided at a ratio of 1 space/150 sf of outdoor dining area</p> <p>2) For uses with no indoor dining area, parking for the outdoor dining area shall be provided as indicated in A above</p>
Restaurant—Full or Limited Service	<p>A. 1 space/75 sf of customer seating area</p> <p>B. Outdoor dining areas:</p> <p>1) For outdoor dining areas ancillary to indoor dining areas, no parking shall be required for outdoor dining areas 300 sf or less in size. For any outdoor dining area in excess of 300 sf, parking for the outdoor area shall be provided at a ratio of 1 space/150 sf of outdoor dining area</p> <p>2) For uses with no indoor dining area, parking for the outdoor dining area shall be provided as indicated in A above</p>
Take-Out Restaurant with No Seating On Site	1 space/300 sf of GFA of structure
INDUSTRY, MANUFACTURING AND PROCESSING, AND WAREHOUSING USES	
Brewery, Winery, or Distillery	1 space/1,000 sf of production space, plus any additional required for associated office, dining, and customer service space
Data Centers	See Warehouse, Wholesaling and Distribution
Hazardous Waste Facilities	See Manufacturing—Light
Food Processing	1 space/1,000 sf of production space, plus any required spaces for dedicated office area
Furniture and Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops (wholesale only)	1 space/1,000 sf of production space, plus any required spaces for dedicated office area
Laboratory—Medical, Analytical, Research, Testing	1 space/1,000 sf of combined laboratory and office space
Laundries and Dry-Cleaning Plants	1 space/1,000 sf of plant space, plus any additional required for associated office and customer service space
Manufacturing—Light	1 space/500 sf
Recycling, Processing Facility	As provided in approved use permit
Recycling, Collection Facility	None required
Research and Development	1 space/1,000 sf of combined assembly/fabrication space (indoor and outdoor) and office space
Storage—Outdoor	As required for primary permitted use

Use Classification	Required Parking Spaces
Storage—Personal	1 space/6,000 sf of combined storage space and business/sales office
Warehouse, Wholesaling and Distribution	1 space/1,000 sf
LODGING	
Homeless Shelter	2 spaces for the facility plus 1 space for each six occupants at maximum allowed occupancy
Hotels and Motels	1 space/guest room, plus any spaces required for conference/meeting facilities and restaurants open to the public
MEDICAL AND CARE USES	
Ambulance Fleet Services	1 space/1,000 sf of indoor space, plus any required spaces for dedicated office area and 1 space for each fleet vehicle
Day Care Homes—Large	2 on-site parking spaces in addition to any spaces required for the primary residential use
Hospital	1.75 spaces/patient bed
Health Facilities, Therapy and Rehabilitation	1 space/400 sf
Office - Medical, and Dental	1 space/200 sf
Residential Care Facilities	0.25 space to 1.5 spaces per unit or room, to be determined by the Planning Commission based on the age of residents, type of transportation facilities provided, and on-site amenities to be provided. The applicant shall submit a study prepared by a City-approved independent consultant that provides justification for the parking proposed
Urgent Care/Clinic	1 space/200 sf
MIXED-USE CLASSIFICATIONS	
Mixed-Use Development	As required for each separate use in the mixed-use development
PUBLIC AND ASSEMBLY USES	
Cultural Institutions	Live Theater: 1 space/3 fixed seats or for every 30 sf of public assembly area where there are no fixed seats All other uses: 1 space/400 sf of public assembly area
Public Assembly Facilities	1 space/3 fixed seats or for every 30 sf of public assembly area where there are no fixed seats
Places of Religious Assembly	1 space/3 fixed seats or for every 30 sf of public assembly area where there are no fixed seats, plus any additional required for ancillary uses such as classrooms
Schools, Private	1 space/5 seats, but not less than 1 space/30 sf
Trade and Vocational Schools	0.75 spaces/employee plus 0.75 spaces/student at maximum enrollment
Tutoring and Education Centers	1 space/200 sf of public or instruction area
RECREATION AND ENTERTAINMENT	
Arcade (Electronic Game Center)	1 space/250 sf
Commercial Recreation—Indoor and Outdoor	1 space/200 sf of indoor space, plus 1 space/500 sf of outdoor space
Entertainment, Indoor	As provided in approved use permit
Health/Fitness Facilities	1 space/200 sf
Theaters	1 space/3 fixed seats or for every 30 sf of public assembly area where there are no fixed seats

Use Classification	Required Parking Spaces	
RESIDENTIAL		
Accessory Dwelling Unit	1 space (see Section 17.28.020(F) regarding parking for ADUs)	
Live/Work Unit	2 covered spaces per unit, plus one customer space, which can be in a driveway	
Mobile Home Parks	2 covered tandem parking spaces/dwelling unit, plus 0.5 space/dwelling unit for guest parking	
Multi-Family Dwellings		
Studio	1.5 spaces/unit	<p>In addition:</p> <ul style="list-style-type: none"> • Project with 4 or fewer units: A minimum of 1 unassigned, designated guest space • Project with 5 or more units: A minimum of 0.33 unassigned designated guest spaces per unit • Plus, where a common recreation room is provided, 2 spaces <p>The total number of parking spaces required is determined by the aggregate number of units within the project as a whole</p>
One-Bedroom Unit	2 spaces/unit	
Two-Bedroom Unit	2.75 spaces/unit	
Three-Bedroom Unit	3.5 spaces/unit	
Four-Bedroom Unit and Larger	4 spaces/unit for 4-bedroom unit 0.5 additional parking spaces for each additional bedroom in excess of the first 4 bedrooms	
Affordable Housing Developments (moderate income and below)	1 space for each studio 1 space for each affordable 1-bedroom unit 2 spaces for each affordable dwelling unit with 2+ bedrooms, regardless of the number of bedrooms	
Senior Residential Housing Projects	1.1 spaces/unit	
Single-Family Dwelling	2 covered spaces for each dwelling unit for units with up to 4 bedrooms. For units with 5 or more bedrooms, 3 covered spaces	
RETAIL USES		
Alcohol Sales, Off-Sale	1 space/250 sf	
Animal Retail Sales	1 space/250 sf	
Building Materials and Services—Indoor	1 space/1,000 sf of indoor space	
Building Materials and Services—Outdoor	1 space/1,500 sf of outdoor space	
Convenience Store	1 space/200 sf	
Nurseries and Garden Centers—Indoor Sales Only	1 space/500 sf of floor area	
Nurseries and Garden Centers—Indoor and Outdoor Sales	1 space/500 sf of floor area, plus 1 space per 2,000 sf of outdoor display area	
Produce Stand	1 space/300 sf gross floor area	
Recreational Equipment Rentals—Indoor Only	See Retail Sales—General	
Retail Sales—General (including shopping centers and grocery stores) and Restricted	1 space/250 sf	
Secondhand Stores	See Retail Sales—General and Restricted	

Use Classification	Required Parking Spaces
Vehicle Sales and Rental	1 space/300 sf of office area, plus 1 space/500 sf of parts/sales/service area, plus 1 space/2,000 sf of outdoor sales area
SERVICES USES	
Animal Care and Services	
Animal Boarding/Kennels	1 space/1,000 sf of indoor area
Animal Grooming	1 space/250 sf
Veterinary Services, Large Animal	1 space/500 sf of indoor area
Veterinary Services, Small Animal	1 space/300 sf of indoor area
Funeral Parlors and Interment Services	1 space/3 fixed seats in assembly areas or for every 20 sf of seating area where there are no fixed seats, plus 1 space/400 sf of floor area outside the assembly area
Instructional Services	1 space/250 sf
Maintenance and Repair Services—Indoor	1 space/600 sf, plus 1 space for each fleet vehicle
Personal Services—General and Restricted	1 space/300 sf
Moving Companies, Storage Allowed	1 space/1,000 sf
Social Service Facilities	See Office, Business and Professional
Vehicle Repair and Services	
Service Station	4 spaces/service bay, if service bays are included on site 1 space/250 sf of any retail on site
Vehicle Washing/Detailing	1 space/250 sf of any indoor sales, office, or lounge areas
Vehicle Service, Major and Minor	1 space plus 4 spaces/service bay, plus 1 space/250 sf of any retail or office on site
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES	
Light Fleet Services	1 space/1,000 sf of indoor space, plus any required spaces for dedicated office area, plus 1 space/fleet vehicle
Public Safety Facilities	1 space/500 sf
Utilities Facilities	
Facilities with On-Site Staff	1 space/1,500 sf of indoor area
Facilities with No On-Site Staff (no staff)	No requirement

(Ord. 19-03 § 3, 2019; Ord. 18-04 § 2, 2018; Ord. 17-08 § 3, 2017; Ord. 14-03 § 6, 2014; Ord. 13-04 § 5, 2013; Ord. 688 § 1, 2006)

View the [mobile version](#).

Attachment 4

PC RESOLUTION NO. 2022-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 21-04 FOR A COMMERCIAL RECREATION – INDOORS USE IN THE GENERAL COMMERCIAL (C-G) ZONE AT A 22,000 SQUARE FOOT UNIT AT 10761 LOS ALAMITOS BLVD., APN 242-193-15 (APPLICANT: LINA LUMME, LOS ALAMITOS YOUTH CENTER).

WHEREAS, on March 3, 2021, a complete application for a Conditional Use Permit (CUP 21-04) requesting City approval of a Commercial Recreation - Indoors use at 10761 Los Alamitos Blvd. in the General Commercial (C-G) zoning district; and,

WHEREAS, the application constitutes a request under Section 17.32.030 (Conditional Use Permits - Application Requirements) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on December 8, 2021; 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 DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission finds that the above recitals are true and correct.

SECTION 2. Conditional Use Permit 21-04, to request approval of a Commercial Recreation - Indoors use at 10761 Los Alamitos Blvd. in the General Commercial (C-G) zoning district, is hereby approved based upon the following findings as required by LAMC Section 17.32.070:

A. The proposed use is consistent with the General Plan and any applicable specific plan; This unit is not in a Specific Plan area. The General Plan designation for the parcel is "Retail Business" and the use is consistent with such a designation. The Open Space, Recreation, and Conservation Element, Action 1.13, *Youth Center*, states that Prior to extending the lease agreement with the Youth Center, assess the potential use of this city-owned facility by the city for the purposes of public recreation. This move of location would fulfill this action.

B. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Code and the Municipal

Code; Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow a “Commercial Recreation—Indoors” use in the General Commercial (C-G) zoning district. A Conditional Use Permit (CUP) does not automatically denote that the use is appropriate for all locations. A CUP asks that the use be carefully considered for its fit in any particular location. Certain conditions of approval have been added to the resolution to alleviate safety concerns and to ensure that the use is appropriate for this location.

C. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity; This proposed location is in the General Commercial (C-G) zone. The area and building are appropriate for the Youth Center.

D. The site is physically suitable in terms of:

1. Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood; The building on this parcel was constructed years ago, and all of the previously mentioned characteristics were designed to meet the development standards that were current at the time for a commercial building. The proposed Youth Center move will operate entirely within the walls of the existing building. The applicant has prepared and submitted a professional parking study that concludes off-street parking is adequate to accommodate the proposed use. Any interior tenant improvements will be reviewed by the City’s Building Department and the Orange County Fire Authority for compliance with building and safety standards for the structure.

2. Streets and highways are adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access; The unit proposed for this business in this office building was originally built to meet the codes of the time. All access, as well as emergency access were designed to meet that year’s current access standards for an industrial building, and have been upgraded from time to time through the years, therefore, the streets are adequate for public and emergency vehicle access.

3. Public protection services (e.g., fire protection, police protection, etc.); This unit in the General Commercial Zone has historically been served by public protection services without interruption. For safety measures, Staff has added conditions for this to this Resolution.

4. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.); This unit in the General Commercial Zone has historically been served by adequate utility services without interruption.

E. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located. This is a location with no other tenants in the same building. This use is for the care of children in off school hour times and is a public convenience, with the health, interest, safety, and general welfare of the City integral to its mission. Safety conditions are added to the resolution, if approved, to increase the safety of the unit for this use. These conditions concern adequate lighting, security cameras, signs noting that children are present, and no loitering, as can be seen in conditions 10 through 15.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit (CUP) 21-04 subject to the following conditions:

Planning

1. Approval of this application is to allow a Commercial Recreation - Indoors use at 10761 Los Alamitos Blvd. in the General Commercial (C-G) zoning district, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 21-04 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the

amendment may be approved by the Development Services Director without requiring a public meeting.

2. Failure to satisfy and/or comply with the conditions herein may result in revocation of this approval by the Planning Commission and/or City Council.
3. The applicant and the applicant's successors in interest, if any, shall be fully responsible for knowing and complying with all conditions of approval.
4. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement.

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

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

5. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.
6. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision

to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

7. The property owner/applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of **any** permits.
8. Applicant shall comply with applicable City, County, and/or State regulations.
9. Any signs shall comply with the provisions under Chapter 17.26 of the Los Alamitos Municipal Code or the Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Development Services Director.
10. Prior to obtaining a certificate of occupancy and opening for business, the Applicant shall insure that lighting in the parking lots and at building exits are well lit to a 1.5 foot-candle (minimum) and 4.0 foot-candle (maximum) during operating hours. Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid the harsh contrasts in lighting levels between the project site and adjacent properties.
11. Signage concerning the presence of children in the area shall be posted where alley drivers can view the signage, to the satisfaction of the Development Services Director.
12. The Applicant shall, at a minimum, install high definition security cameras that cover all entry doors to the health/fitness facility as well as others looking out from the building to fully cover the parking lot.
13. No loitering by children may be permitted out of doors on the property.
14. No out-of-door areas on this parcel shall be converted to an outdoor play or gathering space for the children.
15. Signage shall be posted in the alley and parking lot warning drivers that children are present.
16. The facility shall not be rented out for events by non-Youth Center groups.
17. Parking in the alley is not permitted at any time.

18. A bike rack shall be installed for the use of Youth Center employees and children.
19. No outdoor storage facility shall be constructed out of doors.
20. No benches, or other gathering areas shall be installed out of doors.
21. If at any time in the future the Development Services Director determines, in his or her sole discretion, that an updated parking and circulation study is necessary to address parking and/or circulation insufficiencies, issues, complaints, or problems relative to ensuring adequate parking and circulation on the subject property in connection with this Permit, the Applicant shall, at its sole cost and expense, be responsible for the cost of a parking and circulation study prepared by a licensed consultant selected by the City. The Applicant shall, at its sole cost and expense, be responsible for implementation of any reasonable mitigation measures deemed appropriate by the Development Services Director related to such impacts based on the findings of such study.

Police Department

None.

Building Department

22. Applicant shall provide full tenant improvement plans that comply with the latest City-adopted California Building Code to the Building and Safety Department before beginning any construction.

Orange County Fire Authority

23. 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 OCF A "Plan Submittal Criteria Form"
- fire sprinkler system (service codes PR400-PR465) if modified, provided voluntarily, or required by code. Prior to concealing interior construction:
- fire alarm system (service code PR500-PR520) if modified, provided voluntarily, or required by code.

Temporary/Final Occupancy Inspections:

Prior to issuance of temporary or final certificate of occupancy, all OCF A inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

SECTION 4. The decision of the Planning Commission is subject to a ten-day appeal period as specified in Chapter 17.60 of the Los Alamitos Municipal Code, after which such decision becomes final.

SECTION 5. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same and shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 26th day of January, 2022.

Chair

ATTEST:

Ron Noda, Secretary

APPROVED AS TO FORM:

Michael Daudt, City Attorney

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

I, Ron Noda, 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 26th day of January 2022, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ron Noda, Secretary

From: [2CHICAGO](#)
To: [PlanningCommission](#)
Cc: meltmassagespa@gmail.com
Subject: PUBLIC COMMENT #8E JAN 26 2022
Date: Wednesday, January 26, 2022 4:08:51 PM

Re: public hearing item:

#8 E. Conditional use permit (CUP) 21-04.

A request to allow a commercial recreation – indoors use in the general commercial (C -G) zone.

My name is Carlita Johnson (a.k.a. CJ), and I am the owner of Melt Massage & Spa located at 10775 Los Alamitos Blvd. in the city of Los Alamitos.

At the last meeting in December 2021, which was continued to today, January 26, 2022, I attended with little understanding or knowledge as to who the applicant/owner of the Youth Center was. I was not sure if it was a city owned entity or a private individual/business as the applicant. I now understand that the City of Los Alamitos is not the owner/applicant, and I want to have some of my concerns on the record of this meeting.

In December 2021, I sent the Planning Commission an email expressing in detail, my concerns and objections to allowing the approval of this CUP request. I request that this prior email be made a part of this submittal.

As all of you know, I have been in business in the city of Los Alamitos for approximately four years. I have been a great asset to this community, have won numerous awards from US house of representatives, the state of California, and the County of Orange. I have never had a complaint or violation with the city of Los Alamitos or The community of Los Alamitos.

However, I have been told that the Seller of the property, (whom has no vested interests in making me aware of their conversation with the Buyer of the property) that upon his conversations with the Applicant,

that the Applicant informed him that she had intentions on having me “red flagged“ with the city. Now, I understand that the city does not even use such language

I view the Applicants comments as an indirect threat to my business and an act of hostility. With this knowledge, I would like to go on record and say that should any complaints whether directly or indirect from the applicant or any representative of the applicants business make a claim against me or my business, it should be considered frivolous, false and must be investigated by the City of Los Alamitos.

I am all for a youth community center. However, considering the location of pending youth center, I don't believe that this is the best area for the youth center to be located. That being between a very busy Katella Ave and a very busy alley. In addition, there may be an issue with parents having their children in such proximity to my business, as they can be very noisy. I do not want this to be a potential problem in the future.

Therefore and among several other reasons, I feel a different location with less traffic will be more suitable for a youth center.

Respectfully submitted,
Carlita Johnson
Melt Massage and Spa, Inc.
Los Alamitos, CA