CITY OF LOS ALAMITOS
Council Chamber
3191 Katella Ave., Los Alamitos CA 90720

PLANNING COMMISSION AGENDA
REGULAR MEETING

Wednesday, July 27, 2022 – 7:00 PM

SAFETY ALERT – NOTICE REGARDING COVID-19

If you wish to attend the Planning Commission meeting in person, the Council Chamber located at 3191 Katella Ave., Los Alamitos, California 90720, will have seating for this meeting and the public shall have the right to observe and offer public comment at this location. The City of Los Alamitos continues to follow the Centers for Disease Control and Prevention (CDC) guidelines and these provisions are subject change with short notice.

While you may attend this meeting in person, given the health risks associated with COVID-19, please be advised that you may submit comments on any agenda item or on any item not on the agenda by email to planningcommission@cityoflosalamitos.org with the subject line "PUBLIC COMMENT". Comments received by 4:00 p.m. will be compiled, 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.

Please consider carefully before attending this meeting in person and do not attend this meeting in person if you have had direct contact with someone who has tested positive for Coronavirus (COVID-19), or you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

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 DeBolt
Vice Chair Loe
Commissioner Andrade
Commissioner Cuilty
Commissioner Grose
Commissioner Sofelkanik

Commissioner Zellmer

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. CONSENT CALENDAR

All Consent Calendar items may be acted upon by one motion unless a Planning Commissioner requests separate action on a specific item.

A. Findings Required by AB 361 for the Continued Use of Teleconferencing for Meetings

For the Planning Commission to continue to have the option to meet via teleconference during the pandemic, AB 361 requires the Planning Commission to make specific findings at least every thirty (30) days.

Recommendation:

Make the following findings by a majority vote of the Planning Commission:

1. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;
2. The Planning Commission has reconsidered the circumstances of the state of emergency; and
3. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

6. PUBLIC HEARING

A. Site Development Permit (SDP) 21-03

Consideration of a Site Development Permit application (SDP 21-03) proposing the installation of two 960 square feet modular classroom structures for St. Hewdig Catholic Church located at 3591 Orangewood Avenue, APN 130-741-11 (Tuan Nguyen, Josephs A+ Builders).

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,

3. Adopt Resolution 2022-08, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A SITE DEVELOPMENT PERMIT (SDP) 21-03 FOR THE INSTALLATION OF TWO 960 SQUARE FOOT (EACH) MODULAR CLASSROOM STRUCTURES IN THE COMMUNITY FACILITIES (C-F) ZONE AT 3591 ORANGEWOOD AVENUE, APN 130-741-11 (APPLICANT: TUAN NGUYEN, JOSEPHS A+ BUILDERS).”

B. Conditional Use Permit (CUP) 22-03

Consideration of a Conditional Use Permit (CUP 22-03) to allow a secondhand store to be permitted at 10582 Los Alamitos Blvd. in the General Commercial (C-G) Zoning District. This is to permit due to the relocation of “Play It Again Sports” from a prior location in the City at 4141 Katella Avenue.

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adoption of Resolution No. 2022-09, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-03 TO OPERATE A 3,000 SQUARE FOOT SECONDHAND SHOP IN A COMMERCIAL BUILDING AT 10582 LOS ALAMITOS BLVD., IN THE GENERAL-COMMERCIAL (C-G) ZONING DISTRICT, APN 242-242-01. (APPLICANT: WILLIAM A. PHILLIPS).”

C. Consideration of a Resolution of Recommendation to the City Council for Adoption of a Negative Declaration Pursuant to the California Environmental Quality Act (CEQA) and Approval of a Draft Comprehensive Update of the City’s Housing Element for the Reporting Period of 2021-2029 (GPA 21-01)

The Planning Commission will consider a resolution of recommendation to the City Council for adoption of a Negative Declaration pursuant to the California Environmental Quality Act and approval of a draft comprehensive update of the City’s Housing Element for the reporting period of 2021-2029.

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Adopt Resolution No. 2022-07, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RESCINDING PLANNING COMMISSION RESOLUTION NO. 2022-04 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION, AND APPROVE GENERAL PLAN AMENDMENT 21-01, UPDATING THE LOS ALAMITOS HOUSING ELEMENT (2021-2029).”

7. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

8. COMMISSIONER REPORTS

9. 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 $1,101.00 (resident)/ $2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 and Fee Resolution No. 2022-11.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the Los Alamitos City Hall, 3191 Katella Ave. and online at www.cityoflosalamitos.org not less than 72 hours prior to the meeting.



_____

Maria Veronica Enciso
Department Secretary
Date: 07/21/2022

City of Los Alamitos

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 27, 2022 **ITEM NUMBER: 5A**

To: **Chair DeBolt & Members of the Planning Commission**

Presented By: **Michael Daudt, City Attorney**

Subject: **Findings Required by AB 361 for the Continued Use of Teleconferencing for Meetings**

SUMMARY

For the Planning Commission to continue to have the option to meet via teleconference during the pandemic, AB 361 requires the Planning Commission to make specific findings at least every thirty (30) days.

RECOMMENDATION

Make the following findings by a majority vote of the Planning Commission:

1. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;
2. The Planning Commission has reconsidered the circumstances of the state of emergency; and
3. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

BACKGROUND

Assembly Bill 361 (AB 361) was signed into law by the Governor on September 16, 2021. A portion of AB 361 enacted amendments to California Government Code section 54953 regarding teleconference meetings. Those amendments authorize local agencies, like the City, to continue to conduct meetings by teleconferenceduring a Governor-proclaimed state of emergencyprovided that certain findings are made by the legislative body, and provided that certain procedural requirements are met regarding public access to the meetings.

A new requirement in AB 361 requires specific findings be reaffirmed at least every thirty (30) days in order for the Planning Commission to continue to have the option for one (1) or more of its members to use teleconferencing.

A "teleconference" occurs for purposes of AB 361 whenever one or more members of the Planning Commission connect to a Planning Commission meeting via electronic means. Thus, even if four members of the Planning Commission meet in person, if the fifth joins the meeting via Zoom, the meeting will be a teleconference meeting that must be conducted in accordance with the requirements of AB 361.

For purposes of AB 361 "…'state of emergency' means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act…" Cal. Gov't Code Sec. 54953(e)(4). Section 8265 of CESA in turn refers to a state of emergency proclaimed by the Governor
Cal Gov't Code Sec. 54953(e)(3)

DISCUSSION

Required Findings
The teleconference provisions in AB 361 may only be utilized as long as a Governor-proclaimed state of emergency remains active, or while state or local officials have recommended measures to promote social distancing. When either of those is the case (both are true at this time), then in order to continue to teleconference using the new provisions of AB 361, the Planning Commission must make the following findings by majority vote every 30 days:

(A) The Planning Commission has reconsidered the circumstances of the state of emergency; and

(B) Either of the following circumstances exist:

i. The state of emergency continues to directly impact the ability of the members to meet safely in person; or
ii. State or local officials continue to impose or recommend measures to promote social distancing.

To comply with that requirement, the recommended action would have the Planning Commission find each of the following:

a. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;
b. The Planning Commission has reconsidered the circumstances of the state of emergency; and
c. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

The "Every 30 Days Thereafter" Requirement
As noted above, AB 361 findings must be made "no later than 30 days after teleconferencing for the first time pursuant to , and every 30 days thereafter…"
In order to preserve the option for the Planning Commission or individual members of the Planning Commission to participate in meetings during the pandemic via teleconference in the future, the Planning Commission will have to adopt the required findings at least every 30 days.

Potential Consequence of Not Making the Findings Every 30 Days
AB 361 does not expressly state what happens if a legislative body fails to make the required findings "every 30 days." However, it expressly requires the timely re-approval of the findings

“in order to continue to teleconference” in the manner that AB 361 authorizes.

As a result, if the Planning Commission does not adopt the required findings every 30 days, then the Planning Commission could be precluded from continuing to teleconference thereafter, perhaps even if the Planning Commission was later willing to adopt the findings at a later date. For this reason, the City Attorney recommends that the Planning Commission adopt the required findings at this time and at least every 30 days thereafter, unless the Planning Commission decides as a permanent matter that it will no longer permit teleconferencing at all (e.g., regardless of whether the state of emergency worsens).

Procedural Requirements for The Conduct of Teleconference Meetings

AB 361 contains several new requirements for the conduct of teleconference meetings with which the City has prepared to comply. Specifically, each meeting must:

1. Allow members of the public to attend and comment at the meeting via call-in option or internet-based service option;
2. Protect the statutory and constitutional rights of the parties and the public appearing before the legislative body;
3. In the event of disruption which prevents broadcasting the meeting or which prevents members of the public from offering public comments via the call-in or internet-based option, the Planning Commission must take no further action until the disrupted public access is restored;
4. The City may not require public comments to be submitted in advance, and must offer the opportunity for the public to offer comments “in real time” during the meeting; and
5. The public must be allowed “a reasonable amount of time per agenda item to allow members of the public to provide public comment, including time for members of the public to register , or otherwise be recognized for the purpose of providing public comment.

FISCAL IMPACT

None.

Attachment: None

City of Los Alamitos

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 27, 2022 **ITEM NUMBER: 6A**

To: **Chair DeBolt & Members of the Planning Commission**

Presented By: **Tom Oliver, Associate Planner**

Subject: **Site Development Permit (SDP) 21-03**

SUMMARY

Consideration of a Site Development Permit application (SDP 21-03) proposing the installation of two 960 square feet modular classroom structures for St. Hewdig Catholic Church located at 3591 Orangewood Avenue, APN 130-741-11 (Tuan Nguyen, Josephs A+ Builders).

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution 2022-08, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A SITE DEVELOPMENT PERMIT (SDP) 21-03 FOR THE INSTALLATION OF TWO 960 SQUARE FOOT (EACH) MODULAR CLASSROOM STRUCTURES IN THE COMMUNITY FACILITIES (C-F) ZONE AT 3591 ORANGEWOOD AVENUE, APN 130-741-11 (APPLICANT: TUAN NGUYEN, JOSEPHS A+ BUILDERS)."

BACKGROUND

Applicant: Tuan Nguyen - Josephs A+ Builders

Project Location**:** 3591 Orangewood Avenue, APNs 130-741-11

Notice**:** On August 3, 2022, a Notice of Public Hearing was posted at City Hall. It was also published in the News Enterprise and public notices were mailed out to all property owners and tenants within 500 feet of the property on this same date.

Environmental**:** The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32), for in-fill development projects. If approved, a Notice of Exemption will be prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA).

Prior Approvals**:** CUP 363-93 Installation of Two Modular Classrooms



Tuan Nguyen has submitted a Site Development Permit application proposing to place two modular classroom structures on the St. Hedwig Campus, near the baseball fields and near two existing modular classrooms (see attached site plan). The plan is for these structures to accommodate 50 students and four staff members. The Applicant says this project will not increase the current enrollment of the school, but free up space for current students and teachers. Each building would be 960 square feet, placed on pier foundations, and inside a fenced area (see photo above). The hours that the buildings would be occupied are weekdays from 7:30 a.m. to 3:30 p.m.

DISCUSSION

This project is in the Community Facilities Zone (C-F). The C-F zone is intended to provide for the orderly establishment of public facilities, expansion of their operations, or change in the use of lands owned by governmental agencies and for the orderly establishment of semi-public institutional uses. The C-F zone implements the General Plan Special Use land use designation. Development standards are to be determined through the Conditional Use Permit and/or Site Development Permit approval process.

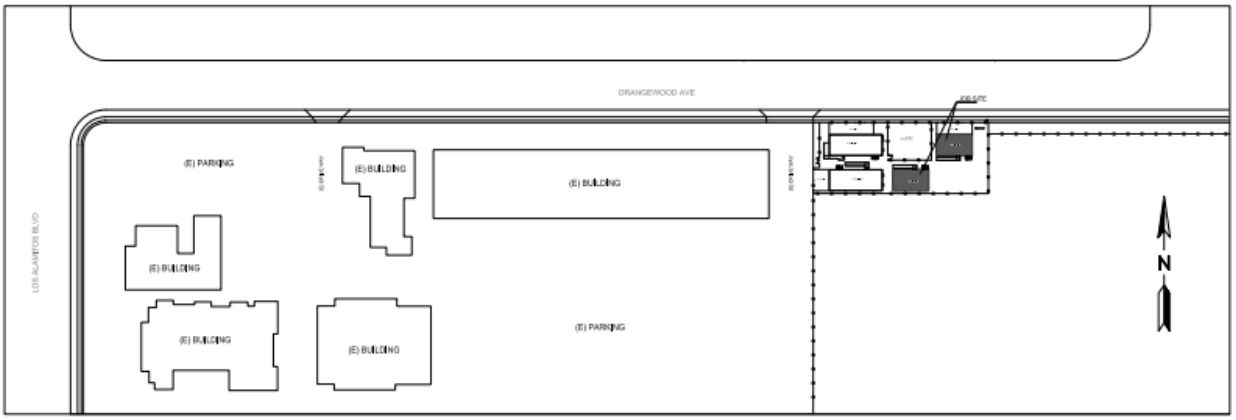
Project Location



The proposed site is in the C-F Zone along Orangewood Avenue, near one of the entrances to the Joint Forces Training Base (JFTB). The two new modular buildings along with the two existing modular buildings will surround a play area that is just east of the main school. The parcel, as it exists, consists of 7.7 acres of school area. The two particular sites where the buildings will be set down currently exist as grass fields. Pier foundations will be poured to support the structures.

Surrounding Designations and Uses

Location	General Plan Land Use Designations	Zoning Districts	Existing Uses
Project Site	Community Institutional	& Community Facilities (C-F)	St. Hedwig Church, School & Sports Fields
North of Site	Community Institutional	& Single Family Residential (R-1)	Flood Control Channel & Residential Homes
East of Site	Community Institutional - JFTB	& Community Facilities (C-F)	Joint Forces Training Base
West of Site	Community Institutional	& Community Facilities (C-F)	St. Hedwig Church
South of Site	Single Family Residential	Single Family Residential (R-1)	Single-Family Residential



Above is the site plan for this proposed project (plans are attached to this report). In the table below, are Staff's findings concerning the proposed setbacks for the project buildings.

C-F Property Development Standards

	Required	**Proposed Project**
Lot Area	Set by Site Development Permit	7.7 acres (per assessor)
Lot Width	Set by Site Development Permit	340 feet
Lot Depth	Set by Site Development Permit	975 feet
Height	Set by Site Development Permit	13 feet
Setbacks:		
Front (def. – shortest PL on a street)	Set by Site Development Permit	North 13.4 feet
Side	Set by Site Development Permit	West 665 ft. East 225 ft.
Rear	Set by Site Development Permit	South 260 ft.

As shown in the plans, these setbacks are comparable to the other two existing modular buildings which have been in place without complaint for many years. There are photos of the existing modular buildings in the architecture section of this report below.

Parking & Circulation

There are 279 parking spaces on the two parcels that make up St. Hedwig Church and the School campus. It is difficult to ascertain which section of parking is for the church and which section is for the school. It has been determined the parking has been treated as shared parking throughout the entire campus. According to the Municipal Code, private schools require 1 space per 5 seats, but not less than 1 space per 30 square feet. The proposed 1,920 square feet of new building area would require 11 spaces if calculated by seats, or 64 spaces if 1 space per 30 square feet, which numbers seem to be extravagant parking for what will probably be preschool classrooms for the existence of these buildings.

The vast majority of individuals in these buildings are students that are dropped off by parents and do not require parking spaces. When the school was approved for CUP 363-93 in 1993, the Applicant at that time, was required to create a traffic circulation plan. Staff and the applicant obtained a new plan for the safety of the drop-off and pick-up cycles at the school. The recommendations from that new plan, created by Linscott, Law, & Greenspan, and dated May 13, 2022, are attached to this report. Staff believes that these recommendations, if initiated by the school, are a good solution to the possible increased student numbers that the project would enable.

Building Architecture

Here is what the main school building looks like:



The architectural styles of the main building, the existing modular structures, and the proposed modular structures are not similar. Orangewood is a fairly hidden street with little notice by the general public, who also rarely drive down the street. However, Staff would like to remind the Planning Commission that these buildings will be considered permanent, if approved. The structures can be painted the same colors, but the roof material, the body materials, the look of the foundations, etc. are all different from other buildings on the campus. The main building is constructed with cinder block walls and a Spanish tile roof. The two existing modular buildings are wood paneled with asphalt shingle roofs. The proposed buildings are wood paneled with what look to be standing seam metal roofs.

Below is an example of the type of building the school would purchase for this particular project. The new buildings will be painted yellow with green trim to match the other existing modular buildings.



The next picture is of one of the existing modular buildings:



Landscaping

1,920 square feet of landscape would be covered over through this proposed project. There will be no change to the remaining landscape in this area, and new landscaping is

not being created. The property is well past the 15% required by code, considering the large baseball fields on this property.

Restrooms, Refuse and Recycling Storage Areas

Restrooms that service the current modular buildings (kindergarten area) are at the southeast corner of the main school building. The architect has not determined the need for any additional bathroom upgrades or additions. The City's Building Division will determine whether anything needs to change at the time of the building plan submittal for these new modular buildings.

The trash dumpsters for the school are located approximately 100 feet west of the closest point of the proposed site, adjacent to the main driveway entrance to the campus. The school currently has pick up two days a week and there is extra space left in each bin when they are picked up by the trash company.



Findings

In order to approve a Site Development Permit, the Planning Commission must make the following findings (LAMC § 17.44.060). Staff responds to each of these findings, below.

1. The proposed project is allowed within the subject zone:

Staff Response: Private Schools are a permitted use in the Community Facilities (C-F) Zoning District.

2. The proposed project complies with all of the applicable criteria identified in 17.44.030(B) (Application Processing, Filing, and Review—Generally), which include:

i. Compliance with this title and all other applicable City regulations and policies;

Staff Response: The proposed project complies with Los Alamitos Zoning Code (Title 17) and all other applicable City regulations and policies.

ii. Efficient site layout and design;

Staff Response: The layout and design of the project are adequate.

iii. Applicable environmental review;

Staff Response: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a categorical exemption for a Section 15332, Class 32, for in-fill development projects, will be prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines.

iv. Compatibility with neighboring properties and developments with regard to setbacks, building heights, massing, location of parking facilities, and similar site design and building design features that shape how a property appears within a broader, definable neighborhood or zone context;

Staff Response: The buildings would be 86 feet south from the nearest residential properties. While these buildings are not optimal in design for this location, they are in a style that has become customary in the expansion of schools. These structures are newly built and will be easily serviceable. The project area is in C-F zone and is intended to provide for the orderly establishment of semi-public institutional uses. The C-F zone implements the General Plan Special Use land use designation. Per the City's Zoning Code, the development standards are to be determined through this Site Development Permit approval process. The setbacks for the project are similar to current existing structures on the site.

v. Efficiency and safety of public access and parking and loading facilities;

Staff Response: The Applicant should be exempt from installing a designated loading space, since classrooms do not usually require truck deliveries at these types of locations. The Director could waive this requirement if the project were to be approved. Vehicular access to these buildings is proposed to be accommodated through the normal school parking lot that has entrances and exits off of Orangewood Avenue.

vi. The compatibility in scale and aesthetic treatment of proposed structures with public areas;

Staff Response: The project buildings have become customary for the expansion of schools around the Southern California area. They allow flexibility in expansion or reduction of classrooms based on the number of students. Staff believes that the aesthetic detail is at an acceptable level.

vii. The adequacy of proposed driveways, landscaping, parking spaces, onsite and off-site parking, pedestrian improvements;

Staff Response: At Staff request, the Applicant has created a new drop-off and pick-up plan for students at the school. This Traffic & Parking Management Plan, dated May 13, 2022 was created by Linscott, Law, & Greenspan. Staff feels that, if this plan were to be followed for the school, the increase in students in the new modular would be adequately accommodated by the on-property parking lots and driveways, as well as the City streets surrounding the school.

viii. The placement and use of private open spaces;

Staff Response: There are no private open spaces added as a part of this project.

ix. The use of design techniques such as façade articulation, use of varied building finishes and materials, varied rooflines, and stepped-back stories to break up building massing;

Staff Response: Through paint colors, the two structures can be made to blend somewhat with the nearby buildings on the campus. They would be on the same scale and height as the two other existing modular buildings.

x. Privacy considerations with regard to the placement and orientation balconies and windows;

Staff Response: The windows are 63 feet from the residential side of the property. The distance, fencing, and single-story modular buildings will minimize any problems with views or orientation towards residential windows.

xi. Appropriate open space and use of water-efficient landscaping both to enhance overall site design and to provide privacy screening;

Staff Response: If the project were approved, the existing landscaping would not be replaced and therefore would not be required to comply with the City's water conservation ordinances in accordance with Chapter 13.04 (Water Conservation), Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code, and any provisions in the California Green Code.

xii. Consistency with the General Plan and any applicable specific plan; and,

Staff Response: The use is consistent with the Community & Institutional Zone, and with the General Plan through policies such as:

Land Use Element, Action 5.5: Continue to coordinate with Los Alamitos Unified School District (LAUSD) and private schools on improvements or expansion of school facilities and operations. Strive to maintain communications such that the City is aware of improvements or expansion plans during the preliminary stages of planning and funding. Review technical studies of school projects, providing feedback and guidance on methodology and possible mitigation measures.

Public Facilities and Safety Element, Goal 5: Great schools and high quality medical

facilities that define Los Alamitos and Rossmoor as preeminent communities for families and a skilled workforce.

Public Facilities and Safety Element, Action 5.3: School district facilities. If requested by the school district, assist in the identification and planning of new school facilities to better serve residents and minimize traffic impacts.

xiii. Consistency with any adopted design guidelines, policies, and standards applicable to the property and in particular, the provisions of Section 17.08.045 (Design Standards).

Staff Response: There are no design guidelines, policies, or standards applicable in this zone.

3. The proposed project is in keeping with the character of the neighborhood, in terms of the structure(s) general appearance;

Staff Response: The design and layout of the structure would not interfere with the use and enjoyment of neighboring residential developments.

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

Staff Response: The design of the project and ease of maintenance for these modular buildings would provide an acceptable environment for the teachers, students, visiting public, and their neighbors through a satisfactory use of materials and texture. These types of buildings have become standard for school expansion.

5. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. (Ord. 19-03 § 3, 2019)

Staff Response: The expansion of school capacity continues to be a beneficial addition for the residents of a City.

FISCAL IMPACT

None.

Attachment:
1. PC Resolution 2022-08
2. St. Hedwig School Site Plan
3. Traffic Circulation Plan

PC RESOLUTION NO. 2022-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A SITE DEVELOPMENT PERMIT (SDP) 21-03 FOR THE INSTALLATION OF TWO 960 SQUARE FOOT (EACH) MODULAR CLASSROOM STRUCTURES IN THE COMMUNITY FACILITIES (C-F) ZONE AT 3591 ORANGEWOOD AVENUE, APN 130-741-11 (APPLICANT: TUAN NGUYEN, JOSEPHS A+ BUILDERS).

WHEREAS, on December 16, 2021, City Staff received an application from Tuan Nguyen of Josephs A+ Builders, for a Site Development Permit (SDP 21-03) requesting City approval for the installation of two 960 square foot modular buildings at 3591 Orangewood Avenue in the Community Facilities (C-F) zoning district; and,

WHEREAS, the application constitutes a request under Section 17.44.030 (Site Development Permit - Application Requirements) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on July 27, 2022; and,

WHEREAS, the Applicant, Applicant's representatives and members of the public were provided the opportunity to present written and oral testimony; and,

WHEREAS, the Planning Commission reviewed Site Development Permit 21-03 at a duly noticed public hearing on July 27, 2022, at which time it considered all of the evidence presented, both written and oral.

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

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

SECTION 2. Site Development Permit 21-03 for the construction of two 960 square foot modular buildings in the Commercial Professional Office (C-O) zoning district, at 3591 Orangewood Avenue, APN 130-741-11, is hereby approved based upon the following findings:

1. The proposed project is allowed within the subject zone: Private Schools are a permitted use in the Community Facilities (C-F) Zoning District.

2. The proposed project complies with all of the applicable criteria identified in 17.44.030(B) (Application Processing, Filing, and Review—Generally), which include:

i. Compliance with this title and all other applicable City regulations and policies. The proposed project complies with Los Alamitos Zoning Code (Title 17) and all other applicable City regulations and policies.

ii. Efficient site layout and design; The layout and design of the project are adequate.

iii. Applicable environmental review; Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a categorical exemption for a Section 15332, Class 32, for in-fill development projects, will be prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines.

iv. Compatibility with neighboring properties and developments with regard to setbacks, building heights, massing, location of parking facilities, and similar site design and building design features that shape how a property appears within a broader, definable neighborhood or zone context; The buildings would be 86 feet south from the nearest residential properties. While these building are not optimal in design for this location, they are in a style that has become customary in the expansion of schools. These structures are newly built and will be easily serviceable. The project area is in C-F zone is intended to provide for the orderly establishment of semi-public institutional uses. The C-F zone implements the General Plan Special Use land use designation. Per the City's Zoning Code, the development standards are to be determined through this Site Development Permit approval process. The setbacks for the project are similar to currently existing structures on the site.

v. Efficiency and safety of public access and parking and loading facilities; The Applicant should be exempt from installing a designated loading space, since classrooms do not usually require truck deliveries at these type of locations. The Director can waive this requirement if the project were to be approved. Vehicular access for these buildings are proposed to be accommodated through the normal school parking lot that has entrances and exits off of Orangewood Avenue.

vi. The compatibility in scale and aesthetic treatment of proposed structures with public areas; The project buildings have become customary for the expansion of schools around the Southern California area. They allow flexibility in expansion or reduction of classrooms based on the number of students. Staff believes that the aesthetic detail is at an acceptable level.

vii. The adequacy of proposed driveways, landscaping, parking spaces, onsite and off-site parking, pedestrian improvements; At City request, the Applicant has created a new drop off and pick up plan for the parents dropping their students off at the school. This Traffic & Parking Management Plan, dated May 13, 2022 was created by Linscott, Law, & Greenspan. If this plan were to be

followed for the school, that the increase in students in the new modular would be adequately accommodated by the on property parking lots and driveways, as well as the City streets surrounding the school.

viii. The placement and use of private open spaces; There are no private open spaces added as a part of this project.

ix. The use of design techniques such as façade articulation, use of varied building finishes and materials, varied rooflines, and stepped-back stories to break up building massing; Through paint colors, the two structures can be made to blend somewhat with the nearby buildings on the campus. They would be in the same scale and height as the two other existing modular buildings.

x. Privacy considerations with regard to the placement and orientation balconies and windows; The windows are 63 feet from the residential side of the property. The distance, fencing, and single-story modular buildings will minimize any problems with view or orientation toward residential windows.

xi. Appropriate open space and use of water-efficient landscaping both to enhance overall site design and to provide privacy screening; The existing landscaping will not be replaced and therefore will not be required to comply with the City's water conservation ordinances in accordance with Chapter 13.04 (Water Conservation), Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code, and any provisions in the California Green Code.

xii. Consistency with the General Plan and any applicable specific plan; The use is consistent with the Community & Institutional Zone, and with the General Plan through policies such as:

Land Use Element, Action 5.5: Continue to coordinate with Los Alamitos Unified School District (LAUSD) and private schools on improvements or expansion of school facilities and operations. Strive to maintain communications such that the City is aware of improvements or expansion plans during the preliminary stages of planning and funding. Review technical studies of school projects, providing feedback and guidance on methodology and possible mitigation measures.

Public Facilities and Safety Element, Goal 5: Great schools and high quality medical facilities that define Los Alamitos and Rossmoor as preeminent communities for families and a skilled workforce.

Public Facilities and Safety Element, Action 5.3: School district facilities. If requested by the school district, assist in the identification and planning of new school facilities to better serve residents and minimize traffic impacts.

Public Facilities and Safety Element, Action 5.3 School district facilities. If requested by the school district, assist in the identification and planning of new school facilities to better serve residents and minimize traffic impacts.

xiii. Consistency with any adopted design guidelines, policies, and standards applicable to the property and in particular, the provisions of Section 17.08.045 (Design Standards). There are no design guidelines, policies, or standards applicable in this zone.

3. The proposed project is in keeping with the character of the neighborhood, in terms of the structure(s) general appearance; The design and layout of the structure would not interfere with the use and enjoyment of neighboring residential developments.

4. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and will remain aesthetically appealing and retain an appropriate level of maintenance; The design of the project and ease of maintenance for these modular buildings would provide an acceptable environment for the teachers, students, visiting public, and its neighbors through a satisfactory use of materials and texture. These types of buildings have become standard for school expansion.

5. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. (Ord. 19-03 § 3, 2019); The expansion of school capacity continues to be a beneficial addition for the residents of a City.

SECTION 3. A categorical exemption, Section 15332, Class 32 (in-fill development project) shall be prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Site Development Permit 21-03 subject to the following conditions:

1. Approval of this application is to allow for the installation of two 960 square foot modular buildings at 3591 Orangewood Avenue in the Community Facilities (C-F) zoning district, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a Site Development Permit, noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans shown in “Exhibit A,” and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code and any applicable state law. If any changes are proposed regarding the location or alteration of the plans dated December 15, 2021, a request for an amendment of this approval must be submitted to the Development Services

Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.

2. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the Applicant of any such claim, action or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it 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.

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

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

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

6. Approval of Site Development Permit 21-03 shall be valid for a period of twenty-four (24) months from the date the site plan was approved. If construction is commenced within this twelve (12) month period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect. The director may, upon receipt in writing from the Applicant before the expiration date, grant

extensions of time up to three (3) separate twelve (12) month extensions maximum. If an extension of time is not granted, the Site Development Permit approval shall expire and a new application shall be made.

LIGHTING

7. All lighting structures shall be placed so as to confine direct rays to the subject property.

8. The Applicant shall provide an illuminated address number shall be installed on the structure.

CONSTRUCTION BMPS

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

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

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

12. The site shall be kept reasonably clean during construction and maintained in a safe, nuisance, and hazard-free condition. Dust control measures shall be employed to include spraying water on dry soil to ensure dust does not migrate onto adjacent properties.

OTHER

13. The Applicant shall provide, as a minimum, a trash enclosure to hold two standard dumpsters for solid waste, recycling, and organics, with five (5) foot by eight (8) foot clear interior dimension for each dumpster, including a solid roof designed to the satisfaction of the Development Services Director. Walls shall be a minimum of five (5) feet high and constructed of reinforced masonry or similar material. The enclosure shall be constructed with a roof made of solid material, such as that provided by a standing-seam metal roof. Wrought iron or equivalent gates with latch shall be provided. The top one-foot of the gates shall be open work with screening; the remaining section of the gates shall have solid metal backing. Enclosures shall have an interior six-inch curb bumper. This area shall accommodate receptacles sufficient to meet the solid waste and recycling needs of the development project.

14. Applicant shall proceed to institute the Traffic & Parking Management Plan, dated May 13, 2022, as it was created by Linscott, Law, & Greenspan, and maintained on file by the City.

15. The new buildings shall be painted to match the existing modular buildings on the site.

ENGINEERING

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

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

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

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

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

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

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

    - Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing

directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.

- Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
- Incorporates Treatment Control BMPs as defined in the DAMP.
- Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
- Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
- Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

23. All driveway, sidewalk and ADA Ramps shall meet current ADA requirements.

24. The Applicant shall underground any power poles or street lights.

RECREATION AND COMMUNITY SERVICES

None

PUBLIC WORKS

None.

ORANGE COUNTY HEALTH CARE AGENCY

None.

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

None

BUILDING AND SAFETY DIVISION

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

26. The Applicant shall submit complete building plans to the Building and Safety Department online submission page at cityoflosalamitos.org, or three hardcopies in person to the Building Department at City Hall (call for hours).

ORANGE COUNTY FIRE AUTHORITY (OCFA)

None.

SECTION 5. The decision of the Planning Commission is subject to a 10 business day appeal period as specified in Chapter 17.60 of the Los Alamitos Municipal Code, after which such decision becomes final.

SECTION 6. The Secretary of the Planning Commission shall forward a copy of this Resolution to the Applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 27th day of July 2022, by the following vote:

_____
Art DeBolt, Chair

ATTEST:

_____
Ron Noda, Secretary

APPROVED AS TO FORM:

_____
Michael S. 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 the Planning Commission held on the 27th day of July 2022, by the following vote, to wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

_____
Ron Noda, Secretary

CODE / AGENCIES CONFORMANCES:

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Fire Code
- 2019 California Green Building Standards Code
- City of Los Alamitos Municipal code.

SCOPE OF WORK:

PROPOSED COFFEE SHOP WITH:

- INSTALL (2) PERMANENT MODULAR CLASSROOMS (24' x 40' EACH) ON THE NORTH/EAST PORTION OF THE PROPERTY

SHEET INDEX:

A1	TITLE SHEET, SITE PLAN
A2	EXISTING & PROPOSED ENLARGE SITE PLAN

PROJECT INFORMATION:

PROPOSED CLASSROOM SPACE:	1,600 S.F.
OCCUPANCY GROUP:	E
TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES:	ONE
FIRE SPRINKLER:	NO

PROJECT TEAM:

PROPERTY OWNER:

ST HEDWIG SCHOOL
3591 ORANGEWOOD AVE, LOS ALAMITOS, CA 90720

CONTRACTOR:

JOSEPHS A+BUILDERS/ TUAN NGUYEN
14323 PINE ST, WESTMINSTER, CA 92683
TEL: (714) 728 - 8631

PREPARED:

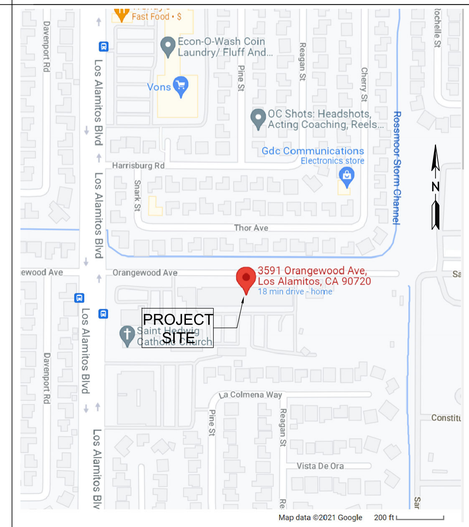
ANH PHAN
10211 MALINDA LN, GARDEN GROVE, CA 92840
TEL: (714)-487-7926 - anhtuanxd04@gmail.com

ABBREVIATIONS:

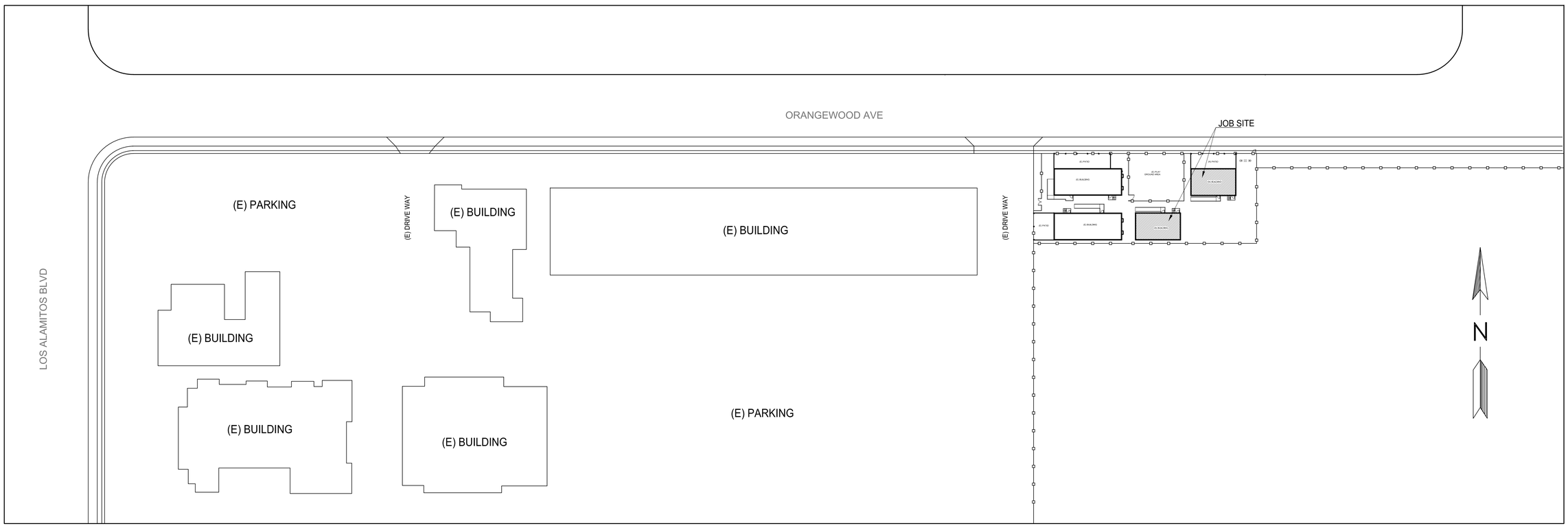
A.C.	ANCHOR BOLT
A.F.F.	ARCHITECTURAL
B.L.	BUILDING LINE
B/BM	BOTTOM OF BEAM
B/F	BOTTOM OF FOOTING
BLDG.	BUILDING
BM.	BEAM
BRG.	BEARING
C.J.	CEILING JOIST
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONNX.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
D.L.	DEAD LOAD
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DWG.	DRAWING
DWL.	DOWEL
DW	DISH WASHER
DM	DIMMABLE LIGHT SWITCH
EA.	EACH
E.E.	EACH END
E.E.	EACH FACE
E.W.	EACH WAY
E.J.	EACH EXPANSION JOINT
EQ.	EQUAL
E.	EXISTING
EXP.	EXPANSION
EXPAN.	EXPANSION
F.D.	FLOOR DRAIN
FIN.	FINISH
F.S.	FAR SIDE
FDN.	FOUNDATION
FTG.	FOOTING
FT.	FOOT OR FEET
GA.	GAGE
GALV.	GALVANIZED
GRAN.	GRANUIAR
GYP.	GYPSUM BOARD
H.	HORIZONTAL
HK.	HOOK
HORIZ.	HORIZONTAL
INSF	INSIDE FACE
IN.	INCH
INSUL.	INSULATION
J/B	JOIST BEARING
JST.	JOIST
JT.	JOINT
LB./LBS	POUND/POUNDS
L.L.	LIVE LOAD
LLH	LONG LEG HORIZ.
LLV	LONG LEG VERTICAL
LT. WT.	LIGHT WEIGHT
M.O.	MASONRY OPENING
MAT'L.	MATERIAL
MAX.	MAXIMUM
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NEW/PROPOSED
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
O.D.	OVERFLOW DRAIN
OSF	OUTSIDE FACE
OPP.	OPPOSITE
P.E.M.B	PRE ENGINEERED METAL BUILDING
P.C.	PRECAST CONCRETE
PL	PLATE
PSF	POUNDS/SQUARE FT.
R.D.	ROOF DRAIN
REINF.	REINFORCED
REQ'D.	REQUIRED
REV.	REVISION/REVISED
R.R.	ROOF RAFTER
SF.	SQUARE FEET
SH	SHEET
SHT.	SHEET
SIM.	SIMILAR
SPA.	SPACES/SPACING
SPECS	SPECIFICATIONS
STL	STEEL
STD	STANDARD
SW	SLIDE WINDOW
T&B	TOP AND BOTTOM
T/B	TOP OF BEAM OR TRUSS BEARING
T/F	TOP OF FOOTING
TEMP.	TEMPORARY/TEMPERATURE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
UNI.	UNISEX BATHROOM
V.	VERTICAL
VERT.	VERTICAL
W.W.R.	WELDED WIRE REINFORCED
W/	WITH
W/D	WASHER & DRYER
WH	WATER HEATER
W.I.C.	WALK-IN CLOSET

GENERAL NOTES:

VICINITY MAP: (NOT TO SCALE)



SITE PLAN: (NOT TO SCALE)



OWNER:

ST HEDWIG SCHOOL

3591 ORANGEWOOD AVE, LOS ALAMITOS, CA 90720

REVISIONS

NO:	DATE	REVISIONS

TENANT IMPROVEMENT:

INSTALL 2 PERMANENT MODULAR CLASSROOMS

3591 ORANGEWOOD AVE, LOS ALAMITOS, CA 90720

SEAL:

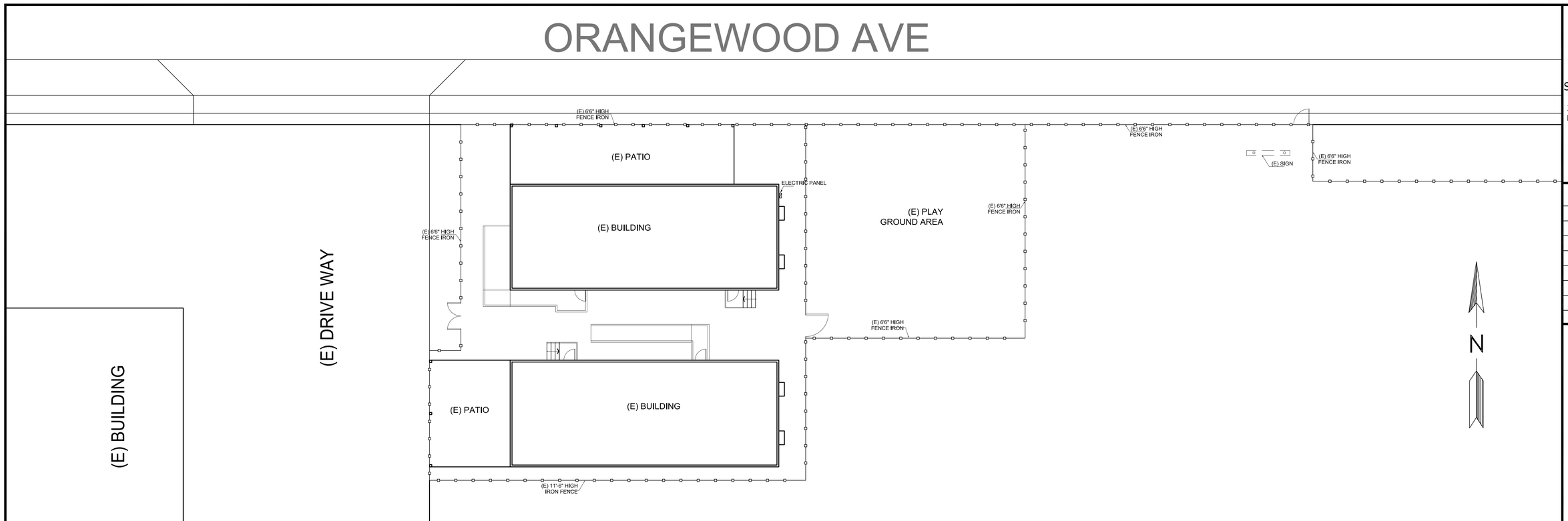
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TITLE SHEET

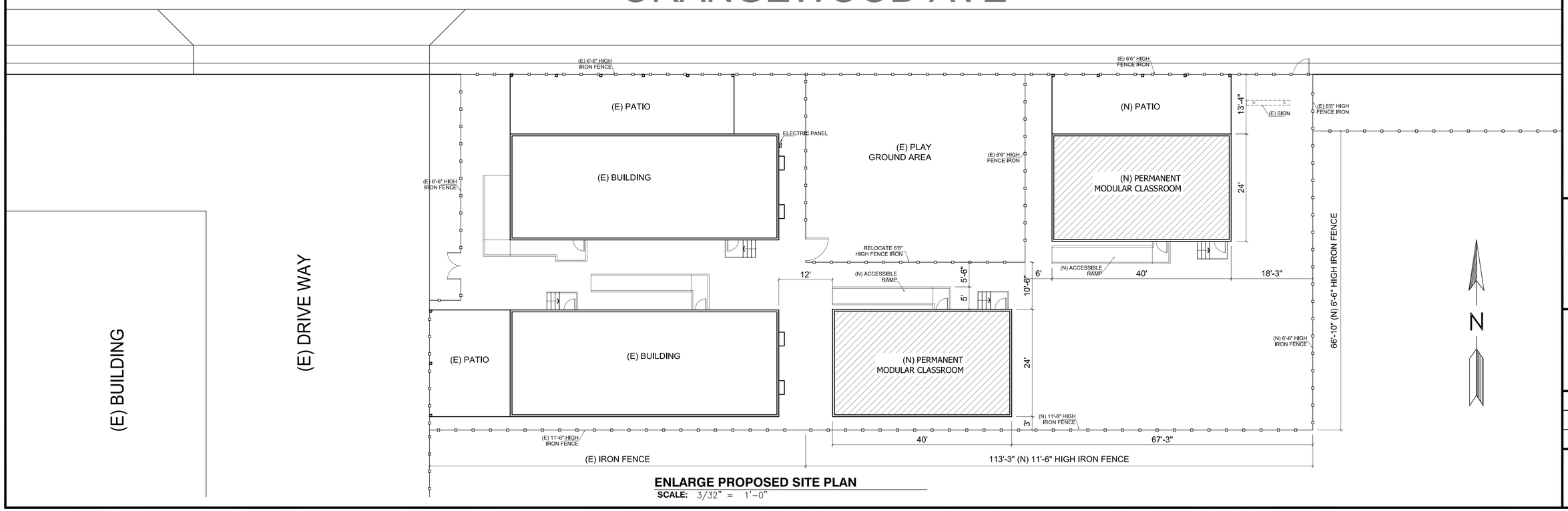
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Job #	A2187
Scale	

Sheet No.:

A1



ENLARGE EXISTING SITE PLAN
SCALE: 3/32" = 1'–0"



ENLARGE PROPOSED SITE PLAN
SCALE: 3/32" = 1'–0"

OWNER:

ST HEDWIG SCHOOL

3591 ORANGEWOOD AVE,
LOS ALAMITOS, CA 90720

REVISIONS

NO:	DATE	REVISIONS

TENANT IMPROVEMENT:

INSTALL 2 PERMANENT MODULAR CLASSROOMS

3591 ORANGEWOOD AVE,
LOS ALAMITOS, CA 90720

SEAL:

SHEET DESCRIPTION :

EXISTING & PROPOSED ENLARGE SITE PLAN

Date	12/15/21
Job #	A2187
Scale	

Sheet No.:

A2

LINSCOTT LAW & GREENSPAN
engineers

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law & Greenspan, Engineers
2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175 T
949.825.5939 F
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

May 13, 2022

Mr. Rich Carr
St. Hedwig Catholic School
3591 Orangewood Avenue
Los Alamitos, CA 90720

LLG Reference: 2.22.4526.1

Subject: **Traffic & Parking Management Plan (T&PMP) for St. Hedwig Catholic School**
Los Alamitos, California

Dear Mr. Carr:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Traffic & Parking Management Plan (T&PMP) for St. Hedwig Catholic School. Based on our prior coordination, City staff requires the preparation of a T&PMP to update the school's prior 1993 Traffic Circulation Plan in relation to the proposed addition of modular buildings on campus.

This letter report presents our findings from traffic and parking counts and observations conducted, and recommendations formulated to address site ingress/egress, on-site stacking and queuing on adjoining public streets, pedestrian versus vehicle circulation, and traffic and parking management operations during the peak student drop-off and pick-up time periods.

PROJECT SETTING AND DESCRIPTION

The existing St. Hedwig Catholic Church and School campus is located on the southeast corner of the signalized intersection of Los Alamitos Boulevard and Orangewood Avenue. The western driveway (uncontrolled) provides vehicle access to the church, and the eastern driveway (with a gate) provides vehicle access to the blacktop/playground/student drop-off and pick-up staging area for the school. Along Orangewood Avenue, there are three pedestrian gates (through the black fence) serving the school office and main classroom building, and one other pedestrian gate east of the school driveway that serves the TK/K modulars during student pick-up activities in the afternoon (this easternmost gate on Orangewood Avenue is closed during student drop-off operations in the morning). There are four "No Parking

Philip M. Linscott, PE (1924-2000)
William A. Law, PE (1921-2018)
Jack M. Greenspan, PE (Ret.)
Paul W. Wilkinson, PE (Ret.)
John P. Keating, PE (Ret.)
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE (Ret.)
Richard E. Barretto, PE
Keil D. Maberry, PE
Walter B. Musial, PE
Kalyan C. Yellapu, PE
Dave Roseman, PE
An LG2WB Company Founded 1966

Mon-Fri 7:30-8:30 AM and 2:15-3:15 PM" signs posted along Orangewood Avenue adjoining the school's black fence.

East of Los Alamitos Boulevard, Orangewood Avenue provides two travel lanes separated by a broken yellow median, with on-street parking allowed on both sides of the street (between the church driveway and the roadway's eastern terminus). West of Los Alamitos Boulevard, Orangewood Avenue provides two travel lanes in each direction separated by a double yellow median, with on-street parking allowed on both sides of the street serving the adjoining single-family residential uses.

Los Alamitos Boulevard provides three travel lanes in each direction separated by a raised median. On-street parking is prohibited on either side of the street. Los Alamitos Boulevard provides access to the Good Shepherd Presbyterian Church located south of St. Hedwig Church, and to the Vons shopping center to the north of Orangewood Avenue.

St. Hedwig Catholic School currently has an enrollment of 478 students in Transitional Kindergarten (TK)/Kindergarten (K) through Grade 8, and employs 37 faculty, administrative staff, and support staff. Classes start at 8:00 AM and end at 2:45 PM. Before-class Care is from 6:30 AM to 8:00 AM (with 14 students), and After-class Care is from 2:45 PM to 6:00 PM (with 35 students). After-school activities include sports (volleyball, flag football, basketball) and after school enrichment programs.

Special events during the academic year include:

- Back to School Night – September/annually/3 hours early evening
- Back to School Bash – September/annually/5 hours early evening
- Celtic of the Months/monthly/morning at school 8:00 AM/30 extra parents on campus/30 minutes
- Parent Teacher Organization Meetings/Monthly/at night/ 20 attendees
- Christmas Program/December/Annually/ evening/ 250 families attend
- Pep Rally – Quarterly/in Quinn Hall/during school day 1 hours/ 30 extra parents
- Parent Teacher Conferences/bi-anually/during school day/rotating parents 280 total
- School Masses/weekly/partial grades attend/extra 40 parents on campus/1 hour at 8:30 AM
- Catholic Schools Week/annually/one week during school day/30 extra parents on campus
- Spring Program/May/annually/evening/250 families attend
- Graduation/June/annually/during school day and evening/60 families

The proposed expansion of the school involves the addition of two modular classrooms east of the existing TK/K modulars (located east of the school driveway). This expansion is intended for consolidating the pre-school program into one area of the school, and relocating existing TK students currently in the main classroom building (serving Grades 1 through 8) located west of the school driveway.

STUDENT DROP-OFF AND PICK-UP PLANS

St. Hedwig provides operational details on site access, parking procedures, and safety reminders during student drop-off in the morning and student pick-up described on Pages 28 and 30 of the Parent/Student Handbook 2021-2022, and via announcements on "Celtic Central" on the school website (https://www.sthedwigk8.org).

School Drop-Off Procedures

Figure 1 illustrates the existing student drop-off plan in the morning. It is implemented starting at 7:35 AM when the gate at the school driveway is opened for vehicle access onto the blacktop. Classes start at 8:00 AM. The gate is closed at 8:05 AM. Families arriving after 8:02 AM are required to check in their students at the front office.

All vehicles dropping off students are required to do so by queuing along the curb on the south side of Orangewood Avenue, then entering the school driveway (not the church driveway) and letting the student out at respective stations (Grades 1 through 8 versus TK/Kindergarten). Traffic cones are used to guide and channelize vehicles in queue and delineate drop-off stations. Students in Grades 1 through 8 are dropped off in the area shown in magenta on *Figure 1*. Vehicles dropping off students in TK/K are required to stay in queue and loop through the blacktop until they separate from the main queue and drop off TK/K students in the area shaded in blue on *Figure 1*.

Students exit from the right-hand side of the vehicle. Approximately six traffic control personnel (staff, faculty, and/or parent volunteers) are there to assist students as they exit the vehicles (i.e., four personnel for Grades 1 through 8, and two personnel for TK/K).

During student drop-off periods, vehicles coming from the north on Los Alamitos Boulevard are prohibited by St. Hedwig from turning left onto Orangewood Avenue. This is enforced by the "No Left Turns for School Drop-off Please" sign posted on St. Hedwig property at the street corner, and by information provided in the Parent/Student Handbook and Celtic Central.

The school drop-off procedures outlined in the Parent/Student Handbook clearly state that children may not exit the vehicle on Orangewood Avenue and on the school driveway before fully entering the blacktop or passing the corner of the classroom building. No one is allowed to use the church parking lot or anywhere along Orangewood Avenue to drop off students. Parents attending school meetings or parent-teacher conferences, or volunteering/service purposes, are required to follow the student drop-off procedures (i.e., enter the school driveway, drop off students at respective stations), then park in the church parking lot or on the north side of Orangewood Avenue.

School Pick-Up Procedures

Figure 2 illustrates the operational details for the existing student pick-up plan in the afternoon. Pick-up operations start at 2:30 PM when the gate at the school driveway is opened. Students are dismissed at 2:45 PM, and wait in the dedicated zone on the blacktop. The gate is closed at 3:05 PM. Within this time period, the blacktop is fully loaded and unloaded twice with vehicles picking up students (i.e., it typically takes two rounds or "waves" for parents to pick-up all students).

All vehicles picking up students are required to queue along the curb on the south side of Orangewood Avenue, enter the school driveway (not the church driveway), park as a platoon on the blacktop, filling in five parking rows (the blacktop can accommodate approximately 43 vehicles in total), and exit the campus through the church driveway.

Stadium-style parking/loading/unloading is implemented with the help of two traffic control personnel (staff/faculty/parent volunteers) and four student safety team members (in 8th Grade) directing vehicles where to park, raising a green flag after the blacktop is fully loaded/parked to indicate that Grade 1 through 8 students can walk from their waiting area to their parked vehicle, signaling when the platoon of parked vehicles can start moving to depart their row after all students are safely in their vehicles, and raising a red flag when students are not allowed to leave their waiting zone or when vehicles are not yet allowed to start driving. TK/Kindergarten parents may park their vehicle on Orangewood Avenue and use the gate east of the school driveway to pick up their children (this easternmost gate is only open during school pick-up period). TK/K students with siblings in Grades 1 through 8 are walked over to the Grade 1-8 waiting area/zone by a staff member.

As in student drop-off periods, during school pick-up operations, vehicles coming from the north on Los Alamitos Boulevard are prohibited by St. Hedwig from turning left onto Orangewood Avenue. This is enforced by the "No Left Turns for School Drop-off Please" sign posted on St. Hedwig property at the street corner, and by information provided in the Parent/Student Handbook and Celtic Central.

The school pick-up procedures outlined in the Parent/Student Handbook also state that no one is allowed to use the church parking lot, the south side of Orangewood Avenue, or the Good Shepherd Presbyterian Church lot to pick up students. A signed permission form for students allowed by their parents to walk off campus must be on file with the student's teacher. Also, students walking home will walk along Quinn Hall, past the church, and onto Los Alamitos Boulevard. Parents attending school meetings or parent-teacher conferences, or volunteering/service purposes, are required to park on the north side of Orangewood Avenue east of the school driveway or in the church parking lot. Vehicles parked in the church lot are restricted from leaving while traffic is exiting the main school lot/blacktop. Traffic traveling east-west on Orangewood will be stopped when vehicles are exiting the main school lot.

T&PMP OBSERVATIONS AND KEY FINDINGS

Figures 3 and ***4*** present the results of the traffic counts and T&PMP observations conducted (on March 9 and 22, 2022) during the morning student drop-off and afternoon student pick-up, respectively. The following provides a brief summary of key findings:

School Drop-Off Observations

1. The signalized intersection of Los Alamitos Boulevard and Orangewood Avenue operates at an acceptable Level of Service/LOS A during the AM peak hour coinciding with school drop-off activities. No significant queuing issues on the southbound left-turn and westbound left-turn movements at the signalized intersection were observed. This indicates good compliance with student drop-off regulations related to prohibiting southbound traffic on Los Alamitos Boulevard from turning left onto Orangewood Avenue.

2. The Student Drop-off Queuing Summary (table inset on *Figure 3*) indicates that based on the queuing observations conducted at Station 1, 2, 3, and 4, there were no significant queuing issues. Before the gate at the school driveway was opened at 7:35 AM, the queue waiting to enter the school did not reach Station 4 (Los Alamitos Boulevard). Once the gate was opened, queues dissipated quickly (i.e., there was no standing queue for a significant duration) until the gate was closed at 8:05 AM.

3. Instead of waiting in the queue to enter the school driveway and drop off students in the drop-off zone on site/blacktop, there were seven vehicles in the queue that prematurely dropped off students along Orangewood Avenue, even though the school gate was still open. These vehicles either left the queue and

made a u-turn down Orangewood Avenue to head back to Los Alamitos Boulevard, or parked on the north side of Orangewood Avenue.

4. There were approximately five students (older students) that exited their vehicle prematurely while still on the school driveway, before reaching the drop-off zone in the blacktop. These vehicles stayed in the queue for the entire drop-off loop in the blacktop.

5. There were nine occasions when students took a longer time exiting their vehicles, and therefore caused delay and impeded the drop-off queue from moving forward.

6. There were approximately five TK/K students that were walked to school by parents who parked on Orangewood Avenue and dropped-off their children by using the TK/K modular entrances off the school driveway.

7. While the school gate was still open, one vehicle dropped off a student in the church parking lot, and two vehicles parked in the church lot and walked their students into the school.

8. One vehicle parked in the Vons shopping center off Los Alamitos Boulevard north of Orangewood Avenue and walked the student to school.

9. Three vehicles dropped off students along Orangewood Avenue west of Los Alamitos Boulevard, and one vehicle parked on this segment of Orangewood Avenue to walk the student to school.

10. After the school gate closed, there were 47 vehicles parked along Orangewood Avenue.

School Pick-Up Observations

1. The signalized intersection of Los Alamitos Boulevard and Orangewood Avenue operates at an acceptable Level of Service/LOS A during the PM peak hour coinciding with school pick-up activities. No significant queuing issues on the southbound left-turn and westbound left-turn movements at the signalized intersection were observed. This indicates good compliance with student drop-off regulations related to prohibiting southbound traffic on Los Alamitos Boulevard from turning left onto Orangewood Avenue.

2. The Student Pick-Up Queuing Summary (table inset on *Figure 4*) indicates that based on the queuing observations conducted at Station 1, 2, 3, and 4, there were no significant queuing issues. Before the gate at the school driveway was

opened at 2:30 PM, the queue waiting to enter the school did reach Station 4 (Los Alamitos Boulevard), but once the gate was opened, queues dissipated quickly (i.e., there was no standing queue for a significant duration) until the gate was closed at 3:05 PM.

3. Instead of waiting in the queue to enter the school driveway and pick up students in the pick-up zone on site/blacktop, there were 13 vehicles that picked up students using the church parking lot.

4. There were 19 TK/K students that were picked up by parents who parked on Orangewood Avenue east of the school driveway through the easternmost gate.

5. There were 26 vehicles that picked up students using the Good Shepherd Presbyterian Church parking lot.

6. There were 10 students picked up from the Vons shopping center parking lot off Los Alamitos Boulevard north of Orangewood Avenue.

7. There were 28 students picked up along Orangewood Avenue west of Los Alamitos Boulevard.

8. After the school gate closed, there were 40 vehicles parked along Orangewood Avenue.

T&PMP RECOMMENDATIONS

Although no significant traffic impacts and parking deficiencies are expected to occur with the proposed addition of the two modulars to the TK/K area east of the school driveway, the following measures are recommended for implementation as part of the T&PMP:

T&PMP Recommendations during School Drop-Off Period

1. Consider opening the school driveway gate earlier than 7:35 AM (by 30 minutes) to allow parents to drop off their students earlier, especially those students that are younger and/or need more time to get dropped off, or because the parent needs to go to work earlier. This could help facilitate the morning drop-off queue more efficiently to minimize queue delays, and prevent the need for parents to drop off their children prematurely (along Orangewood Avenue or the school driveway before entering/reaching the drop-off stations on the blacktop).

2. Consider opening the easternmost gate along Orangewood Avenue during the school drop-off period to allow TK/K parents to walk their children to the TK/K modulars through this gate (as opposed to being part of the queue on the blacktop). These parents should be told to park on Orangewood Avenue east of the school driveway.

3. Increase the number of traffic control personnel during drop-off operations to four personnel managing the Grades 1-8 drop-off station, three personnel managing the TK/K drop-off station (one should control where the TK/K parents split off from the Grades 1-8 exiting queue), plus one person restricting pedestrians from crossing the school driveway on the Orangewood Avenue sidewalk, and another person monitoring the queue at Station 2 (where marked on *Figure 3*) to ensure no student is dropped off prematurely from the queue along Orangewood Avenue.

4. Every vehicle in queue should be directed to move forward as close as possible to the vehicle in front of it. Any vehicle observed to stay too long in queue should be directed to exit the site. Traffic control personnel should stay focused on expediting and managing traffic flows, and be discouraged from unnecessary and/or prolonged chats with drivers of the vehicles.

5. Signage should be posted on delineators/cones to reinforce no loading/unloading restrictions and no pedestrian crossings along the school driveway and on Orangewood Avenue.

6. Once the gate at the school driveway is opened, consider closing the church driveway by placing cones to restrict entry/exit via the church driveway. This will help prevent vehicles from dropping off students in the church parking lot, and creating traffic conflicts with the drop-off queue along Orangewood Avenue. Parents attending school meetings or parent-teacher conferences, or volunteering/service purposes should continue to be required to follow the student drop-off procedures (i.e., enter the school driveway, drop off students at respective stations), then park in the church parking lot (after dropping off Grade 1-8 students) or on the north side of Orangewood Avenue (after dropping off TK/K students).

7. Information on any updated measures to the T&PMP should be publicized/disseminated, and current T&PMP regulations reinforced, in a parent meeting or webinar, the Parent/Student Handbook and Celtic Central.

8. <u>Long-Term Recommendations:</u> If compliance with T&PMP procedures wanes and/or significant operational issues occur in the future, consider implementing

the measures illustrated on ***Figure 5***, which include the provision of a bypass lane, extending the drop-off area (as shown in magenta), blocking access from the blacktop to the church lot, and restricting the church driveway to one-way southbound entry (to curb families using the church lot for student drop off).

T&PMP Recommendations during School Pick-Up Period

1. Consider staggering dismissal times by 10 or 15 minutes, as follows:
    - TK/K through Grade 2: dismiss at 2:45 PM
    - Grade 3 through 5: dismiss at 2:55 PM (or 3:00 PM)
    - Grade 6 through 8: dismiss at 3:05 PM (or 3:15 PM)

2. Consider opening the school driveway gate earlier than 2:30 PM (by 15 minutes) to allow parents to be loaded and fill up the blacktop earlier, so that a full platoon or "wave" on site (as opposed to queuing on Los Alamitos Boulevard and Orangewood Avenue) will be sitting and ready to pick up students once classes are dismissed.

3. Consider implementing the proposed changes illustrated on ***Figure 6***. Instead of the stadium-style parking/loading/unloading scheme currently implemented, create three pick-up zones, provide a bypass lane, and manage and control student crossings where marked (orange crossing). Each family should be assigned to one pick-up zone that they will use every day for student pick-up. Zone 2 should be designated for TK/K students with older siblings (the older siblings will be escorted by personnel and walked from the Grade 1-8 classroom building to Zone 2 using the orange crossing). Zone 3 should be allocated for parents picking up older students (Grades 7 and 8) while waiting in their vehicles parked in the church lot (the same orange crossing should be used by these older students to get from the classroom building to Zone 3). Vehicles entering the school driveway will only be able to access Zone 1, while parents entering the church driveway will be able to access Zones 2 and 3. Vehicles that entered the school driveway will be restricted from using Zone 3 to pick up students.

4. Increase the number of traffic control personnel during pick-up operations to two personnel in Zone 1, four personnel in Zone 2, two personnel in Zone 3, one person managing the orange crossing, one person at the school driveway, another person at the church driveway, and two personnel prohibiting students from going to the Good Shepherd Presbyterian Church lot for pick up.

5. Every vehicle in queue should be directed to move forward as close as possible to the vehicle in front of it. Any vehicle observed to stay too long in queue

should be directed to exit the site. Traffic control personnel should stay focused on managing traffic, and be discouraged from unnecessary and/or prolonged chats with drivers of the vehicles.

6. Signage should be posted on delineators/cones to reinforce pick-up procedures.

7. Information on any updated measures to the T&PMP should be publicized/disseminated, and current T&PMP regulations reinforced, in a parent meeting or webinar, the Parent/Student Handbook and Celtic Central.

8. Long-Term Recommendation A: If compliance with T&PMP procedures does not improve (i.e., parents continue to pick up students off campus), consider initiating a Vehicle Registration Program which would require parents to register each vehicle they would be driving to school for student pick-up (by providing each vehicle's license plate number). These license plate numbers will be cross-checked against any vehicles observed to not comply with the T&PMP regulations. Parents should be required to sign an acknowledgement of these procedures as part of registration/school enrollment materials similar to how Codes of Conduct are implemented.

9. Long-Term Recommendation B: If significant traffic and parking issues arise in the future during student pick-up, parents must display placards on their windshield indicating the last name of the students being picked up, before getting to either of the two wait lines for Zone 1, and for Zone 2). Each of Zone 1 and Zone 2 will be divided into smaller stations marked by cones/signage/flags/banners with station numbers. Through the use of walkie-talkies, traffic control personnel will "arrange" the students in the correct order at stations within each zone to prepare them for a quicker pick-up once the vehicle pulls up at each station. Essentially, traffic control personnel will need to time and synchronize the parents' arrival with the students. For siblings, the older child stays with the younger child's designated pick-up station. Signage on post delineators/cones and traffic control personnel will enforce the placard program during school dismissal.

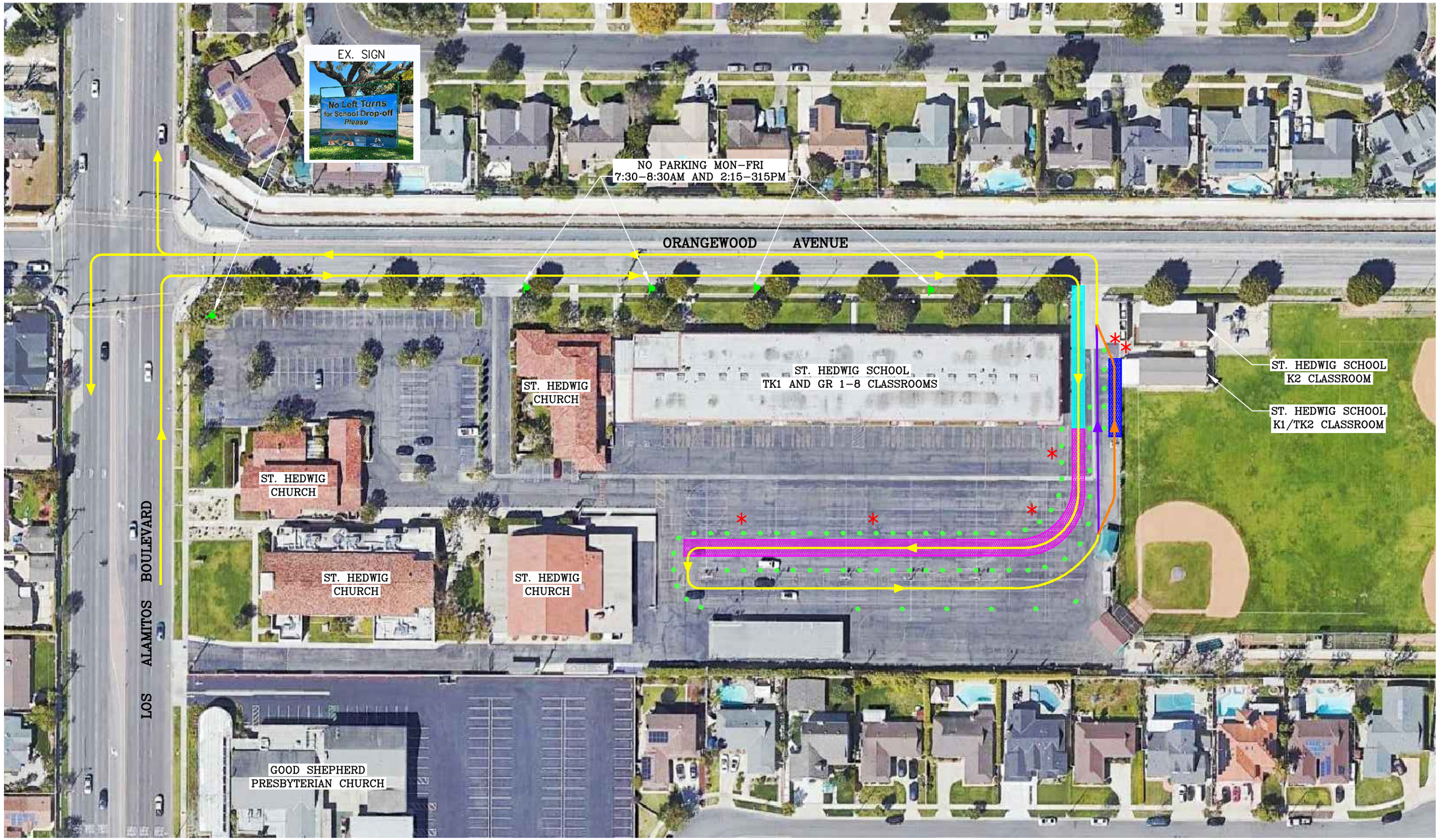
10. Long-Term Recommendation C: If significant traffic and parking issues arise in the future during student pick-up, another potential improvement is to designate the inside portion of the loop on the blacktop as additional student waiting areas. This will require vehicles in queue for Zone 1 and Zone 2 to pick up students from the left-hand side of the vehicle.

We appreciate the opportunity to provide this analysis. Please call us at 949.825.6175 if you have any questions and/or comments.

Sincerely,
Linscott, Law & Greenspan, Engineers

Trissa (de Jesus) Allen, P.E.
Senior Transportation Engineer

Attachments



LINSCOTT LAW & GREENSPAN engineers

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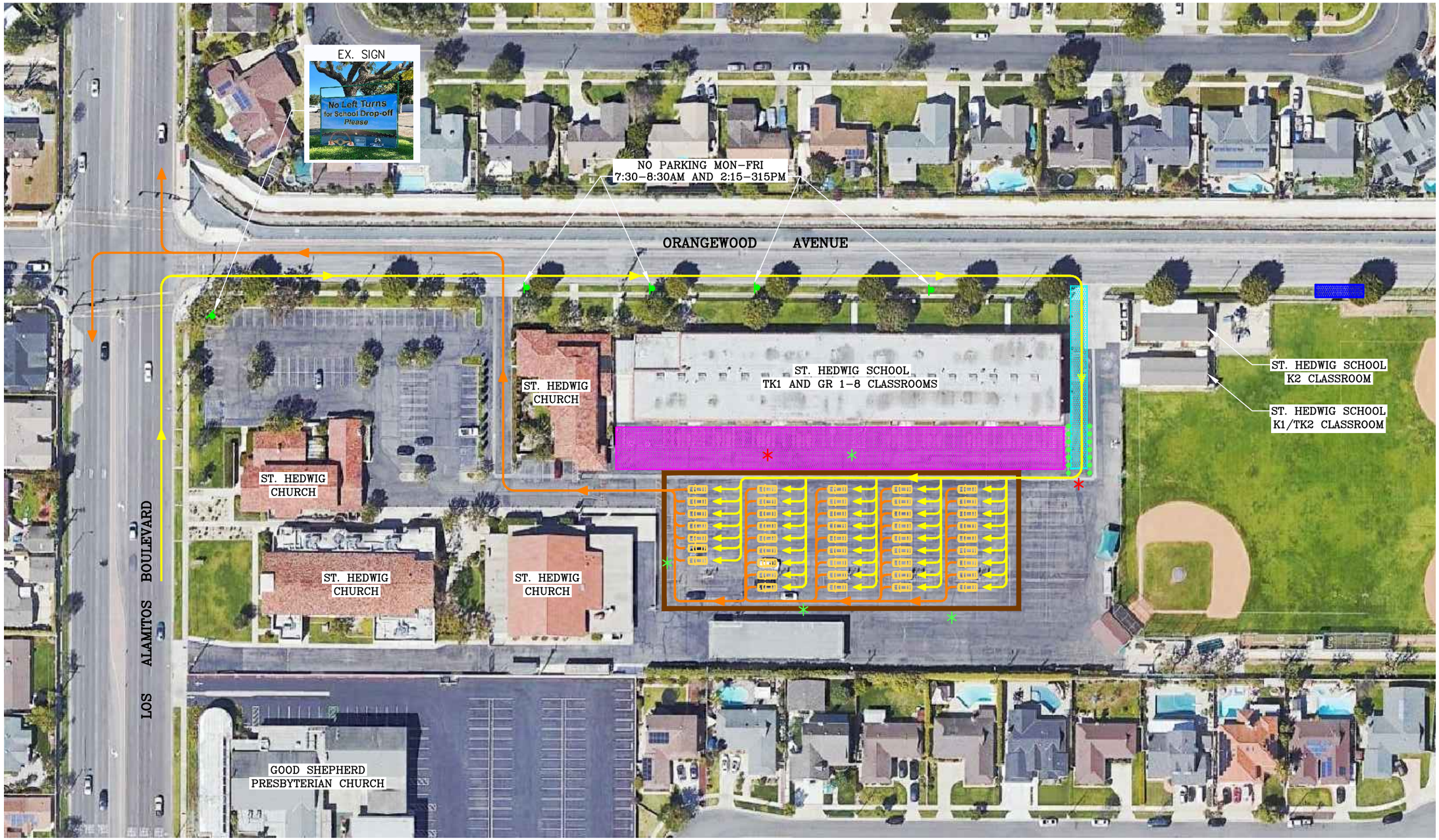
= TK, KINDERGARTEN, AND GR 1–8 DROP–OFF ROUTE
= GR 1–8 ONLY DROP–OFF ROUTE
= TK AND KINDERGARTEN ONLY DROP–OFF ROUTE
* = TRAFFIC CONTROL PERSONNEL (STAFF/FACULTY/PARENT VOLUNTEERS)
= TRAFFIC CONES
= TK AND KINDERGARTEN DROP–OFF STATION
= GR 1–8 DROP–OFF STATION
= WAIT LINE (NO UNLOADING)

FIGURE 1

CURRENT STUDENT DROP–OFF PLAN

ST. HEDWIG SCHOOL

n:\4500\2224526 – st. hedwig school tpmp, los alamitos\dwg\4526 f–1.dwg LDP 08:59:31 05–18–2022 lam



n:\4500\2224526 – st. hedwig school tpmp, los alamitos\dwg\4526 f–2.dwg LDP 09:01:24 05–18–2022 lam

LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

KEY

- = PICK–UP INBOUND ROUTE
- = PICK–UP OUTBOUND ROUTE
- = TRAFFIC CONTROL PERSONNEL (STAFF/FACULTY/PARENT VOLUNTEERS)
- = STUDENT SAFETY TEAM MEMBER
- = TRAFFIC CONES
- = VEHICLES
- = PICK–UP STATION
- = TK AND KINDERGARTEN PICK–UP AREA FOR STUDENTS WITHOUT AN OLDER SIBLING
- = STUDENT WAIT AREA
- = WAIT LINE (NO LOADING)

FIGURE 2

CURRENT STUDENT PICK–UP PLAN

ST. HEDWIG SCHOOL

1 PARENT (VEHICLE) PARKED IN THE VONS PARKING LOT AND WALKED TO CAMPUS WITH STUDENT

STAFF AND FACULTY ARE ENCOURAGED TO PARK ON THE NORTH SIDE OF ORANGEWOOD AVE OR IN THE CHURCH LOT. PARKING ON THE SOUTH SIDE OF ORANGEWOOD AVE IS DISCOURAGED SINCE IT IS USED FOR THE DROP-OFF QUEUE. THERE WERE 47 VEHICLES PARKED ALONG ORANGEWOOD AVE AFTER THE GATE CLOSED

EX. SIGN



AM PEAK HOUR INTERSECTION LOS: ICU 0.581, LOS A

3 VEHICLES DROPPED OFF STUDENTS ALONG ORANGEWOOD AVE, ON THE WESTSIDE OF LOS ALAMITOS, AND 1 PARENT (1 VEHICLE) PARKED AND WALKED TO CAMPUS WITH STUDENT

NO PARKING MON-FRI 7:30-8:30AM AND 2:15-315PM

7 VEHICLES DROPPED OFF STUDENTS ALONG ORANGEWOOD AVE WHILE IN THE QUEUE PRIOR TO GATE CLOSING

LESS THAN 5 TK AND KINDERGARTEN STUDENTS ARE WALKED ON TO CAMPUS BY A PARENT. PARENTS PARK ALONG ORANGEWOOD AVE (THIS IS DISCOURAGED BY THE SCHOOL)

SIDE GATE ALONG ORANGEWOOD AVE IS CLOSED DURING STUDENT DROP-OFF

ORANGEWOOD AVENUE

STATION 1

STATION 2

STATION 3

STATION 4

PRIOR TO GATE CLOSING, 1 VEHICLE DROPPED OFF STUDENT IN THE CHURCH LOT AND 2 PARENTS (2 VEHICLES) PARKED AND WALKED INTO CAMPUS WITH STUDENTS

ST. HEDWIG CHURCH

ST. HEDWIG SCHOOL TK1 AND GR 1-8 CLASSROOMS

ST. HEDWIG SCHOOL K2 CLASSROOM

ST. HEDWIG SCHOOL K1/TK2 CLASSROOM

STUDENTS EXIT VEHICLE WITHIN THE DROP-OFF ZONE. STUDENTS THAT ARE NOT EFFICIENT WHILE EXITING DELAY THE FLOW OF THE REST OF THE QUEUE, WHICH OCCURED APPROXIMATELY 9 TIMES DURING THE DROP-OFF PERIOD

LESS THAN 5 STUDENTS (PRIMARILY OLDER STUDENTS) EXIT VEHICLE WITHIN THE WAIT LINE (THIS IS DISCOURAGED BY THE SCHOOL)

ST. HEDWIG CHURCH

ST. HEDWIG CHURCH

ST. HEDWIG CHURCH

LOS ALAMITOS BOULEVARD

GOOD SHEPHERD PRESBYTERIAN CHURCH

STUDENT DROP-OFF QUEUEING SUMMARY:

	STATION 1 (AT SCHOOL DWY)	STATION 2 (MIDBLOCK BTWN SCHOOL DWY AND CHURCH DWY)	STATION 3 (AT CHURCH DWY)	STATION 4 (ON LOS ALAMITOS BLVD)
QUEUE STARTED AT	7:23 AM →	7:30 AM →	7:35 AM ↓	(NO QUEUE)
		GATE OPENED AT 7:35 AM		
QUEUE DISSIPATED AT	7:38 AM ↓ ←	7:36 AM ←	7:36 AM	(NO QUEUE)
QUEUE STARTED AT	7:50 AM →	7:52 AM →	7:52 AM →	7:52 AM ↓
QUEUE DISSIPATED AT	8:04 AM ←	8:03 AM ←	8:02 AM ←	7:58 AM
		GATE CLOSED AT 8:05 AM		

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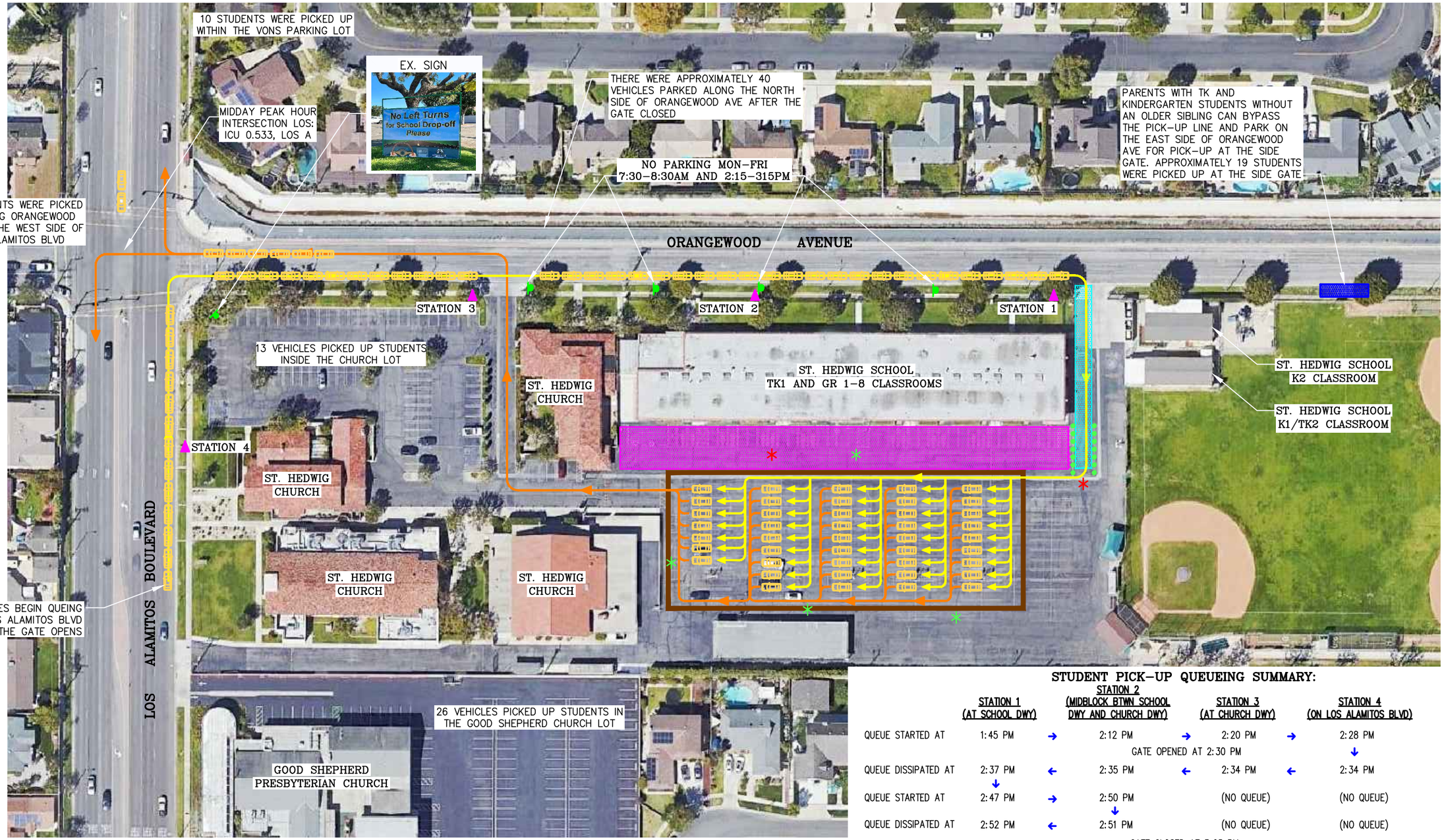
KEY

- = TK, KINDERGARTEN, AND GR 1-8 DROP-OFF ROUTE
- = GR 1-8 ONLY DROP-OFF ROUTE
- = TK AND KINDERGARTEN ONLY DROP-OFF ROUTE
- * = TRAFFIC CONTROL PERSONNEL (STAFF/FACULTY/PARENT VOLUNTEERS)
- = TRAFFIC CONES
- = VEHICLES
- = TK AND KINDERGARTEN DROP-OFF STATION
- = GR 1-8 DROP-OFF STATION
- = WAIT LINE (NO UNLOADING)

FIGURE 3

STUDENT DROP-OFF OBSERVATIONS

ST. HEDWIG SCHOOL



STUDENT PICK-UP QUEUEING SUMMARY:

	STATION 1 (AT SCHOOL DWY)		STATION 2 (MIDBLOCK BTWN SCHOOL DWY AND CHURCH DWY)		STATION 3 (AT CHURCH DWY)		STATION 4 (ON LOS ALAMITOS BLVD)
QUEUE STARTED AT	1:45 PM	→	2:12 PM	→	2:20 PM	→	2:28 PM
			GATE OPENED AT 2:30 PM				↓
QUEUE DISSIPATED AT	2:37 PM	←	2:35 PM	←	2:34 PM	←	2:34 PM
	↓						
QUEUE STARTED AT	2:47 PM	→	2:50 PM		(NO QUEUE)		(NO QUEUE)
			↓				
QUEUE DISSIPATED AT	2:52 PM	←	2:51 PM		(NO QUEUE)		(NO QUEUE)
			GATE CLOSED AT 3:05 PM				

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KEY

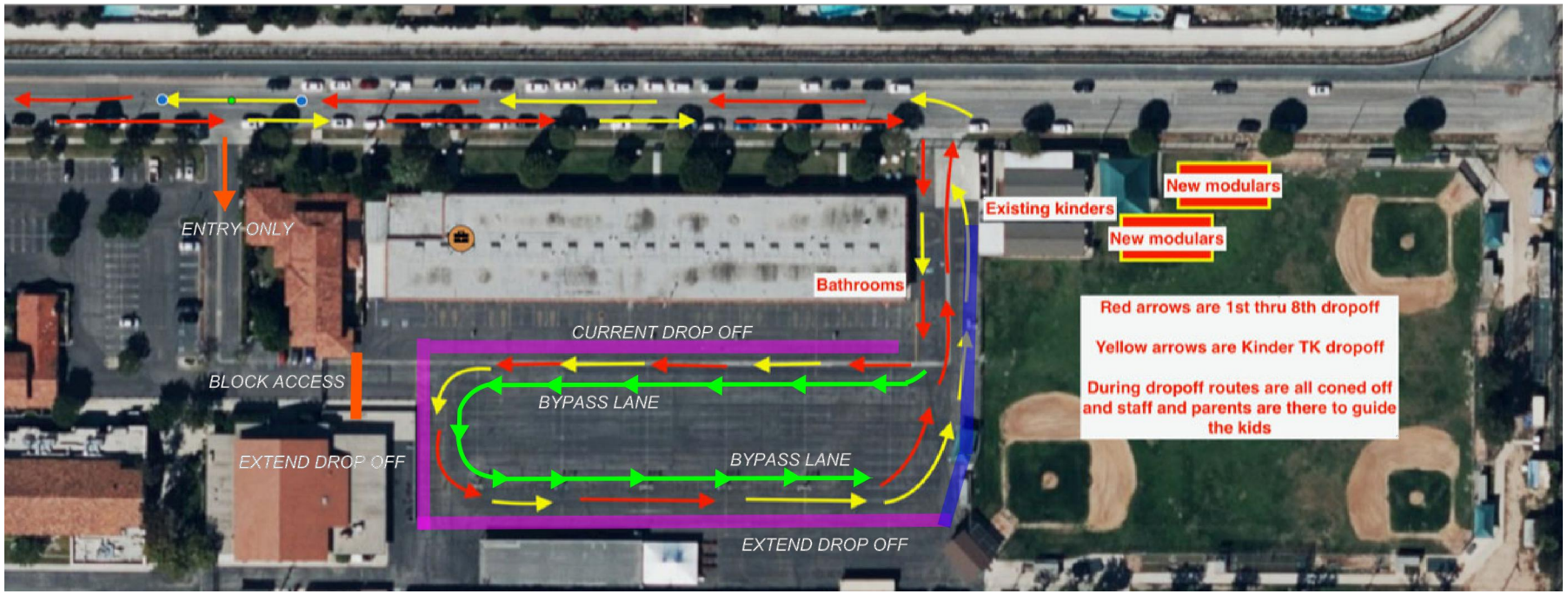
- = PICK-UP INBOUND ROUTE
- = PICK-UP OUTBOUND ROUTE
- = TRAFFIC CONTROL PERSONNEL (STAFF/FACULTY/PARENT VOLUNTEERS)
- = STUDENT SAFETY TEAM MEMBER
- = TRAFFIC CONES
- = VEHICLES
- = PICK-UP STATION
- = TK AND KINDERGARTEN PICK-UP AREA FOR STUDENTS WITHOUT AN OLDER SIBLING
- = STUDENT WAIT AREA
- = WAIT LINE (NO LOADING)

FIGURE 4

STUDENT PICK-UP OBSERVATIONS

ST. HEDWIG SCHOOL

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n:\4500\2224526 - st. hedwig school tpmp, los alamitos\dwg\4526 f-5.dwg LDP 09:03:14 05-18-2022 lam

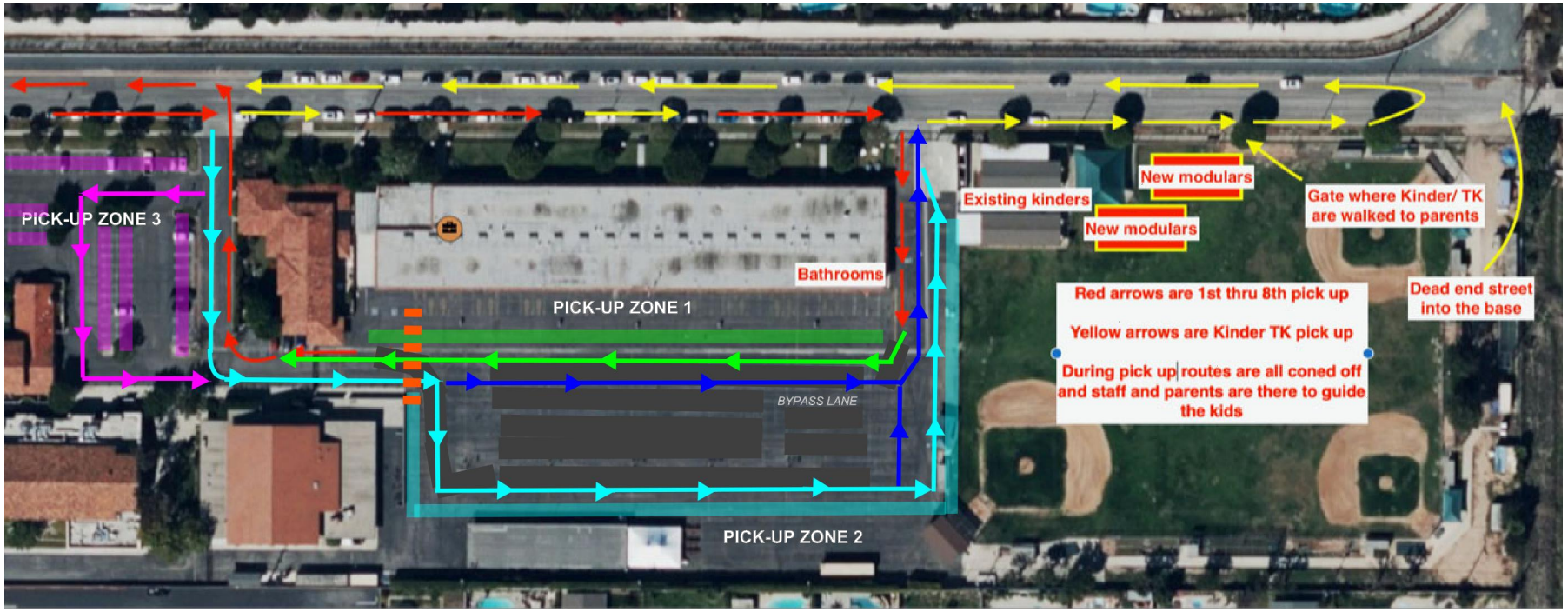
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FIGURE 5

PROPOSED CHANGES TO STUDENT DROP-OFF PLAN

ST. HEDWIG SCHOOL



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FIGURE 6

PROPOSED CHANGES TO STUDENT PICK-UP PLAN

ST. HEDWIG SCHOOL

City of Los Alamitos

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 27, 2022 **ITEM NUMBER: 6B**

To: **Chair DeBolt & Members of the Planning Commission**

Presented By: **Tom Oliver, Associate Planner**

Subject: **Conditional Use Permit (CUP) 22-03**

SUMMARY

Consideration of a Conditional Use Permit (CUP 22-03) to allow a secondhand store to be permitted at 10582 Los Alamitos Blvd. in the General Commercial (C-G) Zoning District. This is to permit due to the relocation of "Play It Again Sports" from a prior location in the City at 4141 Katella Avenue.

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adoption of Resolution No. 2022-09, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-03 TO OPERATE A 3,000 SQUARE FOOT SECONDHAND SHOP IN A COMMERCIAL BUILDING AT 10582 LOS ALAMITOS BLVD., IN THE GENERAL-COMMERCIAL (C-G) ZONING DISTRICT, APN 242-242-01. (APPLICANT: WILLIAM A. PHILLIPS)."

BACKGROUND

Applicant: William Phillips – Play It Again Sports

Location: 10582 Los Alamitos Blvd., Los Alamitos CA 90720

Environmental: A Class 1 Categorical Exemption, pursuant to Section 15301(a) – Existing Facilities, will be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is in an existing building and will include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and no exterior modifications;

Approval Criteria: Section 17.10.020 (Land Uses and Permit Requirements), Table 2-04 (Allowed Uses and Permit Requirements) of the Los Alamitos Municipal Code (LAMC) allows Personal Services - Restricted in the General Commercial (C-G) Zoning District with the approval of a Conditional Use Permit.

Noticing: The Public Hearing Notice for this meeting was mailed out on July 13, 2022, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the News Enterprise on July 13, 2022.

Prior Actions: None for this unit.



An application has been filed, by William Phillips, for a Conditional Use Permit (CUP 22-03) to operate a secondhand sporting goods shop located at 10582 Los Alamitos Boulevard, between Sausalito Street and Cerritos Avenue. This is a move of the Play It Again Sports franchise store that used to be located at 4141 Katella Avenue. The Applicant has already moved into the space and had not applied for a business license or new CUP. Secondhand stores require a Conditional Use Permit to be located in the General Commercial Zone. Mr. Phillips has already had a background check performed and approved by the Police Department for the Secondhand Dealer permit.

The City's municipal code, in LAMC 17.74.190, defines secondhand store as "Defined and regulated as 'Personal Services, Restricted" and further, "a business involved in the retail sale of used goods and merchandise such as a thrift store or consignment, whereby the sale of such used goods and merchandise comprise 25 percent or more of total monthly sales volume. This definition does not include pawn shops and swap meets." That said, secondhand stores are also called out in the prohibited uses of LAMC 17.10.020. This prohibition was intended to restrict "Pawn Shops," therefore the less restrictive "Personal Services, restricted" land use is what this business will be considered in this report.

Play It Again Sports is a chain located in many locations across the country. Mr. Phillips has conveyed to Staff that approximately 85% of the merchandise that they sell is new and only an approximate 15% is used sporting goods. The Play It Again Sports website describes their process as:

"We Buy All Day, Every Day." With no appointment necessary, it's fast and easy for you to sell the used sports equipment and fitness gear you're no longer using. We buy a wide

variety of quality used sporting goods and are always stocking up, so there's always something new in-store. You may never outgrow your favorite sports — but you may outgrow your equipment. We provide athletes of every age a place to sell their quality used gear.
Bring It In Gather up the sports and fitness gear you aren't using anymore and stop in, no need to make an appointment.
We'll Check It Out Browse the great used and new gear we have in-store every day while we review your items based on condition and demand."

DISCUSSION

Compatibility with the Surrounding Area

The adjacent properties are developed and zoned as follows:

North: Developed with ABC Pools and Supplies, across a storage lot, in the General Commercial (CG) zone.

East: Developed as Gemini Forest Products lumber yard in the Planned Light Industrial (P-L-I) Zone.

South: Developed with the Fairfield Marriott Hotel in the General Commercial (G-C) Zoning District.

West: Developed with the Best Western Hotel across Los Alamitos Blvd. in the General Commercial Zone (C-G).

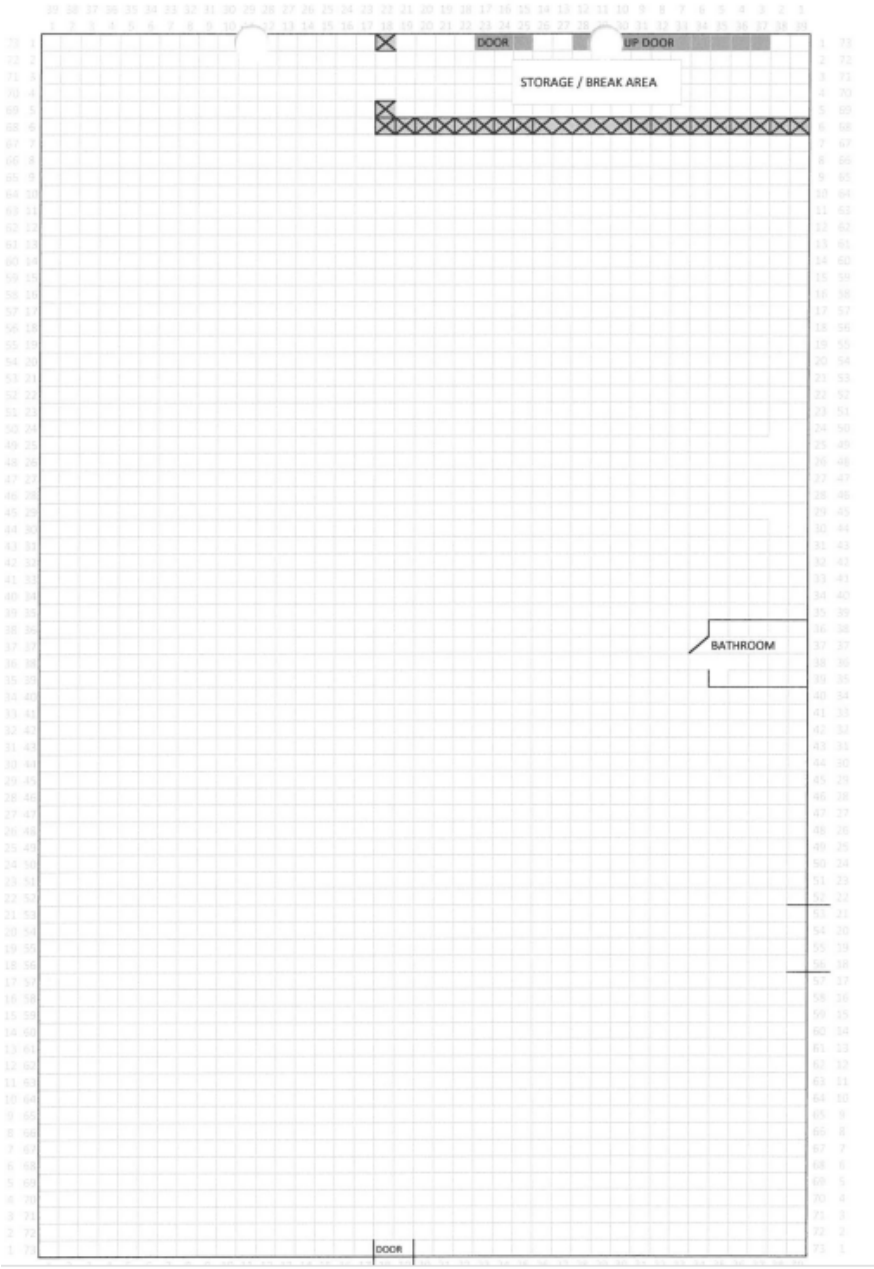
The New England Divers Scuba shop previously occupied the building. Pursuant to LAMC Section 17.10.020, the proposed secondhand shop requires the approval of a Conditional Use Permit. The purpose of a CUP is to ensure the compatibility of a use in terms of configuration, design, location, and potential impacts of the proposed use, to evaluate the compatibility of the proposed use with the surrounding uses, and the suitability of the use of the site, to ensure the protection of the public convenience, health, interest, safety, and welfare (LAMC Chapter 17.32.070.E).

One CUP finding required to be met by the applicant for this proposed use is that the proposed use will not endanger the public health, safety or general welfare if located where proposed and developed. The location is in a zone (C-G) intended to support retail uses, and the parcel is not next to a residential parcel (289 feet).

Staff reviewed the application, researched the surrounding area, and finds that the proposed use is compatible and harmonious with surrounding uses and that it will not negatively impact the health, welfare or safety of the public. Further, it will not negatively impact the available parking supply to the detriment of the surrounding tenants, nor create excessive noise or vibrations, and therefore does not generate nuisance conditions. The proposed use will fulfill a need of families with children who participate in sports in the area and have few businesses where they can purchase needed sports equipment.

Site Plan/Floor Plan

A rough floor plan of the space is shown below. The tenant space has a storage/break room space, one bathroom, and the tenant has installed new signage.



Parking

The standalone building for the secondhand store use has over 3,000 square feet of gross floor area. There is another building on the property, and together they add up to 10,344 square feet of gross floor area, per the Orange County Assessor. There are four businesses in these two buildings. Three are regular commercial businesses and there is a professional office on the second floor of one of the buildings. All of these uses require one space per 250 square feet of floor area, adding up to 42 spaces, which is less required

than the 45 that exist on site.

Police Department

Although this proposed use is a “second-hand/consignment store” and not a “pawn shop” (defined as a retail establishment that accepts personal property as collateral for loans, as well as offering property for sale to the public), both state law and the Los Alamitos Municipal Code require that any retail sellers of used/pre-owned merchandise (other than vehicles) obtain a second-hand dealer permit.

In accordance with Chapter 5.36 PAWNBROKERS AND SECONDHAND DEALERS, the applicant will be required to annually obtain a Secondhand Dealers Permit from the City which comprises a background check. The applicant has already this background check in the past through the Police Department, but has not had an annual update. Staff has added Condition of Approval No. 8 requiring the Applicant to apply for a new permit. Chapter 5.36 also imposes a number of other requirements that Staff has conditioned in the resolution. This is consistent with state regulations pertaining to second-hand dealers discussed next.

Code Enforcement Issues

Unfortunately, it must be noted that the applicant prematurely moved into the proposed location before addressing this need for a CUP. The Applicant has had various code enforcement issues recently such as outdoor sales of merchandise and a storage container in the parking lot that needs to be removed. The applicant has not complied with removing the storage container up to the writing of this report. Should the applicant not comply with the Municipal Code concerning the storage container or other violations, by the opening of tonight’s meeting, Staff recommends that the Commission continue this hearing to the next regularly scheduled meeting date or until the applicant has settled this matter.

Conclusion:

Staff reviewed the application, researched the surrounding area and finds that the proposed use is compatible and harmonious with surrounding uses and that it will not negatively impact the health, welfare or safety of the public. Further, it will not negatively impact the available parking supply to the detriment of the surrounding tenants, will not create excessive noise or vibrations, and therefore does not generate nuisance conditions. The shop fills a niche in the City that is needed by Los Alamitos parents who need to purchase sporting goods equipment for their children. Staff recommends approval of the Conditional Use Permit, with its conditions of approval.

FISCAL IMPACT

None.

Attachment: 1. PC Resolution 2022-09 with Exhibit A.docx

RESOLUTION NO. 2022-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-03 TO OPERATE A 3,000 SQUARE FOOT SECONDHAND SHOP IN A COMMERCIAL BUILDING AT 10582 LOS ALAMITOS BLVD., IN THE GENERAL-COMMERCIAL (C-G) ZONING DISTRICT, APN 242-242-01. (APPLICANT: WILLIAM A. PHILLIPS).

WHEREAS, an application for a Conditional Use Permit was submitted by the Applicant to allow a Secondhand shop at 10582 Los Alamitos Blvd.; and,

WHEREAS, said verified application constitutes a request as required by Section 17.10.020, Table 2-04 of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on July 27, 2022; 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 HEREBY RESOLVE AS FOLLOWS:

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

SECTION 2. Conditional Use Permit is hereby approved to allow a 3,000 square foot secondhand shop on the subject property based upon the following findings:

A. The proposed use is consistent with the General Plan and any applicable specific plan; The proposed use location is within the Retail Business General Plan designation. While not mentioned as a goal of the General Plan, this is a use that can operate in this area when permitted through a Conditional Use Permit, and it does not conflict with other uses in this area.

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 "Personal Services, Restricted" in the C-G Zoning District. LAMC 17.74.180, defines secondhand store as:

"Defined and regulated as 'Personal Services, Restricted'" and further, "a business involved in the retail sale of used goods and merchandise such as a thrift store or

consignment, whereby the sale of such used goods and merchandise comprise 25 percent or more of total monthly sales volume. This definition does not include pawn shops and swap meets."

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, in a building has had retail type businesses without incident in the past, and is a good fit for the location.

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 retail type of building. The proposed secondhand sales of sporting goods will be contained entirely within the walls of the existing commercial space. Parking is adequate to accommodate the proposed use. Any Interior tenant improvements are required to 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 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 commercial area 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 commercial 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.

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 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 property is the type of location where this use and

the other uses on the same property are typically found throughout the local region. The Applicant will be required, as with any other business owner in the City, to ensure that the business complies with the noise ordinances of the City of Los Alamitos.

1. The use, as a secondhand shop as conditioned, will not endanger the public health or general welfare if the use is located at 10582 Los Alamitos Blvd. The use will not foster circumstances that tend to generate nuisance condition because the site is located two hundred and thirty-five (289) feet away from the nearest residential parcel. The residential area to the southeast is buffered by Los Alamitos Blvd., and the property is 1,163' from the nearest park.

2. The proposed use as a secondhand dealer will be located in a general commercial area and is a conditionally permitted use within the General Commercial (C-G) Zoning District. The (C-G) Zoning District permits secondhand uses provided that the use is found to be compatible and harmonious with surrounding uses with the approval of a Conditional Use Permit.

3. The proposed secondhand use is compatible with similar uses located in the General Commercial (C-G) Zoning District and is surrounded by retail, service, and restaurant uses, and is in harmony with those uses. The proposed use will fulfill a need of families with children who participate in sports in the area and have few businesses where they can purchase needed equipment.

4. The decision to approve the Conditional Use Permit is based on review by the Planning Commission of the plans and specifications submitted for the proposed project and on testimony given at the public hearing before the Planning Commission.

SECTION 3. Pursuant to CEQA Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 (*Existing Facilities*) categorical exemption since the proposed expansion will occupy an existing tenant space within a developed commercial area that will not increase the existing building footprint beyond the existing area. Existing access and parking will not be modified with the proposed application. Therefore, approval of the project will not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves the application described above to the following conditions:

Planning Division

1. Approval of this application is to allow a 3,000 square foot secondhand store at 10582 Los Alamitos Blvd., with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 22-03 noted thereon, and on file in the Development Services

Department (Exhibit A). 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. Any proposal to expand the use beyond that which is shown in the relevant drawings and all documents that are a part of this application that are included in this approval shall require a modification to be approved by the Planning Commission.

3. 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.

4. Approval of the Conditional Use Permit shall be valid for a period of eighteen (18) months from the date of determination. If the use approved by this action is not established within such time period, such approval shall be terminated and shall thereafter be null and void.

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

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

7. Prior to permit issuance, the property owner and Applicant shall file an Agreement Accepting Conditions of Approval with the Development

Services Department. The property owner and Applicant shall be required to record the agreement with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department.

8. The Applicant shall apply for a new background check with the Police Department and receive an updated City Secondhand Dealers License prior to receiving a business license for this business.

9. The Applicant shall abide by the codes for secondhand dealers instituted in Los Alamitos Municipal Code 5.36 (Pawnbrokers and Secondhand Dealers).

10. This Conditional Use Permit cannot convert at some later date into a pawn shop. This permit allows for the resale of sporting goods only. No gun sales shall be permitted.

11. Business operation shall be conducted only between the hours of 8:00 a.m. and 9:00 p.m. daily.

12. All landscaping in the site, including, without limitation, trees, shrubs and other vegetation, drainage and irrigation systems, shall be permanently maintained in good, first class condition, healthy, without deterioration, free of waste and debris, through all phases of construction, and after by the Owner of the property. Dead or diseased plants shall be promptly replaced with landscaping similar in type, size and quality. Automatic irrigation systems shall be properly maintained and other reasonable and adequate landscape maintenance facilities and procedures shall be provided to fulfill the foregoing requirements.

13. The Applicant agrees to maintain the site per Section 17.24.070 of the Los Alamitos Municipal Code.

14. Any signs shall comply with the provisions under Chapter 17.26 of the Los Alamitos Municipal Code and/or any Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Director.

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

16. There shall be no outdoor sales of merchandise.

17. There shall be no outdoor storage of items or storage containers on the property.

Building Division

18. The Applicant/operator shall submit complete plans, including necessary engineered drawings, for plan check prior to building permit application for any tenant improvements.

Code Enforcement

19. The tenant shall contact the City if they intend to erect any signs, banners, flags, or other similar items in conjunction with the operation of this business to obtain a permit for those uses.

20. No outdoor sales or displays will be permitted.

Orange County Fire Authority

21. The tenant use and tenant improvements shall be in compliance with Orange County Fire Authority regulations and will obtain all required permits.

22. The Applicant shall not store anything above six feet in rack/shelf/or floor storage in the store or storeroom.

Los Alamitos Police Department

23. In accordance with Chapter 5.36 PAWNBROKERS AND SECONDHAND DEALERS, Applicant will be required to annually obtain a Secondhand Dealers Permit from the City.

24. The Applicant agrees to comply with all the requirements described in Municipal Code Chapter 5.36 concerning “Secondhand Dealers.”

25. Applicant shall be required to keep business inventory and transaction records subject to inspection by the Chief of Police or his designee. All consignment item records shall contain the following: name, address, and phone number of the person placing the item on consignment, as well as record of a valid government issued identification.

26. The Applicant shall install a video surveillance system for security purposes.

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 27th day of July, 2022.

Art DeBolt, Chair

ATTEST:

_____
Ron Noda, Secretary

APPROVED AS TO FORM:

_____
Michael Daudt, City Attorney

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

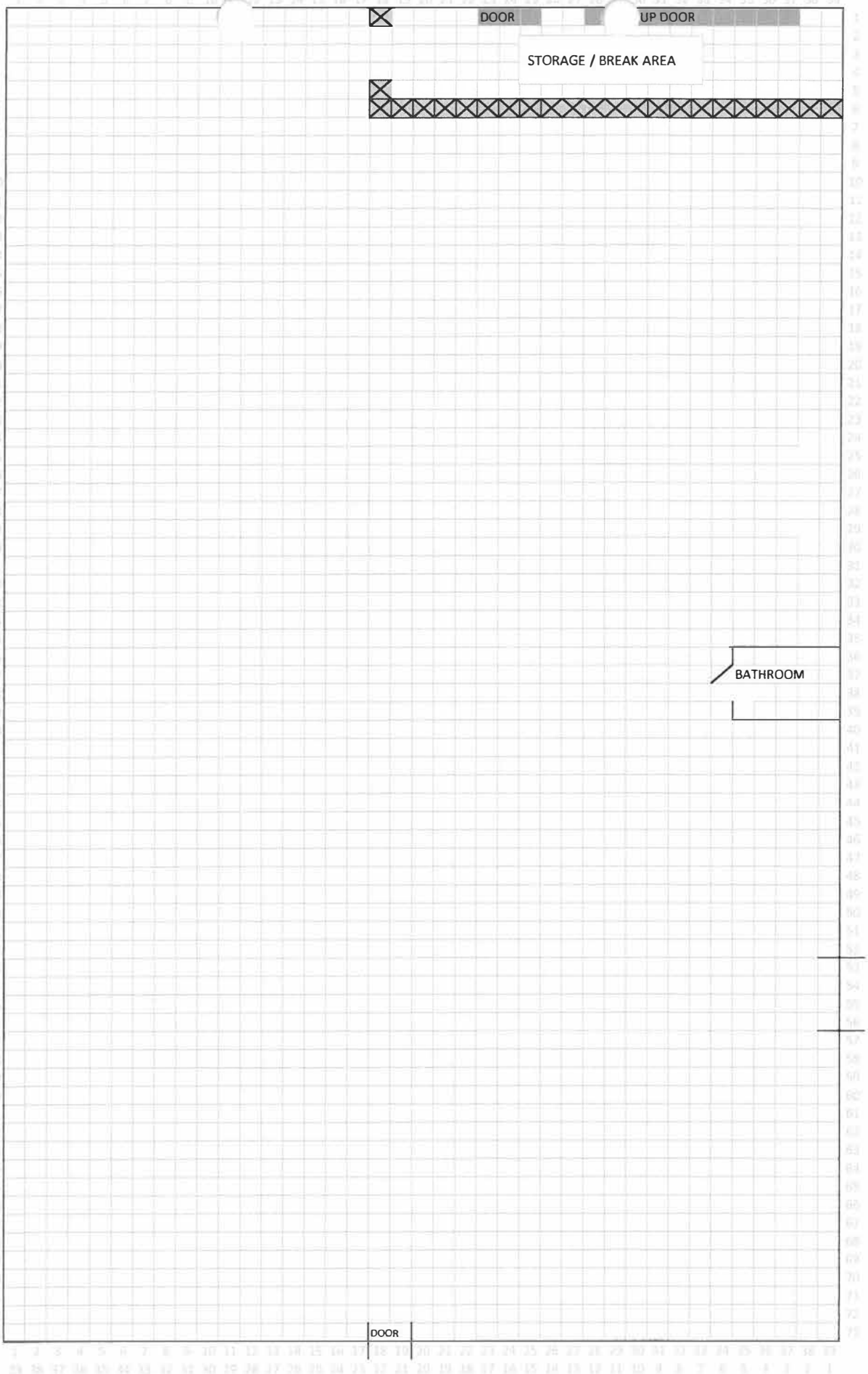
I, Ron Noda, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 27th day of July 2022, by the following vote, to wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

_____
Ron Noda, Secretary

Exhibit A



City of Los Alamitos

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 27, 2022 **ITEM NUMBER: 6C**

To: **Chair DeBolt & Members of the Planning Commission**

Presented By: **Ron Noda, Development Services Director**

Subject: **Consideration of a Resolution of Recommendation to the City Council for Adoption of a Negative Declaration Pursuant to the California Environmental Quality Act (CEQA) and Approval of a Draft Comprehensive Update of the City's Housing Element for the Reporting Period of 2021-2029 (GPA 21-01)**

SUMMARY

The Planning Commission will consider a resolution of recommendation to the City Council for adoption of a Negative Declaration pursuant to the California Environmental Quality Act and approval of a draft comprehensive update of the City's Housing Element for the reporting period of 2021-2029.

RECOMMENDATION

1. Open the Public Hearing; and, if appropriate,
2. Adopt Resolution No. 2022-07, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RESCINDING PLANNING COMMISSION RESOLUTION NO. 2022-04 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION, AND APPROVE GENERAL PLAN AMENDMENT 21-01, UPDATING THE LOS ALAMITOS HOUSING ELEMENT (2021-2029)."

BACKGROUND

State Government Code Section 65300 requires a city to adopt a General Plan to guide long-range development of the community. A General Plan includes seven mandatory elements, including land use, circulation, conservation, open space, safety, noise and housing. The Housing Element must be updated every eight years and is reviewed and certified by the State. State law requires that each Housing Element accommodate and facilitate development of housing to meet a city's fair share housing needs. The Housing Element must also address housing needs of special needs groups, mitigate potential constraints or barriers to housing, and contain a plan of how the city intends to meet its housing needs. Tonight, the Planning Commission will consider a resolution of recommendation to the City Council for approval of a draft comprehensive update of the City's Housing Element and California Environmental Quality Act (CEQA) documents for the reporting period of 2021-2029.

The 2021-2029 General Plan Housing Element will set strategies for the City of Los Alamitos' housing decisions. The City submitted a draft to the State HCD on November 30, 2021. On December 31, 2021, the State of California Housing and Community Development (HCD) Department sent the City its review letter concerning that draft. Their review explained that the City's draft element addresses and satisfies many statutory requirements; however, revisions were still necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). Those revisions are complete and are currently available for public review on the City's website. This recommendation to the City Council was already made by the Planning Commission on April 27, 2022. However, since that time, a property owner of a parcel that was targeted for a zoning change to residential requested that the City not include their site as part of the Housing Element. Other properties have been selected and the property owners were sent two separate mailers notifying them of their inclusion in the City's Housing Element. The added properties to the Housing Element are included in the latest draft Housing Element document, which is attached to this report.

DISCUSSION

To assure citizen participation in the writing and implementation of the City's Housing Element, the City continuously seeks input from a wide variety of community members. The public was notified of various meetings, and of two separate review periods, by mail, social media, website, email blast, and an advertisement in the Event News Enterprise. Tonight's public hearing is another opportunity for those in the community to review and comment on the latest draft Element.

Priorities, goals, and objectives are established in the Housing Element, through citizen input, and then used in planning for future housing in the City. Citizen participation is an important aspect of this process as it establishes the needs of the community from the grassroots level. The City provides this information to the State HCD through the Housing Element document, and reports the progress made to HCD, annually.

Housing Element

Here is how the Housing Element is organized:

- Section 1 explains the purpose, process and contents of the Housing Element.

- Section 2 describes the demographic, economic, and housing characteristics of Los Alamitos, as well as the existing and projected housing needs, and outlines the Regional Housing Needs Allocation (RHNA).

Fair Share Housing Needs Allocation

Table B-1
2021–2029 RHNA Allocation

	Very-low Income[1]	Low Income	Moderate Income	Above-Moderate Income	Total
2021-2029 RHNA	194	119	145	311	769

Notes:
[1] Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very low income, or 97 units.

Source: SCAG.

• Section 3 analyzes the potential and current governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing, and analyzes the potential housing resources of the City.

• Section 4 describes specific policies and programs the City will carry out over the Planning Period to address the City's housing goals.

If this draft is approved by the City Council, the City of Los Alamitos is in-line to meet the State required housing units shown above by 2029. The density of the recommended Town Center Mixed Use, R-4, and R-5 zones will permit the development of housing units which assist the City in meeting its required fair share of the State's Housing need.

FISCAL IMPACT

None.

Attachment:
1. PC Resolution 2022-07
2. Los Alamitos Housing Element - 2nd Draft
3. Los Alamitos Housing Element - Initial Study

PC RESOLUTION NO. 2022-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RESCINDING PLANNING COMMISSION RESOLUTION NO. 2022-04 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION, AND APPROVE GENERAL PLAN AMENDMENT 21-01, UPDATING THE LOS ALAMITOS HOUSING ELEMENT (2021-2029)

WHEREAS, the State Housing Element Law, Article 10.6 of the California Government Code (Sections 65580 et seq.) requires each local jurisdictions to update its General Plan Housing Element every eight (8) years to reflect new statutory requirements and accommodate its share of the Regional Housing Needs Assessment Allocation (RHNA); and,

WHEREAS, the City of Los Alamitos has prepared an update to the Housing Element for the 2021-2029 period in accordance with the guidelines and requirements of State Housing Element Law; and,

WHEREAS, the City conducted extensive community outreach efforts through social media ads and posts, newspaper advertisements, and mailings to stakeholders; and,

WHEREAS, the Planning Commission conducted three (3) community workshops on August 25, 2021, October 27, 2021 and March 23, 2022 to solicit public input, and review the 2021-2029 Housing Element and the City's strategy for preserving the community's character while expanding housing opportunities for all household types and income groups; and,

WHEREAS, the City submitted the Draft Housing Element to the California Department of Housing and Community Development (HCD) for review on November 30, 2021. HCD provided formal written comments on December 31, 2021; and,

WHEREAS, the Draft Housing Element has been revised to address public input and HCD's comments; and,

WHEREAS, on April 27, 2022, the Planning Commission conducted a duly noticed public hearing and adopted Resolution No. 2022-04 recommending that the City Council adopt a negative declaration, and approve General Plan Amendment 21-01, updating the Los Alamitos Housing Element; and,

WHEREAS, following the Planning Commission's adoption of Resolution No. 2022-04 revisions were made to the Draft Housing Element in response to additional public input; and,

WHEREAS, on July 12, 2022, the Planning Commission again conducted a duly noticed public hearing regarding a recommendation to the City Council concerning the adoption of an updated draft of the Housing Element update; and,

WHEREAS, concurrent with the update to the Housing Element, the City prepared a Negative Declaration for the project noted above. The Negative Declaration is based on the finding that, by implementing the General Plan EIR Policies and Implementation Programs, the Project's potential significant adverse impacts are at a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Los Alamitos. A copy of the Negative Declaration is attached hereto as Exhibit B; a full copy of documents constituting the entire file on the Negative Declaration is available for review at the City of Los Alamitos Community Development Department, 3191 Katella Avenue, Los Alamitos, California; and,

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

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 and are incorporated by reference herein.

SECTION 2. The Planning Commission hereby rescinds Planning Commission Resolution No. 2022-04.

SECTION 3. The Planning Commission hereby recommends that the City Council approve General Plan Amendment 21-01, updating the Housing Element, attached hereto as Exhibit A, for the 6th Cycle Housing Element (2021- 2029).

SECTION 4. The Planning Commission hereby recommends that the City Council adopt a Negative Declaration pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et seq.) for the Housing Element, which is attached hereto as Exhibit B.

SECTION 5. The Secretary of the Planning Commission shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 27th day of July 2022.

_____

Art DeBolt, Chair

ATTEST:

_____
Ron Noda, Secretary

APPROVED AS TO FORM:

_____
Michael S. 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 the Planning Commission held on the 27th day of July 2022, by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

_____
Ron Noda, Secretary

CITY OF LOS ALAMITOS



2021-2029 Housing Element

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CHAPTER 1
INTRODUCTION

A. Purpose and Content

The Housing Element of the General Plan contains the official policies for the construction, rehabilitation and preservation/conservation of housing in the City of Los Alamitos. The Housing Element is built upon identification and analysis of existing and projected housing needs, resources, opportunities and past performance. The Housing Element contains detailed analysis of the City's economic, demographic and housing characteristics.

The Housing Element addresses housing opportunities for current and future Los Alamitos residents through 2029 and provides the policy guidance for local decision making related to housing in the City. The Housing Element is the only element of the General Plan that requires review and certification by the State of California.

This Housing Element update covers the Planning Period from October 2021 through October 2029. The Housing Element also evaluates the City's progress in implementing the 2014–2021 housing policy program.

B. Housing Element Updates

The Statewide housing goal is "decent housing and a suitable living environment for every Californian" (Government Code Section 65580). The Legislature recognizes the important role that local governments play in pursuit of this goal and mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

The Housing Element is intended to be reviewed annually and updated and modified as necessary to remain relevant and useful and to reflect the community's dynamic housing needs. This Housing Element update covers the planning period from October 2021 through October 2029, consistent with the State-mandated update required for all jurisdictions within the Southern California Association of Governments (SCAG) region.

C. State Law and Local Planning

1. Consistency with State Law

The Housing Element is one of the eight required General Plan elements, mandated by State law. State law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing." The Housing Element must also analyze and plan for housing for all economic segments of the community.

Government Code Section 65583 outlines specific requirements regarding the scope and content of the Housing Element.

2. General Plan Consistency

The Government Code requires internal consistency among the Elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various Elements shall provide an integrated and internally consistent and compatible statement of policies. City staff has reviewed the other Elements of the General Plan and has determined that this Housing Element provides consistency with them. The City will maintain this consistency as future General Plan Amendments are processed by evaluating proposed amendments for consistency with all Elements of the General Plan.

3. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and programs for the Planning Period that directly addresses the City's housing needs. These goals and policies will be implemented through a number of City plans and programs including the City's Municipal Code.

D. Housing Element Organization

The Housing Element is organized into four parts:

- Section 1: Introduction. Explains the purpose, process and contents of the Housing Element;
- Section 2: Housing Needs. Describes the demographic, economic and housing characteristics of Los Alamitos, as well as the existing and projected housing needs;
- Section 3: Resources and Constraints Analysis. Analyzes the potential and actual governmental and non-governmental constraints to the maintenance, preservation/conservation, and development of housing. Also analyzes the potential housing resources of the City; and,
- Section 4: Housing Policy Program. Describes specific policies and programs the City will carry out over the Planning Period to address the City's housing goals.

Supporting background material is included in the following four appendices:

- Appendix A: Community Outreach
- Appendix B: Residential Land Resources
- Appendix C: Review of Housing Element Past Performance
- Appendix D: Assessment of Fair Housing
- Appendix E: Glossary of Housing Terms

E. Community Participation

The Housing Element was developed through combined efforts of City staff, the City's Planning Commission, City Council, and community members. Community input was sought and received through a public workshop and hearings. The City held a community workshop on August 25, 2021, at which participants generally asked questions about the City's responsibilities and future housing needs, and also discussed the upcoming Town Center Strategic Plan, which will incorporate inclusionary housing requirements for the parcels located within its boundary. The workshop was advertised in the newspaper, noticed on the City's website, and included in a mailing to property owners and an email blast to interested developers in the region. Following the workshop, the Housing Element update was posted on the City's website for public review and input in a 17-day comment period. This effort was announced through a City-wide mailing and e-newsletter to all residents, posting of notices on the City's website and in the newspaper, and announcements on social media. Following the

public review period, the Planning Commission ~~and City Council~~ held a hearing~~s~~ (October 27, ~~and November 15,~~ 2021) on the Housing Element, ~~and on November 15, 2021, the City Council adopted the Element and directed staff to submit it for review by the State Department of Housing and Community Development (HCD)~~to solicit additional input. Three community members attended, and expressed concerns about the addition of more housing units in the City. The Planning Commission tabled the Housing Element pending HCD review, and the Element was submitted to HCD on November 2, 2021.

Comments received through the outreach activities have been considered in the development of the Housing Policy Program. A summary of the comments is provided in Appendix A of this Housing Element, along with a list of community stakeholders.

The City will continue to conduct outreach regarding housing issues through the planning period, including AFFH outreach, as described in Policy Action 3.6 and 5.3. Please also see Appendix A.

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CHAPTER 2
HOUSING NEEDS ANALYSIS

A. Introduction

One of the key mandated components of the Housing Element is evaluating both existing and future housing needs for all segments of the community.

This chapter analyzes housing demographic and economic characteristics that influence the supply of and demand for housing. These analyses provide baseline information and establish a foundation for developing policies and programs to address identified housing needs. The analyses identify housing needs according to income, tenure, and special needs groups.

Primary data sources include the 2000 and 2010 US Census, the American Community Survey (2019), the California Department of Finance (DOF), the California Employment Development Department (EDD) and the Southern California Association of Governments (SCAG). These sources provide the most reliable information for evaluating existing conditions and a basis for consistent comparison with historical data. These sources also provide forecasts of future conditions and needs.

B. Community Profile

1. Population Trends and Characteristics

Population and employment trends generally influence the demand for housing and the types of housing needed. This section describes the changes to population size and age and racial/ethnic composition of the City.

a. Historical, Existing and Forecast Growth

Los Alamitos is one of 34 cities within Orange County. Table 2-1 lists the counties in southern California and their respective populations. DOF estimates the overall County population was 3,153,764 in 2021, the third most populous county in the state. Los Angeles and San Diego Counties had the first and second largest populations in the

state, respectively. According to the 2010 US Census, Orange County also had the third largest county population at the time with 3,010,232 residents. Overall, the County has experienced slower population growth over the last two decades. The population increased by 18 percent from 1990 to 2000, less than 6 percent from 2000 to 2010, and less than 5 percent from 2010 to 2021. From 2020 to 2021, the County population decreased by 26,727 residents.

Table 2-1
Regional Population Trends
2000-2021

County	2000	2010	2021
Imperial County	142,361	174,528	186,034
Los Angeles County	9,519,338	9,818,605	10,044,458
Orange County	**2,846,289**	**3,010,232**	**3,153,764**
Riverside County	1,545,387	2,189,641	2,454,453
San Bernardino County	1,709,434	2,035,210	2,175,909
San Diego County	2,813,833	3,095,813	3,315,404
Ventura County	753,197	823,318	835,223

Sources: US Census Table P1, 2000 and 2010, California Department of Finance E-5, 2021.

As shown in Table 2-2, DOF estimated Los Alamitos' population at 11,538 in 2021. The City experienced a decrease in population between 2000 and 2010 (87 people, or 1 percent), and a 1 percent increase in population from 2010 to 2021. Therefore, in the last 21 years, there has been no change in population in the City. The City represents approximately 0.4 percent of the overall county population.

Table 2-2
Population Growth
2000–2021

Jurisdiction	2000	2010	2021	2010-2021 Growth	
				Number	% change
City of Los Alamitos	11,536	11,449	11,538	89	1%
Orange County	2,846,289	3,010,232	3,153,764	143,532	5%

Source: US Census Table P1, 2000 and 2010, California Department of Finance E-5, 2021.

The Southern California Association of Governments (SCAG) prepares population forecasts for jurisdictions within its coverage area as part of future growth policies and programs. SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities

Strategy (RTP/SCS) forecasts the Los Alamitos's population to reach 12,300 in 2045, although the City's population has been stagnant for over 20 years. SCAG's projection represents a 6.6% increase between 2021 and 2045, or an addition of 762 residents.

b. Age Composition

From 2010 to 2019, Los Alamitos experienced growth in the Retirement (55-64 years) and Senior Citizen (65 years and over) populations, while the populations of other age groups somewhat declined. This suggests a slowly aging trend and potential growing need for senior housing and programs. The Prime Working age group remains the largest in the City with 40.8 percent of the population in 2021. Table 2-3 summarizes the age distribution of the City's population.

Table 2-3
Age Distribution
2010–2019

Age Group		2010		2019	
		Number	% of Population	Number	% of Population
Preschool	(Under 5 years)	527	4.6%	457	4.0%
School	(5–9 years)	668	5.8%	765	6.6%
	(10-14 years)	904	7.9%	938	8.1%
	(15-19 years)	1,007	8.8%	593	5.1%
Young Adult	(20–24 years)	712	6.2%	577	5.0%
Prime Working	(25–34 years)	1,356	11.8%	1,608	13.9%
	(35–44 years)	1,582	13.8%	1,633	14.2%
	(45–54 years)	1,866	16.3%	1,467	12.7%
Retirement	(55–59 years)	682	6.0%	845	7.3%
	(60–64 years)	551	4.8%	775	6.7%
Senior Citizen	(65-74 years)	694	6.1%	1,047	9.1%
	(75–84 years)	625	5.5%	476	4.1%
	(85+ years)	275	2.4%	353	3.1%
Total		**11,449.00**	**100.0%**	**11,534**	**100.0%**

Notes:
[1] Discrepancy due to categorical change in Young Adult definition, 2010 Census break down classifies school age as 5–19 years and Young Adult as 20–24 years.
Sources: US Census Table P12, 2010, American Community Survey 5-Year Estimates Subject Table DP05, 2019.

c. Race and Ethnic Composition

As illustrated in Table 2-4, the majority of Los Alamitos residents are White, representing 62.5 percent of the population in 2019. Asian residents comprise the second largest racial/ethnic group with 14.6 percent of the population, and residents of 'Some Other Race'[1] comprise the third largest group with 8.3 percent. Between 2010 and 2019 the White, American Indian and Alaska Native, and Native Hawaiian or other Pacific Islander populations declined. All other racial/ethnic groups increased in population, including residents of Hispanic or Latino origin, which increased from 21.1% to 27.0% of the total population between 2010 and 2019.

Table 2-4
Racial and Ethnic Composition
2010–2019

Racial/Ethnic Group	2010		2019		2010-2019 Change in % of Population
	Number	% of Population	Number	% of Population	
White	8,131	71.0%	7,214	62.5%	-12%
Black or African American	324	2.8%	713	6.2%	118%
American Indian & Alaska Native	51	0.4%	5	0.0%	-90%
Asian	1,471	12.8%	1,681	14.6%	13%
Native Hawaiian or other Pacific Islander	50	0.4%	22	0.2%	-56%
Some Other Race	726	6.3%	954	8.3%	30%
Two or more races	696	6.1%	945	8.2%	35%
Total	**11,449**	**100.0%**	**11,534**	**100.0%**	**0.7%***
Hispanic or Latino (of any race)	2,418	21.1%	3,110	27.0%	28%

Sources: US Census Tables P3 & P4, 2010, American Community Survey 5-Year Estimates Subject Table DP05, 2019.
*Change of total population.

[1] The Census Bureau uses the category "Some Other Race", which accounts for single races other than the five race categories per U.S. Office of Management and Budget (OMB) Standards for Race and Ethnicity (1997):
American Indian or Alaska Native
Asian
Black or African American
Native Hawaiian or Other Pacific Islander
White.

2. Employment Trends

Housing needs are also influenced by employment trends. Proximity to job opportunities is an important factor in housing choices. Significant employment opportunities within and close to a city can lead to demand for housing. The quality and/or pay of available employment influence the demand for various housing types and price levels.

Table 2-5 lists the top employers in Los Alamitos in 2021. The types of industries with large employment needs in the City are closely related to the housing needs of the local labor pool. The City's principal employers include hospitals, aerospace manufacturers, business services and restaurant/wholesale trade. Typical jobs in these industries include production workers, medical professionals, clerks and managers.

Table 2-5
Top Employers
2021

Company	Industry	Number of Employees
Los Alamitos Medical Center, Inc.	Healthcare	1,100
Arrowhead Products	Aerospace	780
Trend Offset Printing Services	Service/Printing	700
Epson America, Inc.	Media	693
Discovery Practice Management, Inc.	Service	205
Bar Bakers LLC	Wholesale Trade	200
Resare Marketing, Inc.	Service	191
Alamitos West Health & Rehabilitation	Healthcare	145
Katella Delicatessen-Restaurant-Bakery, Inc.	Restaurant	145
Alliance Space Systems, LLC	Aerospace	144
Bearing Inspection, Inc.	Business Service	97
Ganahl Lumber Co.	Business Service	95

Source: City of Los Alamitos and HDL Companies, 2021.

As shown in Table 2-6, the largest group of Los Alamitos residents were employed in the educational services, health care and social assistance industry (23.9 percent) in 2019. Retail trade (13.6 percent) made up the second largest employment group followed by arts, entertainment, recreation, accommodation (hospitality) and food services (11.6

percent). In Orange County, the top-ranking industry is the same as Los Alamitos (19.5 percent), followed by professional, scientific, management, administrative and waste management services (14.5 percent) and manufacturing (12.2 percent).

Table 2-6
Employment by Industry[1]
2019

Industry	Los Alamitos		Orange County	
	Number	%	Number	%
Agriculture, forestry, fishing and hunting, mining	8	0.1%	9,488	0.6%
Construction	356	6.4%	93,305	5.9%
Manufacturing	513	9.3%	194,930	12.2%
Wholesale trade	233	4.2%	55,639	3.5%
Retail trade	753	13.6%	165,866	10.4%
Transportation and warehousing, utilities	259	4.7%	58,510	3.7%
Information	69	1.2%	31,488	2.0%
Finance, insurance, real estate, and rental and leasing	315	5.7%	136,401	8.6%
Professional, scientific, management, administrative, and waste management services	627	11.3%	230,546	14.5%
Educational services, health care and social assistance	1321	23.9%	309,730	19.5%
Arts, entertainment, recreation, accommodation and food services	644	11.6%	174,296	10.9%
Other services (except public administration)	320	5.8%	86,435	5.4%
Public administration	114	2.1%	45,517	2.9%
Total	**5,532**	**100%**	**1,592,151**	**100%**

Note:
[1]Employment reported by Los Alamitos/Orange County residents. Does not reflect the number of jobs within the respective jurisdictions.

Source: American Community Survey 5-Year Estimates Subject Table S2405, 2019.

Annual wages vary by industry in Orange County, but steadily increased from 2012 to 2017.[2] As shown in Figure 2-1 below, the highest-paying sectors are Utilities, Finance and Insurance, Information, and Management of Companies and Enterprises, with incomes averaging above $100,000. The lowest-paying sectors include Accommodation and Food Services, Agriculture, Forestry, Fishing & Hunting, Retail Trade, and Other Services (excluding Public Administration), with incomes averaging around $20,000 to under $40,000.

[2] 2018-2019 Orange County Workforce Indicators Report, Orange County Business Council.

Figure 2-1

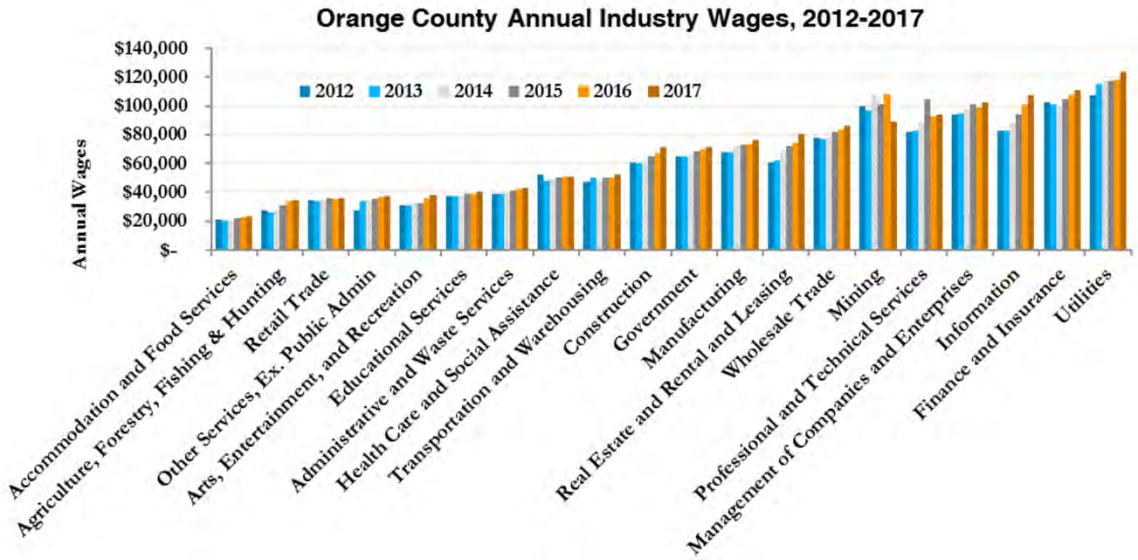


Table 2-7
City Employment by Occupation
2019

Occupation	Number of Employees	% of Total
Management, business, science, and arts occupations	2,646	47.8%
Service occupations	874	15.8%
Sales and office occupations	1,277	23.1%
Natural resources, construction, and maintenance occupations	311	5.6%
Production, transportation, and material moving occupations	424	7.7%

Source: American Community Survey 5-Year Estimates Subject Table DP03, 2019.

As shown in Table 2-7, nearly half (47.8%) of the City's civilian employed labor force is in "management, business, science, and arts" occupations, followed by "sales and office" occupations (23.1%) and "service" occupations (15.8%).

According to the EDD, the City's labor force decreased from 6,500 in 2010 to 5,300 in 2021. Unemployment fluctuated in the last decade, with a high of 8.9% in 2020 (due to the pandemic) followed by 8.0% in 2012, to a low of 2.9% in 2019. As shown in table 2-8,

the unemployment rate in Los Alamitos in April of 2021 was 6.3 percent. Overall, except for the change most likely associated with COVID-19, the employment rate has been improving in the City.

According to City tax records on the top 100 business license accounts, total employee count (based inside the City) increased from 7,737 to 10,161 in 2018, and then decreased slightly to 10,061, likely due to the pandemic. This corroborates the generally decreasing unemployment rate according to EDD data.

Table 2-8
Labor Force Trends
2010–2021

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	6,500	6,200	300	5.3%
2011	6,600	6,300	300	4.9%
2012	5,700	5,300	500	8.0%
2013	5,700	5,300	400	6.7%
2014	5,700	5,400	300	5.5%
2015	5,700	5,500	300	4.5%
2016	5,600	5,300	300	4.7%
2017	5,700	5,500	200	3.8%
2018	5,800	5,700	200	3.1%
2019	5,600	5,400	200	2.9%
2020	5,400	4,900	500	8.9%
Apr/2021	5,300	5,000	300	6.3%

Source: California EDD, 2021.

Los Alamitos is a small city in Orange County, a major employment hub which is slowly approaching full employment.[3] The County's strong labor market provides ample job opportunities for both county residents and residents of nearby counties such as Riverside and San Bernardino, which have 69,019 and 36,489 net commuters into Orange County, respectively. Orange County has a net worker inflow from neighboring counties including Los Angeles, despite a high worker outflow to Los Angeles (312,035 residents) from Orange County. These data suggest the City residents have relatively easy access to in-county job opportunities, while also being able to access jobs in neighboring counties including Los Angeles. This is evidenced by a commute time under one hour for 87.1% of workers 16 years and over who did not work from home.[4] In

[3] 2018-2019 Orange County Workforce Indicators Report, Orange County Business Council.
[4] American Community Survey 5-Year Estimates Subject Table S0801, 2019.

addition, Los Alamitos' physical location on the northern edge of the County makes it particularly susceptible to cross-commuting (outflow of City residents to other counties, and inflow of workers from other counties).

3. Household Characteristics

The US Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated persons living in a single housing unit. A family is defined as related persons living within a single housing unit.

a. Household Formation and Composition

Table 2-9 summarizes the change in the number of households in the City, County and State since 2000. In 2019, the American Community Survey reported 4,092 households in Los Alamitos, an approximately a 2.8 percent decrease from 2010. During the same period, total households in Orange County increased by about 4.5 percent and households in California increased by 3.7 percent.

Table 2-9
Total Households
2000–2019

Area	2000	2010	2019	Percent Increase 2000-2010	Percent Increase 2010-2019
Los Alamitos	4,180	4,212	4,092	0.8%	-2.8%
Orange County	935,287	992,781	1,037,492	6%	4.5%
California	11,502,870	12,577,498	13,044,266	9%	3.7%

Sources: US Census, 2000 and 2010, American Community Survey 5-Year Estimates Subject Table DP02, 2019.

The average number of persons per household in Los Alamitos was 2.66 in 2010 and 2.63 in 2021. As shown in Table 2-10, the average persons per household in the City was less than the overall county average (above 2.9) in both 2010 and 2021.

Table 2-10
Average Persons per Household
2010–2021

Area	2010	2021
Los Alamitos	2.66	2.63
Orange County	2.99	2.94

Sources: US Census, 2010, California Department of Finance E-5, 2021.

As shown in Table 2-11, households of 2 persons made up the largest segment of owner-occupied households, and households of 3 persons made up the largest segment of renter-occupied households. Two-person households comprised the second largest segment of renter-occupied households. One-person households comprised the second largest segment of owner-occupied households. Large households (5 or more persons) comprised 9 percent of the total households. The majority of units are rentals, about 58 percent.

Table 2-11
Household Size Distribution by Tenure
2019

Household Size	Total Households		Renter-Occupied Households		Owner-Occupied Households	
	Number	% of Total Households	Number	% of Total Households[2]	Number	% of Total Households[2]
1 Person	1,000	24%	544	23%	456	26%
2 Persons	1,136	28%	549	23%	587	34%
3 Persons	893	22%	585	25%	308	18%
4 Persons	691	17%	456	19%	235	14%
5 Persons	294	7%	184	8%	110	6%
6 Persons	44	1%	30	1%	14	1%
7 or More Persons	34	1%	5	0%	29	2%
Total	**4,092[1]**	**100.0%**	**2,353**	**58%**	**1,739**	**42%**

Notes:
[1] Represents Total Households
[2] Percentages may not equal to 100% due to rounding.

Source: American Community Survey 5-Year Estimates Subject Table B25009, 2019.

b. Household Income

As shown in Table 2-12, the median household income for Los Alamitos in 2019 was $88,729. This is $1,505 less than the county median. Within the City, the median income of owner-occupied households was $106,034, which is $34,567 more than that of renter-occupied households. Because of the higher percentage of renter households in the City, median income is lower overall when compared to the County.

Table 2-12
Median Household Income
2019

Area	Median Income
Los Alamitos	$88,729[1]
Owner-Occupied Households	$106,034
Renter-Occupied Households	$71,467
Orange County	$90,234

Notes:
[1] Represents occupied housing units.
Source: American Community Survey 5-Year Estimates Subject Table S2503, 2019.

HCD sets income limits for the purpose of determining program eligibility. Table 2-13 shows the current (2021) income limits applicable in Los Alamitos. The median household income for a family of four in 2021 is $106,700.

Table 2-13
Orange County Housing Program Income Limits
2021

Income Category	Household Size			
	1-person	2-person	3-person	4-person
Extremely Low	$28,250	$32,300	$36,350	$40,350
Very Low Income	$47,100	$53,800	$60,550	$67,250
Low Income	$75,300	$86,050	$96,800	$107,550
Moderate Income	$89,650	$102,450	$115,250	$128,050
Median Income	**$74,700**	**$85,350**	**$96,050**	**$106,700**

Source: HCD 2021 State Income Limits.

Based on the American Community Survey data for 2019, Table 2-14 shows the income of Los Alamitos' owner-occupied and renter-occupied households. A greater number of renter-occupied households have income levels in the extremely low and very low range than owner-occupied households.

Table 2-14
Household Income by Tenure
2019

Income	Owner-Occupied Households		Renter-Occupied Households		Total Occupied Households	
	Number	%	Number	%[1]	Number	%[1]
Less than $5,000	41	2.4%	74	3.1%	115	2.8%
$5,000-$9,999	0	0%	49	2.1%	49	1.2%
$10,000-$14,999	53	3%	58	2.5%	111	2.7%
$15,000-$19,999	38	2.2%	42	1.8%	80	2%
$20,000-$24,999	57	3.3%	106	4.5%	163	4%
$25,000-$34,999	119	6.8%	167	7.1%	286	7%
$35,000-$49,999	104	6%	319	13.6%	423	10.3%
$50,000-$74,999	201	11.6%	392	16.7%	593	14.5%
$75,000-$99,999	213	12.2%	278	11.8%	491	12%
$100,000-$149,000	315	18.1%	466	19.8%	781	19.1%
$150,000 or more	598	34.4%	402	17.1%	1,000	24.4%
Total	**1,739**	**100.0%**	**2,353**	**100.0%**	**4,092**	**100.0%**

Notes:
[1] Percentages may not equal to 100% due to rounding.

Source: American Community Survey 5-Year Estimates Subject Table S2503, 2019.

4. Housing Stock and Market Conditions

This section describes the existing housing stock and current market conditions in Los Alamitos. Analysis of past and current housing trends provides a basis to project future housing needs.

a. Housing Stock Profile

Based on 2000, 2010, and 2021 US Census and California DOF estimates, less than one-half percent of Orange County's housing units are located in Los Alamitos. In 2000, the City had 4,329 housing units. By 2010, the number of units increased slightly to 4,355 and by 2021 to 4,437. Given the more rapid growth in other Orange County communities, Los Alamitos' near build out conditions have contributed to its slow housing growth.

Table 2-15
Number of Housing Units
2000–2021

Year	Los Alamitos	Orange County	Los Alamitos as Percent of Total Orange County Units
2000	4,329	969,484	0.45%
2010	4,355	1,048,907	0.42%
2021	4,437	1,118,971	0.40%

Sources: US Census, 2000 and 2010, and California Department of Finance E-5, 2021.

i. Unit Size

As shown in Table 2-16, the American Community Survey reported two- or three-bedroom units are the most common residential unit type in Los Alamitos, comprising 71.9 percent of all residential stock. Units with four or more bedrooms are also relatively common comprising 21.7 percent of all residential units. Studio and one-bedroom units comprise only 6.4 percent of the total units.

Table 2-16
Unit Size
2019

Subject	Estimate	Percent
Total Housing Units	4,092	100%
No Bedroom	61	1.5%
1 Bedroom	201	4.9%
2 or 3 Bedrooms	2,942	71.9%
4+ Bedrooms	888	21.7%

Source: American Community Survey 5-Year Estimates Subject Table S2504, 2019.

ii. Unit Type

As shown in Table 2-17, single family detached and multifamily units are evenly distributed housing types in Los Alamitos. As of 2019, 45.1 percent of the housing units are single-family detached and 41.1 percent are multifamily. Smaller multifamily developments (2-4 units) and mobile homes are increasing in percentage of total housing units, while single-family detached units and multifamily developments with 5 or more units declined in both number and percentage.

Table 2-17
Housing Inventory by Unit Type
2010–2019

Unit Type	2010		2019	
	Number	%	Number	%[1]
Single family, detached	2,034	47.7%	1,907	45.1%
Single family, attached	364	8.5%	424	10%
Multifamily, 2-4 units	745	17.5%	872	20.6%
Multifamily, 5+ units	1,029	24.1%	868	20.5%
Mobile homes	96	2.2%	153	3.6%
Other (Boats, RV, etc.)	0	0%	0	0%
Total	**4,268**	**100%**	**4,224**	**100.0%**

Notes:
[1] Percentages may not equal to 100% due to rounding.
Source: American Community Survey 5-Year Estimates Subject Table S2504, 2010 and 2019.

Table 2-18 illustrates the distribution of occupied unit types by tenure. The majority (78 percent) of owner-occupied units are single-family detached. The majority of renter-occupied units are within multifamily developments. Approximately 35 percent of renter-occupied units are in multifamily structures with 2 to 4 units and 32 percent are in structures with 5 or more units.

Table 2-18
Tenure By Units In Structure
2019

Unit Type	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	%[1]	Number	%[1]	Number	%[1]
Single family, detached	1,355	78%	480	20%	1,835	45%
Single family, attached	163	9%	261	11%	424	10%
Multifamily (2-4 units)	33	2%	813	35%	846	21%
Multifamily (5+ units)	76	4%	758	32%	834	20%
Mobile homes	112	6%	318	2%	153	4%
Other (Boats, RV, etc.)	0	0%	41	0%	0	0%
Total	**1,739**	**100%**	**2,353**	**100%**	**4,092**	**100%**

Notes:
[1] Percentages may not equal to 100% due to rounding.
Source: American Community Survey 5-Year Estimates Subject Tables S2504, 2019.

iii. Residential Building Permit Activity

Table 2-19
Residential Building Permits
2014-2020

Year	Single Family		Multifamily (2-4 units)		Multifamily (5+ units)	
	No. of Units	Average Value/Unit[1]	No. of Units	Average Value/Unit[1]	No. of Units	Average Value/Unit[1]
2014	1	-	-	-	-	-
2015	4	-	-	-	-	-
2016	2	-	-	-	-	-
2017	2	300,000	-	-	5	150,000
2018	2	450,000	4	117,750	-	-
2019	1	-	6	170,000	15	174,780
2020	3	-	-	-	22	209,216
Total	**15**	**375,000**	**10**	**149,100**	**42**	**186,643**

Notes:
[1] Calculated using provided data.
Source: City of Los Alamitos.

Table 2-19, above, describes residential building permit activity during the 2014-2021 planning period. Permits were issued for a total of 67 units. The majority of single-family units constructed were mobile homes. Multi-family developments with 5 or more units gained the most growth from 2017 to 2020, with an average value increasing from $150,000 to $209,216 per unit.

In addition to the permits listed above, 10 permits were issued for Accessory Dwelling Units (ADUs) between 2014 and 2020. Three of the 10 permits were completed in 2020 and 2021, and the others remain open as of July 2021. ADUs are a new building type in the City, which may provide additional housing opportunities in the 2022-2029 planning period, particularly for affordable housing (see Chapter 4, Housing Policy Program).

b. Tenure

Approximately 42 percent of Los Alamitos' housing units were owner-occupied in 2019. As shown in Table 2-20, the percentage of owner-occupied housing units in Los Alamitos was comparatively less than California, and the reverse of Orange County as a whole.

Table 2-20
Occupied Units by Tenure
2019

Area	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	%	Number	%	Number	%
Los Alamitos	1,739	42%	2,353	58%	4,092	100%
Orange County	595,272	57%	442,220	43%	1,037,492	100%
California	7,154,580	55%	5,889,686	45%	13,044,266	100%

Source: American Community Survey 5-Year Estimates Subject Table DP04, 2019.

c. Vacancy Rates

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates influence greater upward price pressures. Higher vacancy rates indicate downward price pressure. A four to five percent vacancy rate is considered "healthy" and indicates a well-functioning market. Based on DOF data, the vacancy rate in Los Alamitos remained constant, just below 3.3% between 2010 and 2021. Table 2-21 summarizes the occupancy status during these two years. According to American Community Survey estimates, the homeowner and rental vacancy rates are very close, at 1.6% and 1.4%, respectively. These data collectively imply high demand for both home ownership and rental in the City of Los Alamitos.

Table 2-21
Occupancy Status
2010-2021

Occupancy Status	2010	Percent	2021	Percent
Occupied Housing Units	4,212	96.72%	4,291	96.71%
Vacant Housing Units	143	3.28%	146	3.29%
Total Housing Units	4,355	100%	4,437	100%

Source: DOF, 2010 and 2021.

d. Age of Housing Stock

Age of a housing unit is often an indicator of housing condition. In general, housing units that are 30 years or older may exhibit need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

Table 2-22 shows the housing units by year of construction and tenure. According to the 2019 American Community Survey, approximately 56 percent of all occupied housing units in Los Alamitos are over 50 years old. Another 32 percent are between 30 and 50 years old.

Table 2-22
Year of Construction by Tenure (Occupied Units)
2019

Year Built	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	%	Number	%[1]	Number	%[1]
2014-Later	28	2%	10	0%	38	1%
2010-2013	0	0%	46	2%	46	1%
2000-2009	95	5%	97	4%	192	5%
1990-1999	62	4%	185	8%	247	6%
1980-1989	126	7%	200	8%	326	8%
1970-1979	263	15%	708	30%	971	24%
1960-1969	799	46%	706	30%	1,505	37%
1950-1959	281	16%	320	14%	601	15%
1940-1949	85	5%	25	1%	110	3%
1939 or earlier	0	0%	56	2%	56	1%
Total	**1,739**	**100%**	**2,353**	**100%**	**4,092**	**100%**

Notes:
[1] Percentages may not equal to 100% due to rounding.
Source: American Community Survey 5-Year Estimates Subject Table DP04, 2019.

e. Housing Conditions

Housing is considered substandard when found to be below the minimum standard of living defined in the California Health and Safety Code. Households living in substandard conditions are considered ~~to be~~ in need of housing assistance, even if they are not seeking alternative housing arrangements, due to health and safety threat.

In addition to structural deficiencies and standards, lack of infrastructure and utilities often serves as an indicator of substandard conditions. In 2019, the American Community Survey estimated 6 units lacking plumbing facilities and 36 units lacking complete kitchen facilities, as shown in Table 2-23. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. Table 2-23 shows that the majority of City housing stock does not lack plumbing or complete kitchen facilities, though more rental units lack complete kitchen facilities than owner-occupied units. The City has not conducted a housing conditions survey within the last five years, nor is new property owner inspection required.

On average, the City sees approximately six~~70~~ residential units that require action from Code Enforcement on housing conditions annually. In the last five years (~~2016~~ 2017 to 2021), the City's Code Enforcement Division has issued ~~246~~ 21 citations to single family homes, ~~and 112~~ 10 citations to multi-family units, and one citation to mobile home parks related to substandard building/property conditions such as plumbing, roof damage, electrical, building, windows, ~~lack of heating~~HVAC, or property maintenance issues. Most of t~~T~~hese property owners ~~generally~~ made the required repairs without financial assistance. There are around 12 citations pending investigation, inspection, or repair as of January 2022. On average, it is expected that 6 units may need rehabilitation each year, with a cumulative total of 18 units in need at any time. However, based on the recent Code Enforcement records, the City's housing stock ~~are~~is generally in good conditions~~;~~ although some need repair and maintenance, it is unlikely to have units that need to be replaced. As a result of this analysis, the City has included 6 units per year in its quantified objectives for rehabilitation during the planning period.

Table 2-23
Units Lacking Plumbing or Complete Kitchen Facilities
2019

Tenure	Lacking complete kitchen facilities		Lacking plumbing facilities		Total Units in City
	Number	%	Number	%	
Owner-Occupied Units	6	0.3%	6	0.3%	1,739
Renter-Occupied Units	30	1.7%	0	0%	2,353
Total Occupied Units	36	0.9%	6	0.1%	4,092

Source: American Community Survey 5-Year Estimates Detailed Tables B25053 and B25049, 2019.

f. Housing Costs and Rents

This section evaluates housing cost and affordability trends in Los Alamitos.

i. Affordability Gap Analysis

The costs of renting or owning a home can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-24 summarizes the affordable monthly rent payment and estimated affordable purchase price by income categories, based on the 2021 HCD income limits for Orange County.

Table 2-24
Affordable Rent and Purchase Price by Income Category
2021

Income Category	% of AMI[1]	Income Limit	Affordable Monthly Rent Payment[2]	Estimated Affordable Purchase Price[3]
Extremely-low Income	≤ 30% **AMI**	$40,350	≤ $1,009	$211,294
Very-low Income	31%-50% **AMI**	$67,250	$1,681	$352,157
Low Income	51%-80% **AMI**	$107,550	$2,689	$563,189
Moderate Income	81%-120% **AMI**	$128,050	$3,201	$670,538

Notes:
[1]Based on family of four. AMI = Area Median Income.
[2] 30 % Gross Rent or PITI.
[3] Assumes 4.0% interest rate, 30-year mortgage. Mortgage payments equal to 30% of monthly income.
Source: HCD 2021 State Income Limits.

ii. Existing and New Home Price Trends

As shown in Table 2-25, 7.3 percent of the owner-occupied units were valued below $100,000. Approximately 1.7 percent were valued between $100,000 and $199,999. Approximately 1.5 percent were valued between $200,000 and $299,999 and 89.6 percent were valued at $300,000 or more.

Table 2-25
Value of Owner-Occupied Housing Units
2019

Value	Number of Units	Percent of Total Owner-Occupied Units[1]
$49,999 or less	97	5.6%
$50,000 to $99,999	29	1.7%
$100,000 to $149,999	11	0.6%
$150,000 to $199,999	19	1.1%
$200,000 to $299,999	26	1.5%
$300,000 to $499,999	179	10.3%
$500,000 to $999,999	1,135	65.3%
$1,000,000 or more	243	14.0%
Total	**1,739**	**100%**

Notes:
[1] Percentage may not equal to 100% due to rounding.
Source: American Community Survey 5-Year Estimates Subject Table DP04, 2019.

As shown in Table 2-26, the median value for owner-occupied homes in Los Alamitos was $761,200 in 2019. This represents a 24.1 percent increase from the median value of $613,600 in 2013. The median value of owner-occupied homes in the City continues to be higher than that of neighboring cities and the overall county, though it had the lowest growth rate between 2013 and 2019.

Table 2-26
Median Housing Value Trends
2013–2019

Jurisdiction	Median Value, owner-occupied units		Percent Change
	2013	2019	
Los Alamitos	$613,600	$761,200	24.05%
Seal Beach	$291,800	$371,600	27.35%
Long Beach	$417,600	$556,100	33.17%
Cypress	$496,600	$632,900	27.45%
Hawaiian Gardens	$243,800	$363,500	49.10%
Orange County	$519,600	$679,300	30.74%

Source: American Community Survey 5-Year Estimates Detailed Table B25077, 2013 and 2019.

iii. Ownership Affordability

The median sale price for new and resale housing units in the City has been rising with fluctuations from as low as below $700,000 in 2017 to over $1.2 million in 2021.[5] The 2018 Los Alamitos median home sales price was $925,000, which represents a 141% increase from 2000, slightly less than the 151% increase in the SCAG region.[6] As shown in Table 2-19, since 2019 only four single-family homes were constructed, and available data shows one was priced at $1,995,000.[7] These recent data show that home prices exceed the affordability range for all income categories at or below Moderate income. A four-person household earning an annual income equal to the 2021 HCD AMI of $106,700 for Orange County would be able to afford a $558,738 home, assuming a 30-year fixed-rate loan at 4 percent. The median sales price in Los Alamitos exceeds what a family earning the median could afford. Extremely-low, very-low, low and moderate households may have difficulty finding housing they can afford to purchase.

[5] Redfin.com, Los Alamitos Housing Market, accessed June 3, 2021.

[6] SCAG Local Profiles, Core Logic/Data Quick, May 2019. SCAG median home sales price calculated as household-weighted average of county medians.

[7] Orange County Real Estate, Inc. Based on information from California Regional Multiple Listing Service, Inc. as of 2021-06-03 at 1:48 pm.

iv. Rental Prices

There are a limited number of units listed for rent in Los Alamitos. Most renter-occupied units are privately owned single-family homes and few are in larger apartment complexes. Therefore, available market data for monthly rents is limited. Table 2-27 summarizes the median gross monthly rent for Los Alamitos based on the American Community Survey. In order to update this information to current (2022) conditions, representative rental rates for non-subsidized apartments were collected and are provided in Table 2-27, below. As shown, rents for available rental units on the market as of January 2022 are much higher than average rent reported in 2019 ACS, which can indicate increasing prices and scarcity of rental units in Los Alamitos, especially for larger units. Market rent for 3-bedroom units in 2022 is almost double that reported in the 2019 ACS, and there were few studios or 4+-bedroom units available on the market.

Table 2-27
Median Gross Rent by Unit Size
2019

Unit Size	Average Monthly Rent (2019 ACS)	Current Market Monthly Rent (2022 rent.com)
Studio	Not provided	Not available
1 bedroom	$1,289	$1,850 - $2,520
2 bedrooms	$1,728	$1,950 - $3,375
3 bedrooms	$2,292	$3,800 - $4,110
4 bedrooms	$2,938	$2,750 - $4,500

Source: American Community Survey 5-Year Estimates Detailed Table B25031, 2019; rent.com and apartments.com, accessed January 25, 2020.

As shown in Table 2-28, at least 52 percent of renter-occupied households in Los Alamitos spend 30 percent or more of their household income on rent. The high rate of overpayment by renters coincides with the increasing market rent identified above, indicating a need for more affordable rental units in Los Alamitos.

Table 2-28
Gross Rent as a Percentage of Household Income
2019

Percent of Household Income Spent on Gross Rent	Number of Households	Percent of Renter-Occupied Households
Less than 10.0 percent	95	4%
10.0 to 14.9 percent	261	11%
15.0 to 19.9 percent	260	11%
20.0 to 24.9 percent	309	13%
25.0 to 29.9 percent	164	7%
30.0 to 34.9 percent	224	10%
35.0 to 39.9 percent	135	6%
40.0 to 49.9 percent	242	10%
50.0 percent or more	605	26%
Not computed	58	2%
Total	**2,353**	**100%**

Source: American Community Survey 5-Year Estimates Detailed Table B25070, 2019.

v. Rental Affordability

Based on the average rents for housing in Los Alamitos and the surrounding areas, a very-low income family may not be able to afford a 2-bedroom unit. A low-income family would be able to afford up to a 3-bedroom unit. Four-bedroom units are only affordable to those in the moderate and above-moderate income categories. Lower-income large households may have difficulty finding adequate-size housing that is affordable.

C. Housing Needs

This section provides an overview of existing and future housing needs in Los Alamitos. It focuses on five categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting from overcrowding;
- Housing need for extremely low-income households;
- Housing need based on SCAG's Regional Housing Needs Assessment; and,
- Housing needs of special needs groups such as seniors, large households, persons with disabilities (including developmental disabilities), female-headed households, homeless persons and farmworkers.

1. Households Overpaying for Housing

Households experiencing overpayment are households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing and can result in payment problems, deferred maintenance and/or overcrowding.

Overpayment is often more prevalent in renter-occupied than in owner occupied households. The Comprehensive Housing Affordability Strategy (CHAS) database, provided by HUD based on American Community Survey data, describes the number of households, by income, with housing cost burdens. The latest CHAS data for the 2013-2017 period for Los Alamitos are shown in Table 2-29. Of all owner-occupied households, 26% are overpaying for housing, and 9% are severely overpaying. The

percentages are higher when analyzing lower-income households as a group. Of all lower-income owner-occupied households, 48% are overpaying, and 27% are severely overpaying.

Of all renter households, 48% are overpaying, and 23% are severely overpaying. Of all lower-income renter households, 81% are overpaying, and 42% are severely overpaying.

Table 2-29
Overpayment by Income Level, 2013-2017

Income Category[1]	Owner Households	Percent Owner	Renter Households	Percent Renter
Household Income ≤ 30% HAMFI	205		370	
Households overpaying	140	68%	300	81%
Households severely overpaying	90	44%	300	81%
Household Income > 30% HAMFI and ≤ 50% HAMFI	195		390	
Households overpaying	90	46%	365	94%
Households severely overpaying	55	28%	210	54%
Household Income > 50% HAMFI and ≤ 80% HAMFI	205		525	
Households overpaying	60	29%	375	71%
Households severely overpaying	20	10%	25	5%
Subtotal: All lower-income households	605		1285	
Subtotal: All lower-income HH overpaying	290	48%	1040	81%
Subtotal: All lower-income HH severely overpaying	165	27%	535	42%
Household Income > 80% HAMFI and ≤ 100% HAMFI	190		190	
Households overpaying	100	53%	19	10%
Households severely overpaying	0	0%	4	2%
Household Income > 100% HAMFI	995		835	
Households overpaying	80	8%	60	7%
Households severely overpaying	0	0%	0	0%
Total Households	**1,795**		**2,315**	
Total Households Overpaying	**470**	**26%**	**1,119**	**48%**
Total Households Severely Overpaying	**165**	**9%**	**539**	**23%**

Note:
[1] HAMFI = HUD Area Median Family Income
"Overpaying" is defined as spending >30% of gross household income on housing costs.
"Severely overpaying" is defined as spending >50% of gross household income on housing costs.

Source: U.S. Dept. of Housing and Urban Development, CHAS data for Los Alamitos, based on 2013-2017 ACS.

2. Overcrowding

An overcrowded unit is defined by the California Department of Housing and Community Development (HCD) as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway and closet space). Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration of the housing stock.

Table 2-30 summarizes estimates of overcrowding in Los Alamitos as estimated by the American Community Survey in 2019. Only four percent of total units were overcrowded. Of all 167 overcrowded units, 80.2% were renter-occupied units and 19.8% were owner-occupied units.

Severely overcrowded units have more than 1.5 persons per room and are a subset of overcrowded units. They account for 0.4% of all occupied housing units in the City, including 11 owner-occupied units and 7 renter-occupied units.

Table 2-30
Overcrowding, 2019

Persons per Room	Owner-Occupied Units	Renter-Occupied Units	Total	Percent[1] of Total
1.00 or less	1,706	2,219	3,925	95.9%
1.01 to 1.50	22	127	149	3.6%
1.51 to 2.00	11	7	18	0.4%
2.01 or more	0	0	0	0%
Total Overcrowded	**33**	**134**	**167**	**4.0%**
% Overcrowded by Tenure	**1.9%**	**5.7%**	**-**	**-**
Total Severely Overcrowded	**11**	**7**	**18**	**0.4%**
% Severely Overcrowded by Tenure	**0.6%**	**0.3%**	**-**	**-**

Note:
[1] Percentage may not equal to 100% due to rounding.
Source: American Community Survey 5-Year Estimates Detailed Table B25014, 2019.

As shown, the number of overcrowded units in Los Alamitos is relatively low. Future affordable housing developments should consider including a limited number of units with 3 or more bedrooms to help accommodate larger households. Other affordable housing options that can alleviate overcrowding are ADUs and JADUs, which are permitted by the Zoning Code in all residential zones. The City has issued ten permits for ADUs in the last planning period (see Table 2-19, Residential Building Permits), and a program to track their progress is included to determine whether they will become an

effective means of accommodating lower income household need. No ADU sites are included in the City's Land Inventory for purposes of meeting the RHNA allocation for the 2021-2029 planning period.

3. 2021–2029 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region, including Los Alamitos. A local jurisdiction's "fair share" of regional housing need (also known as the Regional Housing Needs Allocation (RHNA)) is the number of additional housing units needed to accommodate the expected growth in the number of households and to replace expected demolitions and conversion of housing units to non-residential uses. The "fair share" allocation is also designed to achieve a future vacancy rate that allows for healthy function of the housing market.

The allocation is divided into four income categories: very-low, low, moderate and above-moderate income. Cities must also plan for the growth needs in the extremely-low income category, which is assumed to be a subset equal to 50 percent of the very-low income allocation. The RHNA allocation is not a requirement for jurisdictions to construct these units; it is only a requirement to create policies and programs to encourage the construction of units and to identify adequate sites to accommodate the jurisdiction's "fair share."

Table 2-31 summarizes the City of Los Alamitos' RHNA for the 2021–2029 Planning Period.

Table 2-31
Regional Housing Needs Allocation
2021–2029

	Extremely Low Income	Very-low Income[1]	Low Income	Moderate Income	Above-Moderate Income	Total Allocation
Housing Units	97	97	119	145	311	769

Notes:
[1] Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very-low income, or 97 units.

Source: Based on SCAG's 6th cycle Final RHNA Allocation, adopted March 2021.

4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. This section identifies the needs of specific groups, as required by State law, including: seniors, large households, female-headed households, persons with disabilities including developmental disabilities, homeless persons, and farmworkers.

a. Seniors

Seniors are considered a special needs group because they are likely to have fixed incomes and may require specially-designed housing. The primary housing concerns of the elderly include:

- Income—the elderly population is generally on a fixed income;
- Household composition—the elderly, especially elderly women, often live alone;
- Transportation—the elderly population is more likely to depend on public transportation and may need special accommodation due to physical disabilities/limitations; and,
- Health care—the elderly often need access to health care.

As shown in Table 2-32, senior households (with householders age 65 and older) comprised 28 percent of the total households in Los Alamitos in 2019. The 1,165 senior households correspond to a senior population of 1,876 in 2019. Home ownership data shown in the table below indicates that approximately 33% of seniors are renters, and 67% are homeowners.

Table 2-32
Householders by Tenure and Age
2019

Householder Age	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	#	% Owner-Occupied Households	#	% Renter-Occupied Households	#	% Total Households
15–24 years	9	1%	46	2%	55	1%
25–34 years	31	2%	398	17%	429	10%
35–64 years	922	53%	1,521	65%	2,443	60%
Non-Senior Households	**962**	**55%**	**1,965**	**84%**	**2,927**	**72%**
65–74 years	369	21%	333	14%	702	17%
75—84 years	259	15%	36	2%	295	7%
85 plus years	149	9%	19	1%	168	4%
Senior Households	**777**	**45%**	**388**	**16%**	**1,165**	**28%**
Total	**1,739**	**100%**	**2,353**	**100%**	**4,092**	**100%**

Source: American Community Survey 5-Year Estimates Detailed Table B25007, 2019.

As indicated in Table 2-33, in 2019, the American Community Survey estimated the median household income for households with a householder age 65+ years in Los Alamitos was $60,250 and $63,728 in Orange County.

Table 2-33
Senior Householder Median Income
2019

Householder Age	City of Los Alamitos 2019 Median Income	Orange County 2019 Median Income
65 plus years	$60,250	$63,728

Source: American Community Survey 5-Year Estimates Detailed Table B19049, 2019.

Table 2-34 shows the distribution of senior householders by household income in 2019. Of the senior households, 21 percent had an income of less than $25,000. An additional 39 percent earned between $25,000 and $74,999.

Table 2-34
Household Income for Householders Age 65+ years
2019

Household Income	Householders Age 65+ years	Percent of Householders Age 65+ years
< $25,000	240	21%
$25,000-$34,999	126	11%
$35,000-$49,999	112	10%
$50,000-$74,999	212	18%
$75,000-$99,999	109	9%
$100,000-$149,999	164	14%
$150,000-$199,999	106	9%
≥$200,000	96	8%
Total	1,165	100%

Source: American Community Survey 5-Year Estimates Detailed Table B19037, 2019.

According to the 2019 American Community Survey data,[8] at least 199 out of 388 senior householders that rent experience overpayment (gross rent over 30 percent of household income); at least 227 out of 777 senior householders that are homeowners experience overpayment (monthly owner costs over 30 percent of household income). The slowly increasing number of seniors in the population is creating a demand for more affordable housing.

Currently, there is one affordable housing community in Los Alamitos for seniors aged 62 and over. Klein Manor, located east of Laurel Park, offers 71 apartment units including studios and one-bedroom units, as well as a few accessible units for the sensory/mobility impaired. Klein Manor is operated by the Retirement Housing Foundation and charges approximately 30% of the resident income for rent.

Senior housing needs can include low-income apartments, retirement communities, independent living centers, assisted living centers, nursing homes, and hospice care centers. The City runs several programs for senior citizens. Additional housing resources include privately-run senior communities in and around the City.

[8] American Community Survey 5-Year Estimates Detailed Tables B25072 & B25093, 2019.

Table 2-35
Senior Resources in Los Alamitos

Organization	Services Provided
Katella Senior Living Community	Independent living, assisted living, memory care, respite care
Senior Grocery Program	Food distribution
Los Alamitos Senior Club	Social activities and events with weekly meeting at Community Center
Dine In & Dough House	Twice a week lunch experience hosted by the Los Alamitos Recreation & Community Services Department

b. Large Households

Large households are defined as having five or more persons living in the same household. Large households are a special needs group because they require housing with higher bedroom counts. As shown in Table 2-36, 372 of the City's total households had five or more persons in 2019. This represents a 12% increase from year 2011 (332 households). Of the 372 large households, 219 (58.9%) are renters and 153 (41.1%) are owners. ACS also identified a total of 888 housing units with 4 or more bedrooms (see Table 2-16), which may indicate generally sufficient large housing units to accommodate large households.

Table 2-36
Large Households by Tenure
2019

Number of Persons in Unit	Owner-Occupied Households	Renter-Occupied Households	Total Households
Five	110	184	294
Six	14	30	44
Seven or more	29	5	34
Total	**153**	**219**	**372**

Note:
Total Households Citywide= 4,092

Source: American Community Survey 5-Year Estimates Subject Table B25009, 2019.

Note that renters occupy 6.0% of overcrowded units (see Table 2-30), which is a relatively low percentage. Only 81 of 888 units with four or more bedrooms are occupied by renters,[9] coinciding with the overcrowding data.

[9] American Community Survey 5-Year Estimates Detailed Tables B25042, 2019.

Larger units are typically priced higher and may be affordable only to moderate and above moderate income households. There may be a challenge for lower income large households to find affordable and adequate housing. The City implements programs to encourage development of affordable housing units and provide information on, and referral to, state and federal assistance programs.

c. Female-Headed Households

Female-headed households are considered a special needs group due to their historically low rates of homeownership, lower income, and high poverty rates. Table 2-37 summarizes the female-headed households by tenure, with and without children. Approximately 33 percent of Los Alamitos' households are female-headed, and 18 percent of total households are female-headed family households. Approximately 20 percent of renter-occupied households are female-headed families compared to 14 percent of owner-occupied households that are female-headed families.

Table 2-37
Female-Headed Family Households by Tenure
2019

	Owner-Occupied Households		Renter-Occupied Households		Total Households	
Householder Age	**Number**	**% of Owner-Occupied Households[1]**	**Number**	**% of Renter-Occupied Households[2]**	**Number**	**% of Total Households[3]**
Female householder, no spouse present, with children under 18 years	19	1%	308	13%	327	8%
Female householder, no spouse present, without own children	220	13%	169	7%	389	10%
Total	239	14%	477	20%	716	18%

Notes:
[1] Total Owner-Occupied Households= 1,739
[2] Total Renter-Occupied Households= 2,353
[3] Total Households= 4,092

Source: American Community Survey 5-Year Estimates Subject Table B25115, 2019.

As shown in Table 2-38, in 2019 the majority of female-headed households (82 percent) were above the poverty level. Approximately 31 percent of female-headed households with children were below the poverty level.

Table 2-38
Poverty in Female-Headed Family Households
2019

Household Type	Below Poverty Level		Above Poverty Level	
	Number	% of Household Type[1]	Number	% of Household Type[1]
Female householder, no spouse present, with own children under 18 years	123	31%	275	69%
Female householder, no spouse present, without own children	7	2%	311	98%
Total	**130**	**18%**	**586**	**82%**

Notes:
[1] ACS figures subject to margin of error; total female-headed households, no spouse present, with own children under 18 years= 398; total female-headed households, no spouse present, without own children= 318

Source: American Community Survey 5-Year Estimates Subject Table B17012, 2019.

d. Persons with Disabilities

The disabled population includes several special needs groups such as, but not limited to, the physically handicapped, developmentally disabled, and severely mentally ill. Typically housing for the needs of these populations include independent living units and supportive housing communities. Affordability and accessibility are the two major housing needs for persons with disabilities.

Accessibility needs, both within the home and to/from the housing unit, often require specially designed housing units. The City's reasonable accommodation ordinance (Municipal Code Chapter 17.42) provides a process for disabled individuals or those acting on their behalf to make requests for reasonable accommodation in the form of relief from various land use regulations such land use, zoning, or building laws and policies.

Table 2-39 shows the number of disabilities by type for Los Alamitos residents. The 2019 ACS identified 1,039 persons in the City with disabilities, of which 486 (46.8%) were persons over the age of 65. Individuals may be affected by one or more types of disability. The most prevalent disabilities in the City are ambulatory difficulty (24.6%) and cognitive difficulty (19.0%).

Table 2-39
Number of Disabilities by Disability Type and Age
2019

Disability Type	Ages under 18		Ages 18-64		Ages 65 and over	
	# of disabilities	% of total disabilities	# of disabilities	% of total disabilities	# of disabilities	% of total disabilities
Hearing Difficulty	0	0%	45	2.3%	246	12.4%
Vision Difficulty	20	1.0%	142	7.2%	84	4.2%
Cognitive Difficulty	76	3.8%	175	8.8%	126	6.4%
Ambulatory Difficulty	28	1.4%	145	7.3%	315	15.9%
Self-Care Difficulty	38	1.9%	108	5.4%	132	6.7%
Independent Living Difficulty	*	*	90	4.5%	214	10.8%
Total	162	8%	705	35.5%	1,117	56.3%
Total Disabilities	**1,984**		**Total Civilian Non-Institutionalized Population with a Disability**			**1,039**

* data not provided
Source: American Community Survey 5-Year Estimates Subject Table S1810, 2019.

In 2019, the 486 senior residents with one or more disabilities represented nearly 26% of the total senior population (1,876). The most prevalent disabilities among seniors are ambulatory difficulty (15.9%) and hearing difficulty (12.4%). As discussed above, Klein Manor, a subsidized housing project, includes several accessible units for the sensory/mobility impaired. Assisted living resources also include Katella Senior Living Community as well as other providers around the City.

Developmental Disabilities

Per Senate Bill No. 812, the Housing Element must discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency;

- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the American Association on Intellectual and Developmental Disabilities, 2013 data shows that approximately 1.6 percent of the population can be defined as developmentally disabled.10,11 This equates to 185 persons in the City of Los Alamitos with developmental disabilities, based on the 2019 ACS population of 11,534 persons. Based on SCAG data, as of June 2019, there are 170 children (under 18 years old) and 89 adults (18 years and over) with developmental disabilities in the City.12

The State department of Developmental Services provides community-based services to developmentally disabled persons through contracted regional centers. The Regional Center Orange County (RCOC) is responsible with the care of persons with developmental disabilities in Orange County. RCOC currently serves 176 individuals with developmental disabilities in Los Alamitos. Table 2-40 provides a breakdown by age of those helped through RCOC programs.

Table 2-40
Developmentally Disabled Residents by Age
2021

0–14	15–22	23–54	55–64	65+	Total
81	46	44	2	3	176

Source: RCOC, 2021.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

[10] Braddock et al (2015), The State of the States in Intellectual and Developmental Disabilities: Emerging from the Great Recession.

[11] American Community Survey 5-Year Estimates Table DP05, 2013.

[12] CA DDS consumer count by CA ZIP, age group for the end of June 2019.

Resources

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group.

A variety of housing options and support services are provided by local and regional service agencies in Orange County, including:

- The Aging and Disability Resource Connection (ADRC) initiative is a collaborative effort of the U.S. Administration on Aging and the Centers for Medicare and Medicaid Services, in support of state efforts to develop "one-stop shop" centers in local communities that help older adults and individuals with disabilities make informed decisions about their service and support options and serve as the single point of entry to the long-term care system. ADRC of Orange County helps people who are aging or have a disability, their families and caregivers, in understanding their options and successfully connecting with the services and supports they need.
- County of Orange Social Services Agency In-Home Supportive Services (IHSS) provides supportive services to persons who are aged, blind, or disabled, and who are limited in their ability to care for themselves and cannot live at home safely without assistance. Recipients of Security Supplemental Income (SSI/SSP) are eligible for IHSS, and people with higher income might still be eligible but subject to payment.
- Dayle McIntosh Center (DMC) is a non-profit organization that facilitates both individual and community independent living options for people with disabilities through support services, skills training, transition assistance, services for the deaf, and community services.
- Glennwood Housing Foundation, Inc is a non-profit corporation providing non-profit housing and supported living services to adults with developmental and/ or intellectual disabilities. Glennwood House of Laguna Beach offers individual apartment style living on a 33,000 square foot site that includes ADA compliant state-of-the-art living, dining, kitchen, two recreational/multi-media lounges, and communal social spaces. The program aims to assist participants in developing daily living skills that enable them to live independently and live, work, and play in the local community.

- The Arc Los Angeles and Orange Counties is committed to providing for people with intellectual and developmental disabilities the ability to form and work towards goals through training and education, based on their individual abilities. The Arc is the world's largest community based organization of and for people with intellectual and developmental disabilities. The Los Angeles & Orange Counties chapter serves over 200 children and adults with intellectual and other developmental disabilities from 26 cities in the area.
- Help for Brain Injured Children (H.B.I.C.) is a non-profit organization that focuses on the physical and environmental condition of the neurologically impaired child and young adults. H.B.I.C. assists in the medical rehabilitation and educational processes with the most appropriate programs available, including an adult day program, a certified non-public school (Cleta Harder Developmental School), and behavioral intervention.
- The Lighthouse Group is a non-profit organization serving adults with special needs by providing community and support through monthly clubs, camp experiences and other events. Lighthouse Orange County serves 50-70 participants on a weekly basis.
- ACCESS is a shared-ride service provided by Orange County Transportation Authority for people who are unable to use the regular, fixed-route bus service because of functional limitations caused by a disability. ACCESS service is provided within ¾ mile of, and during the same hours as, the Orange County Bus service. Subscription service and same-day taxi service are also available at the cost of the OC ACCESS base fare.

e. Homeless Population and Transitional Housing

Due to the transient nature of homelessness, enumeration of this population is difficult. The homeless population tends to move from place to place based on available services such as food and temporary living quarters. People experiencing homelessness may live in emergency shelters, transitional housing programs, or motel or hotel vouchers paid by third-party agencies such as nonprofits, religious organizations and local government agencies. Unsheltered homeless people use as primary nighttime location a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for people such as the streets, abandoned buildings, vehicles or parks.

The most recent data on the homeless population in Orange County is provided through the 2019 Point-in-Time (PIT) Count Survey and Report. The data provide a snapshot of homelessness on a particular date and time. The 2019 PIT Count for Orange County determined there was one unsheltered homeless individual and 21 sheltered

individuals/families in Los Alamitos.[13] The unsheltered individual was not identified as a transitional aged youth (age 18-24), veteran, or senior (age 62 and over). While PIT counts for earlier years are not available at the city level, Orange County saw an increase of 2,068 persons or 43% in PIT count from 2017 to 2019. Less than 0.2% of the City of Los Alamitos population experienced homelessness in 2019, including both sheltered and unsheltered. The City is in a better situation than the overall county.

In Los Alamitos, there are two emergency/transitional shelters serving specialized populations. The Precious Life Shelter serves homeless pregnant women with a total of 27 beds and a three-step program: emergency program, transitional program, and single parent efficiency program. Casa Youth Shelter provides shelter and supportive services for homeless or at-risk youth ages 12 to 17. The facility has 12 beds and serves an average of more than 200 youth per year. Many of Casa Youth Shelter's clients are referred from other cities. In addition to these shelters, We Care provides rental and utility assistance for Los Alamitos families and individuals with emergency need.

At the time of the 2019 PIT Count for Orange County, 738 emergency shelter and transitional housing beds remained vacant. Of these, 242 unused beds were in the North Planning Area (including Los Alamitos), and 183 were at the Armory Cold Weather Shelter Program (Fullerton and Santa Ana locations). Therefore, the City should have sufficient capacity and resources to accommodate people experiencing homelessness within its jurisdiction, and no additional facilities would be required.

The City permits homeless shelters with up to 20 beds and conditionally allows those with more than 20 beds in the Planned Light Industrial (P-L-I) zone. The P-L-I zone is appropriate for such facilities because these lands are located near commercial and school sites and in areas where other governmental services are available. The City allows transitional and supportive housing in all residential districts subject to only those restrictions that apply to other residential uses of the same type in the same zone.

AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zoning districts permitting multifamily uses. LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter. Policy Action 4.6 has been provided to require that the Zoning Ordinance be amended to meet this requirement.

[13] Everyone Counts 2019 Point In Time Final Report, County of Orange, California, July 30, 2019.

f. Farmworkers

The 2019 American Community Survey estimated only 8 (less than 0.07 percent) of Los Alamitos' residents were employed in agriculture, forestry, fishing and hunting, and mining. These 8 workers are in production, transportation, and material moving occupations. Active agricultural production is limited in Orange County. It is assumed that very few, if any, of the residents are employed in active agricultural production or harvesting. The 2018 ACS estimated no resident employed in the agriculture and related industries. Therefore, there is no identified need for farmworker housing in Los Alamitos. Nevertheless, as with other special needs, these farmworker households, if any, can benefit from City incentives for developers to increase/maintain affordable units that are available to all segments of the population.

g. Extremely-Low Income Households

Although extremely-low income households are not specifically identified by the State as a special needs group, their specific housing needs warrant further analysis. Extremely-low income (ELI) households are defined as households with incomes less than 30 percent of the area median income (AMI). ELI households are a subset of the very low-income household category. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of extremely-low income households. The AMI for a 4-person household in Orange County is $106,700. ELI household incomes are defined by HCD and HUD as those earning less than $40,350.[14] In 2019, at least 12.7 percent of Los Alamitos households were within the extremely-low income category (refer to Tables 2-13 and 2-14; household income less than $25,000).

Existing Needs

Table 2-41 provides a summary of housing problems experienced by extremely-low income households in the City of Los Alamitos. According to data from the 2013 to 2017 CHAS provided by HUD, 575 households (14% of total households) in Los Alamitos are considered extremely low-income. The majority (64%) of ELI households are renters. Up to 77 percent of extremely-low income households experience at least one type of housing problem, including incomplete kitchen and plumbing facilities, overcrowding

[14] Per HUD, the Extremely Low Income (ELI) income limit is the greater of either: 1) 60% of Very Low Income limit $67,250), which equals $40,350, or 2) poverty guideline established by Dept. of Health and Human Services (HHS), which equals $26,200.

and severe overcrowding, and overpayment. Renter ELI households are more likely to experience overpayment or severe overpayment (81% for either) than owner ELI households (68% and 44%, respectively).

Table 2-41
Housing Problems for Extremely Low-Income Households
2013–2017

	Renters	Owners	Total Households
Extremely-low Income Households	**370**	**205**	**575**
% with any Housing Problem[1]	81%	68%	77%
% Cost Burden[2] > 30%	81%	68%	77%
% Cost Burden[2] > 50%	81%	44%	68%

Notes:
[1]"Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of the occupant household's income (overpayment).
[2]Percentage of household income spent on housing cost.

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2013-2017 ACS.

Projected Needs

To calculate projected ELI housing needs, the City assumed 50% of its very low income Regional Housing Needs Allocation (RHNA) consists of ELI households. From its very low income need of 194 units (see Table II-31), the City has projected a need of 97 units for ELI households.

The needs of extremely low-income households may include housing units designed for transient/homeless populations, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy units, and workforce housing. Extremely low income households are eligible to receive rental assistance through the Orange County Housing Authority's Housing Choice Voucher (Section 8) program. There are no affordable housing units designated for ELI households within the City. Small ELI households may also find affordable housing in typically affordable options such as Single Room Occupancy (SRO) hotels, and accessory dwelling units (ADUs). ADUs are permitted in all residential zones. While SRO was removed from the allowed uses during a Zoning Code update in 2019, the City plans to add SRO as a permitted use in the P-L-I zone in 2022 as described in Policy Action 4.8.

CHAPTER 3
HOUSING RESOURCES AND CONSTRAINTS

A. Governmental Constraints

State law requires that housing elements identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities. The analysis should identify the specific standards and processes of these constraints and evaluate their impact on the supply and affordability of housing. The analysis should determine whether local, regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing needs. Governmental constraints may include policies, standards, requirements or actions imposed by government on land and housing use and development. Although State and federal agencies may also impose governmental constraints upon housing, these agencies are beyond the control of local government and are therefore not included in this analysis.

1. Land Use Controls

a. Los Alamitos 2035 General Plan

Every city in California is required by State law to have a General Plan, which establishes policy guidelines for development in the city. The General Plan is the foundation for all land use controls. The Land Use Element identifies the location, distribution and density of land uses throughout the city. Los Alamitos utilizes a number of planning tools, including zoning regulations and the subdivision ordinance, to implement the General Plan.

The Los Alamitos 2035 General Plan provides for three residential and one mixed use land use designations in the City. Table 3-1 summarizes these designations and their associated density ranges and acreages. Densities for residential designations are expressed in dwelling units per acre (du/ac).

Table 3-1
Los Alamitos 2035 General Plan
Residential Land Use Designations

Designation	Description	Acreage	Density Range
Single Family Residential	Single family detached homes on individual lots	258	1-6 du/ac
Limited Multiple Family Residential	Single family detached and attached residences, including small lot subdivisions, townhouses, courtyard homes, duplexes and triplexes. Live/work uses are also permitted, subject to the uses permitted by the Professional Office designation.	18	6-20 du/ac, Max office space 500 square feet per unit
Multiple Family Residential	Single family detached and attached residences, including all development permitted in other residential categories as well as stacked flats and other building types with 4 or more units. Other uses such as convalescent hospitals, churches, and mobile home parks are also permitted subject to special procedures such as a Conditional Use Permit.	145	20-30 du/ac
Mixed Use	Vertical or horizontal mix of commercial, office, public/quasi-public, and/or residential uses on the same parcel. Stand-alone (not mixed-use) commercial, office, and public/quasi-public uses are also permitted. For parcels that front Los Alamitos Boulevard or Katella Avenue, the ground floor is required to consist of those uses permitted or conditionally permitted in the General Commercial Zoning District.	19	30 du/ac

Source: Los Alamitos 2035 General Plan.

When the General Plan was prepared in 2013, there were approximately 4,421 dwelling units in the City. The build-out analysis identified a maximum potential of 251 net additional units that could be built. In total, 4,672 dwelling units are anticipated within the City limits at build-out. DOF reports 4,437 dwelling units within the City as of January 2021, leaving a potential for 235 units to be added to the City's housing stock. Since the adoption of the General Plan, the City has undertaken the preparation of a Town Center Strategic Plan, which is intended to provide for higher density (up to 60 units per acre) residential in a mixed use atmosphere. The intent of the Town Center is to create a full integrated commercial and residential environment which provides an activated and vibrant downtown. As provided in Appendix B, Land Resources, the City has assumed that some of its lower income RHNA will be accommodated in the Town Center. In addition, two larger properties which have housed businesses in the City are

currently being marketed for sale by their owners, and the businesses are planned for closure. The City has seen a significant interest in the redevelopment of these sites, and anticipates that a portion of its RHNA will be accommodated on these lands (also see Appendix B and Section 4, which provides Policy Actions for the creation of new zoning designations and the rezoning of properties included in the City's sites inventory). The expansion of high-density residential lands over those included in the City's current General Plan will provide additional opportunities for housing at all income levels, expand the City's options for meeting its RHNA allocation, and eliminate any potential constraint associated with General Plan designations and land availability.

All Multi-family properties which are adding square footage are required to comply with the City's requirement for Site Development Permit.

Growth Management Element

The Growth Management Element of the City's General Plan contains policies for the planning and provision of traffic improvements that are necessary for the City's orderly growth and development. The policies and programs presented in the Element are for the establishment of specific traffic Level of Service (LOS) standards, a development mitigation program, participation in inter-jurisdictional planning forums, development of a seven-year capital improvement program, and adoption of a Transportation Demand Management Ordinance.

Under the Element's Policy 1.2, all new development within the City are required to establish a development phasing plan commensurate with required improvements. Within three years of the issuance of the first building permit or within five years of the first grading permit for a development project, whichever occurs first, the project is required to construct and complete the necessary improvements to transportation facilities to which the project contributes measurable traffic to attain the level of service standards established in this Element. The Element is specifically tied to transportation and not land use, and therefore the City has not found the Growth Management Element to constrain the provision of housing or unduly impact the cost of housing.

b. Zoning Code

The City's Zoning Code establishes more specific development standards, allowable uses and limitations. Zoning regulations control development by establishing requirements related to density, height, lot size, yard setbacks and parking spaces. These site development standards work to ensure a quality living environment for all Los Alamitos

residents. The City complies with new transparency requirements by posting its Zoning Code and development standards for all parcels on its website.

There are four residential zoning districts:

- R-1: Single-Family Residential
- R-2: Limited Multiple-Family Residential
- R-3: Multiple-Family Residential
- M-H: Mobilehome Park

The City permits senior housing projects for low- and very low-income households in the C-F (Community Facilities) zone with a Conditional Use Permit. Homeless shelters are permitted in the P-L-I (Planned Light Industrial) zone (with a CUP for more than 20 beds). The City also has one mixed-use zoning district (TCMU or Town Center Mixed Use), which permits residential uses with provisions (e.g., multi-family dwelling must be integrated into a project as either horizontal or vertical mixed use). The City currently applies a Live/Work Overlay Zone (LW) over the R-2 zone in the downtown area, which is intended to allow live/work development and uses on certain lots, while still maintaining the primary zoning.

Manufactured or mobile homes are permitted in all residential zones on a permanent foundation if the Planning Commission determines the proposed parcel is compatible for the use. A mobile home on a permanent foundation is included under the definition of “single-family dwelling” and is subject only to the same development standards as a conventional single-family dwelling in the same zone.

Table 3-2 summarizes the residential zoning districts and permitted residential uses.

Table 3-2
Permitted Uses

Land Use	R-1	R-2	R-3	M-H	C-O	C-G	P-L-I	TCMU
Accessory Dwelling Unit	P	P	P	P				
Boarding House	--	--	CUP	--				
Group Home—6 residents or fewer	P							
Homeless Shelters—up to 20 beds					--	--	P	--
Homeless Shelters—more than 20 beds					--	--	CUP	--
Live/Work Unit	--	AUP	--					AUP
Mobile Home Parks	--	CUP	CUP	CUP				
Multiple-Family Dwelling	--	P	P	--				AUP
Resident Manager's Unit	--	AUP	AUP	--				
Single-Family Dwelling	P	P	P	P				--
Senior Housing	--	P	P	P				P
Supportive Housing	P	P	P	P				AUP
Transitional Housing	P	P	P	P				AUP
Two-Unit Dwelling (Duplex)	--	P	P	--				
Residential Care Facilities	--	--	CUP[1]	--	CUP	CUP	--	--

Note:
[1] 7 or more persons only

P = Permitted Use
AUP = Administrative Use Permit
CUP = Conditional Use Permit Required
-- = Use Not Allowed

Source: Los Alamitos Municipal Code, 2021.

The Conditional Use Permit (CUP) process, which requires Planning Commission action, is no different for a market rate or affordable residential development. A residential development plan, or the addition of square footage to an existing multiple-family residential structure, is already subject to another review process called the "site development permit." This permit is applied for and considered by the Planning Commission concurrently with the requirement for a Conditional Use Permit. The Commission would approve, approve with conditions, or disapprove the Conditional Use Permit application and site development permit applications, imposing conditions necessary to ensure compatibility with surrounding uses, to preserve the public convenience, health, interest, safety, or welfare, and necessary to make the findings required by the Los Alamitos Municipal Code at the same time. These findings represent a potential constraint to the provision of housing, so Policy Action 4.8 includes a requirement to modify the required findings.

The Administrative Use Permit (AUP) is similar to the CUP in purpose and procedures, other than the AUP requires action by the Development Services Director rather than the Planning Commission. Unlike the CUP process, no public notice or public hearing shall be required for an AUP. The AUP process is no different for a market rate or affordable residential development.

Table 3-3 summarizes the residential zoning requirements in the City.

Table 3-3
Summary of Residential Zoning Requirements

Zoning District	Parcel Area (Sq Ft)	Minimum Dwelling Area (Sq Ft)	Maximum Density	Maximum Height Limit (Main Structures) (Ft)	Maximum Height Limit (Accessory Structures[3]) (Ft)	Maximum Site/Parcel Coverage	Minimum Front Yard (Ft)	Minimum Front Yard (cul-de-sac) (Ft)	Minimum Side Yard (Ft)	Minimum Side Yard (corner lot) (Ft)	Minimum Rear Yard (Ft)
R-1	6,000	No requirement	6 du/ac; 1 unit per lot	30	15	50%	20	10	5	10	10
R-2*	9,000	800	20 du/ac	35	15	60%	20[4]	10	5[6]	10	10
R-3	7,200	Studio - 450; 1-Bedroom - 650; 2+Bedroom - 800	25 du/ac	35 (or 3 stories)[2]	15	50%	20[5]	10	5[6]	10	10
M-H	5 acres	--	10 du/ac[1]	20	15	--	--	--	--	--	--
C-O	No requirement			40 feet (or 3 stories)	--	1.50 FAR	15	--	Not required unless abutting a residential zoning district, then 10 feet	10	10 ft unless rear lot abuts a C-G or P-L-I zone
C-G	6,000	--	--	40 feet (or 3 stories)	--	1.00 FAR	None required	--	Not required unless abutting a residential zoning district, then 15 feet	None required	Not required unless abutting a residential zoning district, then 15 feet
P-L-I	6,000	--	--	40 feet (or 3 stories)	--	1.50 FAR	15	--	Not required unless abutting a	15	10 ft unless abutting a residential

Table 3-3
Summary of Residential Zoning Requirements

Zoning District	Parcel Area (Sq Ft)	Minimum Dwelling Area (Sq Ft)	Maximum Density	Maximum Height Limit (Main Structures) (Ft)	Maximum Height Limit (Accessory Structures[3]) (Ft)	Maximum Site/Parcel Coverage	Minimum Front Yard (Ft)	Minimum Front Yard (cul-de-sac) (Ft)	Minimum Side Yard (Ft)	Minimum Side Yard (corner lot) (Ft)	Minimum Rear Yard (Ft)
									residential zoning district, then 40 feet		zoning district, then 40 feet
C-F	Based on CUP or Site Development Permit Approval Process										
TCMU	10,000	--	30 du/ac	60	60	2.00 FAR for nonresidential components	0-10 ft	0-10 ft	Not required unless abutting a residential zoning district, then 10 feet	10	Not required unless abutting a residential zoning district, then 15 feet

Notes:
[1]minimum lot or space size for individual mobile home is 2,000 sq. ft
[2]Structures:
- For any portion in excess of 25 feet shall be set back an additional 5 feet.
- Shall not exceed 2 stories and 25 feet in height on lots with a common property line with an R-1 zoned property

[3]Accessory dwelling units shall conform to the setback requirements for the main structure
[4]When a lot in an R-2 or R-3 zone is approved for single-family residential use by a subdivision or lot split, with a minimum area of less than 9,000 sq. ft., the parcel may have a minimum front setback area of 15 feet.
[5]Front setbacks may vary provided an average building setback of 20 feet is maintained along an entire block face, with no setback less than 15 feet.
[6]Where a dwelling or dwellings have entry from an interior side yard; the entry must open onto an outdoor court. The minimum length of the outer court wall which parallels the side lot line shall be 15 feet and shall have a minimum height of four feet and a maximum height of six feet. The dwelling entry shall be set back a minimum of 15 feet from such side lot line.
*All live/work uses in the (LW) overlay zone shall comply with the development standards applicable to the primary zone and the supplemental standards established in Section 17.28.180 (Live/Work Standards).
-- = Not listed

Source: Los Alamitos Municipal Code, Title 17

The minimum setback, maximum site coverage and maximum height requirements are specifically designed to work with the parcel area requirements to not reduce the ability for a project to achieve the maximum permitted density. The majority of constructed multifamily projects in the City yield densities of 20 du/ac and higher; in the neighboring cities, a number of projects yield densities above 30 du/ac. The City's residential zoning requirements provide flexibility, especially for multi-family development, by allowing for average front yard setbacks instead of strict minimum setbacks. There is also flexibility for increased height through a Conditional Use Permit.

The City's requirements are similar to other surrounding communities and do not constrain the provision of housing, nor do they unduly impact the cost of housing.

As mentioned above, the City is preparing a Town Center Strategic Plan, which is intended to provide for higher density (up to 60 units per acre) residential in a mixed use atmosphere. As provided in Appendix B, Land Resources, the City has assumed that some of its lower income RHNA will be accommodated in the Town Center. Therefore, Policy Action 4.5 has been proposed to require the zoning modification to allow up to 60 units per acre in the Town Center Mixed Use (TCMU) zone. The Town Center Strategic Plan also proposes Zoning Code amendments for the TCMU zone, including allowing exclusive residential structures with conditions (i.e., on lots smaller than 10,000 sq. ft. and not fronting Pine Street) and slightly increasing setback requirements for frontage along Katella Avenue, Los Alamitos Boulevard and Pine Street. In the Realistic Capacity section of Appendix B, Land Resources, a conservative analysis was conducted for a hypothetical development site in the TCMU zone and demonstrated that the proposed development standards would allow up to 117.6 units per acre. The analysis found that the proposed development standards for the TCMU zone would not constitute a constraint for achieving RHNA units assigned to Sites 1 through 4 at a density of 60 units per acre. Policy Action 4.5 would also require Sites 1 through 4 in the inventory (Figure B-1, Appendix B) to develop as designated in Table B-2 (Appendix B).

In addition, two larger properties (Site 5, zoned P-L-I and Site 6, zoned C-F; see Appendix B) which have housed businesses in the City are planned for redevelopment. Site 6 has been sold to a developer and is being considered for housing development as a whole. With the business planned for closure on Site 5 and a significant interest in its redevelopment, the City anticipates that a portion of its RHNA will be accommodated on these lands (see Appendix B and Chapter 4). Policy Action 4.4 is included to require the creation of a new zoning designation, R-4, and the rezoning of Sites 5 and 6 to R-4. The R-4 zone would allow 30 to 36 units per acre by right, not including density bonus provisions. The height limits would be increased to allow higher rise buildings, although setback requirements are expected to remain uniform across all residential zones. Policy Action 4.4 requires the City to demonstrate that the assigned units are physically

possible Sites 5 and 6 under the new development standards prior to adoption of the R-4 zone and require that the assigned affordable housing units be built consistent with Table B-2 and Figure B-1 on each parcel so designated. Therefore, land use controls regarding the proposed R-4 zone will not constitute a constraint for housing development to meet the RHNA.

The proposed zoning changes would increase residential densities allowed over those in the City's current Zoning Ordinance. The City will not approve requests to develop housing at densities below those anticipated in the Sites Inventory. Allowing higher densities will provide additional opportunities for housing at all income levels, expand the City's options for meeting its RHNA allocation, and eliminate any potential constraint associated with zoning designations and land availability.

c. Parking Requirements

Table 3-4 summarizes the residential parking requirements in Los Alamitos. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development.

The City has found that these parking requirements are necessary to adequately provide for the number of vehicles typically owned by each housing type. In addition, the City has established reduced standards for very low, low and moderate housing projects, to reduce the costs associated with the provision of parking for affordable housing projects. The City has not found these parking requirements to constrain the provision of housing or unduly impact the cost of housing. Nonetheless, Policy Action 4.11 requires the City to monitor the impact of parking requirements on multifamily development as they are proposed, and implement appropriate strategies such as parking reduction on a case-by-case basis.

Table 3-4
Residential Parking Requirements

Type or Residential Development	Required Parking Spaces (Off Street)
Accessory Dwelling Unit	One space[1]
Single-Family Dwelling	Two covered spaces for each dwelling unit for units with up to four bedrooms. Three covered spaces for units with five or more bedrooms.
R-2 Limited Multiple-Family	Two spaces for each dwelling unit
Multi-Family Dwellings[2]	• One and a half parking spaces for each studio unit • Two spaces for each one-bedroom unit • Two and ¾ spaces for each two-bedroom unit • Three and a half spaces for each three-bedroom unit • Four spaces for each four-bedroom unit, an additional ½ space for each room in excess of the first four bedrooms
Multi-Family - Affordable Housing Developments (moderate income and below)[2]	• One Parking space for each studio • One parking space for each affordable one-bedroom dwelling unit • Two parking spaces for each affordable dwelling unit over one bedroom, regardless of the number of bedrooms
Homeless Shelter	Two spaces for the facility plus one space for each six occupants at maximum allowed occupancy
Senior Residential Housing Projects	One and 1/10 spaces for each unit
Mobilehome Parks	Two covered tandem parking spaces for each dwelling unit and one-half open parking space for guests for each dwelling unit
Mixed Uses	As required for each separate use in the mixed-use development
Live/Work Unit	Two covered spaces per unit, plus one customer space, which can be in a driveway
Residential Care Facilities	¼ space to one and half 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.[3]

Notes:
[1] With exceptions as specified in Section 17.28.020(E)9.
[2] In addition:
• 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
The total number of parking spaces required is determined by the aggregate number of units within the project as a whole.
[3] The applicant shall submit a study prepared by a City-approved independent consultant that provides justification for the parking proposed.

Source: Los Alamitos Municipal Code, Chapter 17.22.

2. Density Bonus Ordinance

Section 17.28.050 of the City's Municipal Code states that residential density bonuses, incentives, or concessions for the production of affordable housing shall be granted in compliance with Government Code Section 65915, as amended from time to time. State law requires a city or county to grant one density bonus and incentives or concessions, waivers or reductions of development standards, and parking ratios if requested, for developers who agree to construct housing that contains affordable housing as specified in Government Code Section 65915 (b)(1). The city shall grant the incentive or concession upon request, unless the city makes a written finding that the incentive or concession does not result in identifiable and actual cost reductions, would have a specific, adverse impact, or would be contrary to state or federal law.

The City's density bonus ordinance requires residential development to set aside at least one of the following, in consistence with Government Code Section 65915 (b)(1):

- Ten percent of the total units for lower income households;
- Five percent of the total units for very low income households;
- A senior citizen housing development or a mobile home park that limits residency based on age requirements for housing for older persons;
- Ten percent of the total dwelling units in a common interest development for persons and families of moderate income, provided that all units in the development are offered to the public for purchase;
- Ten percent of the total units of a housing development for transitional foster youth, disabled veterans, or homeless persons, subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units;
- Twenty percent of the total units for lower income students in a student housing development that meet certain requirements; or
- One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, except that up to 20 percent of all units may be for moderate-income households.

Development concessions or incentives may include:

- a reduction in site development standards;
- a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission;

- approval of mixed-use zoning in conjunction with the housing project; or
- other regulatory incentives or concessions proposed by the developer or city or county which result in identifiable and actual cost reductions.

A project that receives a density bonus and concession or incentive must retain affordability of the units for at least 55 years. As provided in Policy Action 4.7, the City will annually review its Density Bonus provisions to assure compliance with State law.

The City currently does not have streamlining procedures pursuant to SB 35 for affordable housing development. Policy Action 4.12 requires the City to establish applications and approval procedures consistent with SB 35 requirements to facilitate affordable housing development.

3. Senior Citizen Housing

The Zoning Code allows Senior Citizen housing in the R-2 (Limited Multiple-Family Residential), R-3 (Multiple-family Residential), M-H (Mobile home Park), TCMU (Town Center Mixed Use), and C-F (Community Facilities) zones with a Conditional Use Permit. Development standards for senior citizen housing and residential care facilities are found in Section 17.28.250 of the Municipal Code, and are as follows:

- Off-street parking shall be provided for each project in compliance with the standards in Chapter 17.22 (See Table 3.4).
- At a minimum, proposed developments shall comply with the applicable zone regulations relative to structure setbacks, lot coverage, landscaping, and other development standards.
- New projects proposed on property abutting lots that are zoned or developed commercially or industrially shall include specific measures approved by the Planning Commission to mitigate potential impacts from adjacent uses (e.g. the construction of decorative block walls, the use of sound attenuation materials, the inclusion of a landscaped buffer, etc.).
- Sound attenuation measures shall be provided for new senior housing projects that comply with State requirements for residential occupancy.
- For senior housing developments in a residential zone, the density standards of that zone shall apply. For senior housing developments and residential care facilities in all other zones, where such uses are permitted, no density limit shall apply.
- Minimum and maximum dwelling unit size shall be governed by the Uniform Building Code and Department of Housing and Urban Development regulations. The Planning Commission may increase these standards upon review of the proposed occupancy and on-site amenities.

4. Emergency Shelters, Transitional Housing and Single Room Occupancy Units

a. Homeless Shelters and Transitional Housing

To accommodate its share of the region's homeless, there are a number of organizations in and around the City that offer shelter and services to homeless persons. State housing law requires that cities identify sites that are adequately zoned for homeless shelters and transitional housing. Table 3-5 provides a summary of emergency shelters and transitional housing located in the City of Los Alamitos.

Table 3-5
Homeless Facilities in Los Alamitos

Facility Name	Type of Facility	Target Population	Number of Shelter Beds
Precious Life Shelter	Emergency/Transitional /Supportive	Pregnant homeless women and their infants	27
Casa Youth Shelter	Emergency	Youth	12

Source: Official websites of Precious Life Shelter and Casa Youth Shelter, accessed June 2021.

There is also a nonprofit organization sponsored by local churches, community groups, corporations and concerned citizens, WE CARE of Los Alamitos, a family support center serving families, veterans, and senior citizens in the areas of Northwest Orange County. WE CARE pools the resources of the community to meet the emergency needs of families and individuals such as rental assistance, utility assistance, therapy services, food, personal care items, and more. The City also financially assists shelters in the region, as described in Appendix C and Appendix D.

The City of Los Alamitos defines emergency shelters and transitional housing in its Municipal Code, and established the allowable locations and standards for these uses with the adoption of Ordinance 13-04 in July of 2013. To comply with the provisions of SB 2, the City amended the Zoning Ordinance to allow for transitional and supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone.

i. Adequate Sites for Emergency Shelters

Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a Conditional Use Permit or other discretionary permit. The identified zone(s) must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter.

Section 17.10.020 of the City's Municipal Code permits homeless shelters of up to 20 beds by right in the P-L-I zone. It also allows for shelters for more than 20 beds in the P-L-I zone through a Conditional Use Permit. While each facility is limited to the 20 beds, the Planned Light Industrial zone (P-L-I) could accommodate several facilities within its 154 acres. More specifically, the limitation of each facility to 20 beds - does not limit the Planned Light Industrial Zone (P-L-I) area to only 20 beds.

Other requirements include:

- A waiting and intake area of 10 square feet per bed with a minimum of 100 square feet;
- A written management plan and resident manager;
- An emergency shelter may not be located closer than 300 feet from another emergency shelter; and
- Residents are limited to a six-month maximum stay.

Recent state law also restricts parking requirements for emergency shelters to that necessary for employees only. The Zoning Ordinance currently does not comply with this requirement, and Policy Action 4.6 requires that this requirement be corrected.

Per City Ordinances 19-03 and 13-04, emergency shelters for homeless persons that are subject to a multi-jurisdictional agreement, subject to California Government Code Section 65583(d), shall be considered an allowed use even if inconsistent with Municipal Code Section 17.28.160, provided the agreement includes standards and operational criteria acceptable to the participating jurisdictions.

ii. Transitional and Supportive Housing

Facilities of this nature offer an interim home for homeless individuals and families as they transition into permanent housing. Transitional and supportive housing is permitted as a residential use in Los Alamitos and are also allowed through a AUP in the TCMU zone. These uses are only subject to those restricts that apply to other residential dwelling of the same type in the same zone.

iii. Low-Barrier Navigation Centers

AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zoning districts permitting multifamily uses. LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter. "Low Barrier" means best practices to reduce barriers to entry, and may include, but are not limited to, the following:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
(2) Pets.
(3) The storage of possessions.
(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Policy Action 4.6 has been provided to require that the Zoning Ordinance be amended to include Low-Barrier Navigation Center as defined by state law.

b. Single Room Occupancy Units

Single Room Occupancy (SRO) units are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposits, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

To comply with the provisions of AB 2634, the City adopted Ordinance 13-04 in 2013 to allow the development of SRO housing. Policy Action 4.8 has been added to conditionally allow SRO in the P-L-I zone. Facilities with SRO units are subject to the requirements of Municipal Code Section 17.28.260, which address development and facility operation.

5. Accessory Dwelling Units

Accessory dwelling units provide additional housing opportunities for people of all ages and economic levels, while maintaining compatibility with the surrounding single-family residential neighborhood. The City of Los Alamitos permits accessory dwelling units in the R-1, R-2, R-3 and M-H zones.

Per Municipal Code Chapter 17.28.020, "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. Requirements for an ADU include:

- Maximum size of ADU shall not exceed 850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two bedrooms, and the total floor area of an attached ADU shall not exceed 50 percent of the floor area of the existing primary dwelling;
- An attached ADU must have independent exterior access from the proposed or existing primary dwelling;
- One off-street parking space must be provided for an ADU unless certain conditions are met in Municipal Code Chapter 17.28.020 E.9.; and
- The height of an ADU shall not exceed 16 feet unless the ADU is within the existing space of a single-family dwelling, an accessory structure, or multifamily dwelling structure.

"Junior accessory dwelling unit" or "JADU" means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities, or may share sanitation facilities with the single-family residence. Requirements for a JADU include:

- A JADU shall not be less than 220 square feet and shall not exceed 500 square feet in size;
- A JADU located within a proposed or existing single-family residence must include a separate entrance from the main entrance of the residence;
- A JADU must include an efficiency kitchen, including a cooking facility with appliances, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU;
- No additional off-street parking is required for a JADU beyond that required at the time the existing primary dwelling was constructed.

The City's standards are consistent with current State law. However, as standards have been changing for ADUs and JADUs, Policy Action 4.7 requires that the City annually review its ADU and JADU requirements for compliance with State law.

6. Housing for Persons with Disabilities

According to the US Census Bureau, persons with disabilities, including those with developmental disabilities, are individuals with a long-lasting physical, mental or emotional condition. These conditions can make it difficult for a person to do daily activities such as walking, climbing stairs, dressing, bathing, learning or remembering. These conditions can also prevent a person from going outside the home alone or to work at a job.

a. Reasonable Accommodation Procedures

As a matter of State law (SB 520), jurisdictions are now required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints and provide reasonable accommodations for housing designed for persons with disabilities. With the 2013 adoption of the Reasonable Accommodation Ordinance No. 13-05 the City of Los Alamitos established a process for requesting reasonable accommodation. Ordinance No. 19-03 updated the process to conform to federal and state fair housing laws in 2019. Reasonable accommodation procedures are explained in Los Alamitos Municipal Code Section 17.42. An application for a reasonable accommodation from a zoning regulation, policy or practice is made on a form provided by the Development Services Department, accompanied by a fee. The Development Services Director shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation. The written decision shall be based on the following findings, all of which are required for approval:

1. The requested accommodation is requested by or on behalf of one or more individuals with a disability protected under State or Federal law.
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
3. The requested accommodation will not impose an undue financial or administrative burden on the City, as “undue financial or administrative burden” is defined in Fair Housing Laws and interpretive case law.
4. The requested accommodation will not result in a fundamental alteration in the nature of the City’s Zoning Code, as “fundamental alteration” is defined in Fair Housing Laws and interpretive case law.

5. The requested accommodation will not fundamentally alter the character of the community, as "fundamental alteration" is defined in Fair Housing Laws and interpretive case law, including creating a substantial increase in traffic or insufficient parking.
6. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health, safety, or general welfare of other individuals or substantial physical damage to the property of others.

The findings above are in compliance with federal and state fair housing laws. No public hearing is required for any reasonable accommodation request unless a decision of the Director is appealed or called for review. The City's reasonable accommodation procedure does not pose a constraint to housing for persons with disabilities.

All improvements constructed under a reasonable accommodation authorized by Code, which deviate from the City's development standards at the time that the improvement is constructed, are required to be removed upon the vacation of the unit by the person to whom the reasonable accommodation was granted, unless the Director makes a finding per Municipal Code Section 17.42.050.

b. Zoning and Other Land Use Regulations

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- The City of Los Alamitos currently permits residential care facilities, regardless of the number of residents, in the C-O (Commercial- Professional Office) and C-G (General Commercial) zones with a Conditional Use Permit.
- The City of Los Alamitos currently permits residential care facilities for seven or more persons in the R-3 (Multiple-Family Residential) zone with a Conditional Use Permit.
- The City defines family as "a group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses." Live-in domestic help would qualify under the family definition for sharing household activities and responsibilities. The City has determined that the current definition does not pose a constraint on housing for persons with disabilities.
- For residential care facilities, the City requires a quarter to one and half parking spaces for each unit or room.

State law already provides that transitional housing, supportive housing, and residential care facilities for 6 or fewer persons are allowed in all residential zones of a city with the same development standards as other residential uses in those zones. Table 3-2 has been revised to clarify this.

The City has not received any applications for a residential care facility in the recent past. However, a Conditional Use Permit application for a residential care facility for seven or more persons would be evaluated based on compliance with the development standards and requirements stated in the Zoning Code, which may constrain development of residential care facilities. Policy Action 3.5 requires the City to address this constraint within one year of adoption of the Housing Element and designate zones where residential care facilities facility for seven or more persons are allowed by right.

7. Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and adequate housing. These standards also have the potential to increase the cost of housing construction and maintenance.

a. Building Codes

The City of Los Alamitos has adopted the 2019 California Building Code, which is based on the most recent International Building Code, which establishes construction standards for all residential buildings. The City amends the code as needed to further define requirements based on local conditions.

The following construction codes, subject to the modifications set forth in Section 15.04.010 of the Municipal Code, have been adopted by the City:

1. The 2019 California Administrative Code (Title 24, Part 1);
2. The California Building Code (Part 2, which is based on the 2018 International Building Code);
3. 2019 California Residential Code (Part 2.5, based on the 2018 International Residential Code);
4. 2019 California Electrical Code (Part 3, based on the 2017 National Electrical Code);
5. 2019 California Mechanical Code (Part 4, based on the 2018 Uniform Mechanical Code);
6. 2019 California Plumbing Code, (Part 5, based upon the 2018 Uniform Plumbing Code);

7. 2019 California Energy Code, (Part 6);
8. 2019 California Historical Building Code (Part 8);
9. 2019 California Existing Building Code (Part 10, based on the 2018 International Existing Building Code);
10. 2019 California Green Building Standards Code (Part 11, known as the "CALGreen" Code);
11. 2019 California Referenced Standards Code (Part 12).

The majority of amendments to the code do not apply to or affect residential construction. Prior to adoption of these amendments, the City analyzed their potential impacts and found that these amendments are required to ensure the public safety, health and welfare.

b. American with Disabilities Act

The federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

8. Development Fees

The City charges various development and permit fees to cover administrative costs associated with the development of residential projects. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

The Building Industry Association of Orange County conducts periodically a land development fee survey and provides a comparative summary for Los Alamitos and surrounding jurisdictions. The most recent fee survey (2013-2014) utilizes a hypothetical subdivision and house size to standardize the reporting of fees. The prototype subdivision used in 2013-2014 was 50 detached units on 10 acres at a density of 5 dwelling units per acre. The building fees are based on a 2,500 square foot, single-family

detached unit valued at $166,850, with 4 bedrooms and 2.5 bathrooms and a 400 square foot garage. The results showed the development fees in Los Alamitos were comparative to neighboring jurisdictions including Cypress, Westminster and Garden Grove. While fees for individual items vary among cities, the overall fee level in Los Alamitos are similar to the neighboring cities.

Table 3-6 shows the most recent development fee schedule implemented in Los Alamitos from July 1, 2021. The City complies with new transparency requirements by posting the most recent Master Fee Schedule on its website. The total development and permit (including planning and impact) fees for a recently built single-family home (4,260 square feet, including demolition of existing unit) were $8,435.53. The total development and permit fees for a recent condominium project were $56,161.70 or $11,232.34 per unit. The total development and permit fees for a recent apartment project (four 2,229-square-foot units) were approximately $13,090.64 or $3,272.66 per unit. In addition, the park in-lieu fees also apply to condominium projects because they involve subdivisions. Traffic mitigation fees only apply to subdivisions, so would not apply to multiple family housing projects. Therefore, total development and permit fees including park and traffic fees for a typical condominium project would amount to $29,626.34 per unit. Compared to condos, multi-family apartment projects would have a much lower total fee amount especially when no subdivision is required. Based on the residential projects constructed in Los Alamitos, the City has not found the development and permit fees to hinder the supply of housing or negatively impact the affordability of housing. Policy Action 4.1 requires the City to use incentives including fee waivers/deferrals to encourage affordable housing development. Policy Action 4.2 also provides a similar incentive program for lot consolidation, which will be crucial for future housing development in the Town Center where small lot sizes may constitute a constraint to affordable housing. The City will continue to monitor the multifamily development fees annually and establish strategies such as fee deferral or waivers at City Council's direction (Policy Action 4.3).

Table 3-6
Development Fee Summary (2021-2022)

Description	Los Alamitos
Planning	
Preliminary Review	$234
Negative Declaration[1]	Actual Cost
Initial Environmental Assessment[1]	$234
Planning Plan Check- Major (> 250 Sq. Ft)	$468
Planning Plan Check- Minor (Additional Sq. Ft of ⩽ 250 Sq. Ft)	$117
Zoning Ordinance Amendment (map or text)[1]	Deposit $2,500 /actual cost
Tentative Tract Map	$1,682 ($1,472 for a Tentative Parcel Map)
Site Plan Review	$3,507 Major; $2,572 Minor
Extension of Time Requests-Discretionary	Deposit $443
Conditional Use Permits and Variances	$2,572 Major; $1,286 Minor; Variances $935

Building	
Building Inspection Fees	$2,258 for $100,001 valuation.*
Building Plan Review Fees	$1,883 per $100,001 valuation.*
Surcharge- Technology Fee	20% of Building Permit Fee
Surcharge- General Plan Maintenance Fee	9.3% of Building Permit Fee
Engineering and Subdivision	
Final Tract Map	$1,306
Parcel Map	$725 per parcel
Lot Line Adjustment	$725 per parcel
Access- Personal/Homeowner	$373
Driveway- Residential	$186
Grading	$725 plan check, $373 inspection
Improvement	$933 plan check, $560 inspection
Capital Facilities and Connections[2]	
Park In-Lieu Fees	$18,076 single-family $15,161 duplex $13,412 multi-family $9,913 mobile home
Traffic Impact Mitigation Fees	$318 per residential unit

Notes:
[1] Actual Cost using FBHR
[2] Only applies to subdivisions (e.g. lot split or condominium map).
* Provided as example of Fee Schedule
Indicates typical fees, extra fees may apply for additional reviews

Source: 2021-22 Recommended Fee Level, City of Los Alamitos Master Fee Schedule Implementation: July 1, 2021

9. Local Processing and Permit Procedures

Processing time for residential projects varies according to the complexity of the proposed development. Projects not requiring a Conditional Use Permit, tentative tract or parcel map or other additional entitlement are subject to ministerial (administrative) review by the Planning staff when the project is submitted for building permits.

A tentative parcel map, residential development plan, Conditional Use Permit, or the addition of square footage to an existing multiple-family residential structure shall be subject to the Site Development Permit process. Any proposed addition to an existing multi-family residential, mixed-use or group of related structures whereby the addition is 2,500 square feet or less of gross floor area is subject to a Minor Site Development Permit, which consists of a staff-level review with public notice but no public hearing. Other types of development are likely subject to a Major Site Development Permit,

which requires a discretionary Planning Commission review process that includes public notice with a public hearing as required for all Planning Commission actions. The staff and/or Planning Commission shall consider the following criteria:

- Compliance with the Zoning Code and all other applicable City regulations and policies and
- Compatibility with neighboring properties and developments with regard to setbacks, building heights, massing, location of parking facilities, and similar site design and building design features that shape how a property appears within a broader, definable neighborhood or zone context.

Typically, the site plan review and Conditional Use Permit processes take eight to twelve weeks from the date of application submittal. If the project also includes Planning Commission action on a Tentative Parcel or Tract Map then staff will process it concurrently with the site plan review, Conditional Use Permit and any required environmental documentation. If the project requires City Council approval, it may take up to six months.

Recent housing projects in the City have taken two to twelve months to submit building permit applications after receiving project approval. The City has seen longer time periods since the COVID-19 pandemic. Since this time period varies from project to project and is based on the developer's timeline, not the City's, it is not considered a constraint to housing development in general.

Engineering plan check for a typical project in Los Alamitos normally takes two to four weeks. Building department plan check for the same type of project may also take from two to four weeks. Overall, the typical processing time for a 5-unit multiple-family project, from project submittal to building permit issuance, is typically 10 to 16 weeks. This does not account for the time between project approval and submittal of building permit applications. Table 3-7 outlines the typical processing timeframes for all residential development.

Table 3-7
Typical Processing Times

Approval Type	Timeframe
Conditional Use Permit	60-90 days
Site Plan Review	60-90 days
Tentative Parcel/ Tract Map	60-90 days
Ministerial	5-10 days for first review

Source: City of Los Alamitos, 2021.

10. Environmental and Infrastructure Constraints

a. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which pose the greatest threat to the built environment. The following hazards may impact future development of residential units in the city.

i. Seismic Hazards

Los Alamitos is in a region of high seismic activity and is subject to potentially destructive earthquakes. While there are no known active or potentially active faults located in the City of Los Alamitos, the entire Southern California region is considered to be seismically active. Five faults, the Newport-Inglewood, Norwalk, El Modena, Whittier-Elsinore, and Elysian Park Faults are situated within close proximity to Los Alamitos. Surface rupture resulting from earthquakes is unlikely to occur in the City because no faults have been identified within its boundaries. Also, due to its flat topography, Los Alamitos residents are not exposed to geologic hazards such as landslides. The 2019 California Building Code (CBC; California Code of Regulations, Title 24, Part 2), adopted by reference in the Los Alamitos Municipal Code (Chapter 15.04 Building Codes), contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. The City's Development Services Department enforces CBC provisions, requires preparation of geotechnical reports for construction projects prior to issuing development permits, and imposes the recommended design parameters of the report as conditions of approval.

ii. Flooding

The Orange County Flood Control District (OCFCD) maintains storm drainage and flood control in Los Alamitos. Three natural surface water bodies located in and adjacent to Los Alamitos are the Coyote Creek, Carbon Creek and San Gabriel River. The two concrete-lined creeks are intermittent and can be dry for some part of the year. The concrete-lined San Gabriel River flows year-round in the lower end. Most flood control facilities within the City currently provide protection for a 25-year storm.

The City of Los Alamitos participates in and promotes the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The program provides communities and individuals with flood hazard information and provides flood insurance for property owners within participating jurisdictions. According to current FEMA Flood Insurance Rate Maps, the Sites Inventory (Table B-2) does not include any sites in the 100-year special flood hazard areas. Most inventory sites are located in Zone X (area with reduced flood risk due to levee or 0.2% annual chance flood hazard), and the Lampson site is located in Zone D (area of undetermined flood hazard). Areas of potential flooding in and near the City are generally associated with the Coyote Creek and Carbon Creek, which are not near any future housing sites.

iii. Toxic and Hazardous Wastes

The local regulatory authority for the on-site storage of hazardous materials in Los Alamitos is the Orange County Fire Authority. Within the Orange County Fire Authority, the Safety and Environmental Services section enforces codes and ordinances relative to fire and life safety issues associated with commercial, industrial, and residential development, as well as hazardous materials. Under Assembly Bill 2286, businesses that handle hazardous materials (including hazardous wastes) or extremely hazardous substances at reportable quantities are required to submit a Hazardous Materials Business Emergency Plan (HMBEP) in CERS. The Orange County Certified Unified Program Agency (CUPA) verifies information disclosed by businesses and provides it to agencies that are responsible for the protection of public health and safety and the environment, such as fire departments, hazardous materials response teams and other local environmental regulatory groups.

According to the California Department of Toxic Substances Control (DTSC) “EnviroStor” database, Site 5 in the inventory has a tiered permit and is identified to have potential soil contamination from aerospace manufacturing/ maintenance uses. The site’s cleanup oversight agency is the DTSC Site Cleanup Program. Before any housing development occurs on Site 5, the developer will be required to perform site evaluation and remediation under DTSC oversight in accordance with existing regulations. According to the State Water Resources Control Board GeoTracker database, Site 3 in the inventory has an open case regarding a former dry cleaner onsite. The site’s cleanup oversight agency is the Santa Ana Regional Water Quality Control Board (RWQCB). Any future developer will be required to perform remediation under RWQCB oversight in accordance with existing regulations prior to redevelopment. The Sites Inventory does not include any other sites that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

iv. Fire Hazards

The City of Los Alamitos contracts with the Orange County Fire Authority for fire protection and emergency medical services. The local fire station in Los Alamitos is located at 3642 Green Avenue. The fire station houses house three Fire Captains, three Engineers, and three Firefighters. Additional resources are also available from 77 Orange County Fire Stations, the City of Long Beach, and Los Angeles County. Due to the low density character of the community and sparse wildland areas in the City, the wildland fire hazard is considered to be insignificant or low. The inventory sites are not located in or near state responsibility areas or Very High Fire Hazard Severity Zones as classified by the California Department of Forestry and Fire Protection.

v. Noise

The existing noise environment surrounding the City of Los Alamitos is influenced primarily by transportation related noise sources. These transportation related noise sources include traffic noise from nearby roadways (i.e., I-605, Katella Avenue and Los Alamitos Boulevard) and aircraft noise from the Joint Forces Training Base (JFTB). Stationary noise sources include air conditioning units, power generators, air compressors, school bells, and power equipment. The City of Los Alamitos General Plan has traffic noise contours for assessing the compatibility of residential uses with transportation related noise sources. The City has also adopted a Noise Ordinance that sets criteria for residential areas impacted by stationary noise sources, including “not to exceed” noise levels for various periods of time and regulations for special activities.

Most sites listed in the Sites Inventory are outside of the 60/65-CNEL noise contours established for JFTB, except the Site 6 which is partially within the 60-CNEL noise contour but completely outside the 65-CNEL noise contour. The City enforces California Building Code’s standards for residential construction practices and building materials to ensure that interior noise levels do not exceed 45 dBA. Future housing projects will be subject to CBC requirements and thus meet the City noise standards of 45 dBA at night and 55 dBA during the day for residential uses as set forth in the General Plan.

b. Infrastructure Constraints

i. Water

The Golden State Water Company owns and operates the extensive network of water lines that serves Los Alamitos. The water system supply sources include a mixture of groundwater from the Orange County Groundwater Basin and imported water from the

Colorado River Aqueduct and State Water Project (imported and distributed by Metropolitan Water District of Southern California (MWDSC)). The system has historically met at least 60 percent of its total water demand by pumping water from groundwater sources. Municipal Water District of Orange County (MWDOC) is the intermediate wholesaler between MWDSC and the Golden State Water Company for imported water and prepares the Urban Water Management Plan (UWMP) for Orange County.

The City is located in an urbanized area and is generally built-out. Additional housing units will be accommodated through redevelopment or increased units on parcels with existing development. Water infrastructure facilities are generally accessible throughout the City. Fire flow has been determined adequate in most areas. Where there is low fire flow, buildings are required to be sprinklered. Based on the 2020 MWDOC UWMP analysis and discussion with the City of Los Alamitos' water service provider, sufficient water capacity is available to provide water service for additional units constructed to meet the City's RHNA allocation for the planning period.

ii. Sewer

Los Alamitos' wastewater is carried through pipes owned by the Rossmoor/Los Alamitos Area Sewer District (RLAASD) then to two larger sewer trunk lines owned by the Orange County Sanitation District (OCSD). These trunk lines eventually connect to treatment plant facilities owned by the OCSD located in Huntington Beach. There are approximately 56.4 miles of sewer lines in the Rossmoor/Los Alamitos area.

Similar to water infrastructure, the main sewer infrastructure is available at most locations within the City. Based on RLAASD's Sewer System Management Plan (2017) and discussion with the Rossmoor/Los Alamitos Area Sewer District, there is sufficient sewer capacity available to provide service for additional units constructed to meet the

City's RHNA allocation for the Planning Period. Improvements to the sewer system may be necessary for certain parcels in the City if the existing infrastructure in that particular location cannot accommodate a higher intensity use. This would be determined on a project-by-project basis.

11. On and Off-Site Improvements

When subdividing land, the City may require the developer/subdivider to dedicate land or pay in-lieu fees to provide necessary on and off-site improvements. The subdivision

committee determines the appropriate dedications which may include dedication of land for local streets, arterial highways, alleys, trails, paths and pedestrian ways, flood control facilities, parks, easements for landscape maintenance, public utility easements and public transit facilities.

Since Los Alamitos is generally built-out, new development would primarily be infill and subdivisions would result in few new parcels. Most subdivisions would utilize the existing circulation network. Private streets may need to be constructed for access to individual lots. Table 3-8 summarizes the required widths for private streets.

Table 3-8
Private Street Widths

Street Type	Minimum Pavement Width	Minimum Right-of-Way Width
Private street serving 4 or fewer parcels	28’	40’
Private street serving 5 or more parcels	40’	56’

Source: City of Los Alamitos Municipal Code, Chapter 16.

B. Non-Governmental Constraints

1. Vacant and Underutilized Land

A detailed analysis of vacant and underutilized land in the City of Los Alamitos is provided in Appendix B.

2. Land Prices

The cost of land has a key influence on the cost of housing and the availability of affordable units. Land prices are determined by a number of factors including, but not limited to, land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited and combined with a growing population land prices have increased.

There are few vacant parcels of land remaining in Los Alamitos. As a result, few, if any, transactions of only land have occurred in the past few years. Based on transactions in nearby cities and the price of land in the overall County, the price of land in Los Alamitos is estimated to be $38 to $77 per square foot.

3. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-9 summarizes estimated construction cost based on development type in urban area of Orange County, which are representative for Los Alamitos.

Table 3-9
Construction Cost Estimates

Development Type	Density (units per acre)	Unit Size (square feet)	Cost per Square Foot
Single-Family Residential	3-6	1,890 – 3,000	$87.55
Single-Family Residential – detached 3-story	12-14	1,900 – 2,300	$124.34
Multi-family Residential – 2-story	11-15	2,400 – 2,560	$88.21
Multi-family Residential – attached 2-story condo	14-17	1,450 – 1,900	$103.93
Multi-family – attached 3-story	18-22	2,050 – 2,250	$125.27

Source: Typical average costs in Orange County urban area from Building Industry Association, Orange County Chapter, 2021

4. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

Figure 3-1 shows the average interest rates between July 2018 and June 2021. The interest rates have generally declined from December 2018 through January 2021. Interest rates have fluctuated, but are currently low, at around 3 percent. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

Loan limits have generally increased for different types of lenders in 2021, giving qualifying homebuyers more buying power. While the mortgage rates hit historical low due to the COVID-19 pandemic, some lenders may ask for extra asset documents before closing due to the volatility in the financial markets. The economy is recovering fast in

2021 and is likely to continue the trend in the coming months. However, mortgage rates are also increasing and the housing market is experiencing a slowdown in purchase application activity. Furthermore, it has yet to translate into a weaker home price trajectory because the shortage of inventory continues to cause pricing to remain elevated. These conditions may create obstacles to homeownership by low-income households.

Figure 3-1
Mortgage Rates
July 2018 – June 2021



Source: Freddie Mac Primary Mortgage Market Survey, U.S. weekly average mortgage rates as of 6/10/2021.

The City has not found any evidence that nongovernmental constraints affect its ability to meet the RHNA. In addition, the City cannot influence banks, lending institutions or the suppliers of building materials and labor cost alike. Although the City will continue to work with the affordable housing development community to reduce costs and encourage development through fee waivers, density bonus provisions and other means over which it has control, it cannot impact the national economy which heavily influences land prices, mortgage rates and labor/material costs.

5. Energy Conservation

Southern California Edison, which provides electricity service in Los Alamitos, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. For new construction, the building

owner and/or contractor can participate in the Savings By Design program or the California Advanced Homes Program, which helps home builders to prepare for future energy code changes, build homes better than code and reach Zero Net Energy (ZNE).

Homeowners also have the option of installing efficient appliances including a heat pump water heater, smart thermostat and/or a Home Area Network (HAN) to receive rebates. Both homeowners and renters may qualify for the Residential Energy Efficiency Loan (REEL) program which offers financing options for energy efficiency upgrades. Under the Energy Savings Assistance program, income-qualified customers may be eligible to receive energy-efficient appliances at no charge or a minimal charge.

The Southern California Gas Company, which also provides service to Los Alamitos, offers various rebates and savings programs that promote reduced energy consumption and sustainable design. Rebates include energy efficient appliances upgrade for both single-family and multi-family units. Through the Energy Efficient New Homes program, builders can receive up to $1,000 per single family item or $1,400 per multi-family item for constructing homes with qualifying natural gas appliances that exceed the Title 24 requirements.

One of the more recent strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for LEED Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes includes standards for new single-family and multi-family home construction. The LEED certification standards are one piece of a coordinated green building program.

A green building program considers a broad range of issues including community site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and mitigate the effects on the environment.

The following presents a variety of ways in which Los Alamitos can promote energy conservation:

- Provide information regarding rebate programs and energy audits available through Southern California Edison;
- Refer residents and businesses to green building certification programs such as LEED for Homes;

- Develop incentives, such as expedited plan check, for developments that are utilizing green building;
- Promote funding opportunities for green buildings, including available rebates and funding through the California Energy Commission; and
- Provide resource materials regarding green building and energy conservation.

CHAPTER 4
HOUSING POLICY PROGRAM

A. Introduction

This chapter describes the City's Housing Policy Program for the 2021–2029 RHNA Planning Period. The Policy Program details the specific policy actions the City will undertake to address present and future housing needs, meet the requirements of State law and consider the input of residents and stakeholders. The Policy Program serves as a guide for policy makers and City staff and will assist in the decision-making process for housing and housing-related activities during the 2021–2029 planning period.

In developing the Policy Program, the City assessed its housing needs, conducted a fair housing assessment (Appendix D), evaluated the performance of existing programs (Appendix C) and received input from the community (Appendix A). The strategies or policy actions detailed in this program are accompanied by:

- an identification of the City department or agency responsible for implementation;
- anticipated targeted financing or funding source;
- quantified objectives (where applicable); and,
- anticipated timeframe for implementation.

The Housing Policy Program is organized into five Housing Strategy Areas:

- Maintenance and Rehabilitation of Housing Stock
- Preserving Housing Costs Affordability
- Affirmatively Furthering Fair Housing
- Adequate Housing Supply
- Coordinated Housing Efforts

B. City of Los Alamitos Housing Policy Program

Housing Strategy Area 1: Maintenance and Rehabilitation of Housing Stock

The City of Los Alamitos is generally a "built-out" community comprised of long established neighborhoods. The City has not experienced significant construction of new

housing units in recent years. Approximately 32 percent of the City's housing stock is between 30 and 50 years old and an additional 56 percent is over 50 years old. Much of the housing stock has been deemed to be in decent, suitable condition. However, due to the relative age of housing units there is an anticipated need for on-going maintenance and rehabilitation. Maintenance and rehabilitation activities help ensure the quality of the City's existing housing stock and neighborhoods is preserved, thereby preserving and revitalizing communities that may be vulnerable to displacement due to inadequate housing conditions.

Policy Action 1.1: Proactive Code Enforcement

The City currently has an active code enforcement program and shall continue to perform proactive and complaint-based code enforcement activities. When the activities involve housing construction deficiencies, the City shall inform the property owner of government programs such as the federal Title I Property Improvement Loan Program and other rehabilitation programs that may be available from nonprofit housing organizations such as Habitat for Humanity. The City shall also provide informational materials on the programs at City Hall and on the City's website. The City will target 5 units annually for rehabilitation during the planning period.

Objective:	Continued Proactive Code Enforcement Activities, refer 3 households annually
Responsible Party:	Code Enforcement Division
Funding Source:	General Fund
Timeframe:	Ongoing, update website and distribution materials by December 31, ~~2021~~2022

Policy Action 1.2: Single-Family Rehabilitation Loan Program

Extremely-low- and very-low-income Los Alamitos residents are eligible for the U.S. Department of Agriculture Single-Family Rehabilitation Housing Repair Loans & Grants Program, also known as the Section 504 Home Repair program. This program provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards. Homeowners that are unable to obtain affordable credit elsewhere are eligible and must be age 62 or older and not able to repay a repair loan to qualify for grants.

The City shall continue to encourage residents (especially in Tract 1100.14) to apply for the Section 504 Home Repair program by providing and disseminating information on the City's website and at City Hall. To encourage community preservation and prevent displacement, the Code Enforcement Division will continue to provide information on the program and encourage very-low-income residents to apply when addressing code violations.

Objective:	Assist units owned by extremely-low- and very-low-income households, refer 3 households annually
Responsible Party:	County of Orange/Code Enforcement Division
Funding Source:	County of Orange
Timeframe:	~~Ongoing~~Quarterly social media and website announcements, update informational materials and website by December 31, ~~2021~~2022

Policy Action 1.3: Rehabilitation of Multifamily Dwellings

The City will provide for regulatory incentives and in-kind technical assistance to nonprofit organizations, affordable housing developers, and property owners for the acquisition and rehabilitation of multifamily properties. To encourage acquisition and rehabilitation of multifamily units as a place-based strategy for community revitalization and displacement protection, the City Council shall consider a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other concessions on a case-by-case basis.

Objective:	Encourage and facilitate rehabilitation of multi-family dwellings, endeavoring to assist one multi-family project annually
Responsible Party:	Planning Division/City Council
Funding Source:	General Fund
Timeframe:	Establish incentive package by December 2022. As rehabilitation projects are proposed, incentives will be at City Council discretion on a case-by-case basis during 2021 to 2029

Housing Strategy Area 2: Preserve Housing Costs Affordability

The availability of suitable housing at an affordable cost has a direct positive influence on the ability of Los Alamitos' residents to remain in the City and maintain and/or enhance their quality of life. Preserving existing affordable housing units is especially critical to special needs persons in the community. Preserving affordable housing units and increasing assistance are ways in which the City can ensure current and future residents have the opportunity to obtain affordable housing and prevent displacement.

Policy Action 2.1: Preservation of Units At-Risk of Converting to Market Rate

Continue to monitor units at-risk of conversion with priority on the Klein Manor (71 affordable units that accept Section 8 vouchers). The City does not have any units at-risk during the planning period or within ten years of the start date, however, it will continue to monitor affordable units and proactively assist property owners to continue income-restrictions to maintain 71 affordable units throughout the planning period.

Objective:	Continue to monitor "at-risk" units
Responsible Party:	Planning Division
Funding Source:	General Fund
Timeframe:	Ongoing, re-evaluate in 2029 during the next housing element planning period

Policy Action 2.2: Section 8 Housing Choice Rental Assistance Program

The Orange County Housing Authority continues to provide rental assistance to qualified households in Los Alamitos through the Section 8 Housing Choice Voucher Program. The City shall continue to work with the Housing Authority to promote the Section 8 program and increase the number of households served as additional vouchers become available.

Objective:	Increase use of Section 8 Housing Choice Vouchers through referral. Assist 12 households per year.
Responsible Party:	City Development Services Department/Orange County Housing Authority
Funding Source:	HUD
Timeframe:	~~2021–2029~~Meet annually with the County to get update on opportunities; participate upon issue of each Notice of Available Funds ~~and~~ or new inquiry received

Policy Action 2.3: Energy Conservation

Monthly utility costs can affect a household's ability to afford suitable housing. Reducing energy consumption and residents' utility costs can assist households in reducing monthly housing expenses. The City will encourage residents to participate in energy conservation incentive programs through the utility companies (Southern California Gas and Southern California Edison). To further promote efficient use of energy resources, the City shall investigate the feasibility and effectiveness of offering additional incentives or developing other strategies.

Objective:	Encourage participation in energy conservation incentive programs
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	Establish incentive program for energy conservation and publish on City website by June 30, 2023. Consider feasibility of offering additional incentives annually in the General Fund budget; annually update information on the City website with links to SoCalGas and SCE programs with the first update by December 31, ~~2021~~2022

Housing Strategy Area 3: Affirmatively Furthering Fair Housing

The City promotes fair housing and makes all programs available to low-income families and individuals, regardless of race, religion, color, national origin, ancestry physical disability, mental disability, medical condition, marital status, political affiliation, sex, age, sexual orientation or other arbitrary factor. Housing should be available for all persons regardless of income, family status, age, race, sex, national origin or color. The City encourages the provision of housing to meet needs of those with special needs, including but not limited to, elderly households, persons with disabilities, including those with developmental disabilities, families with children, the homeless and all other segments of the community.

Policy Action 3.1 Housing for Persons with Disabilities

The City understands that persons with disabilities, physical and/or developmental, often require housing units not readily available in the private market and that affordability is a concern. The City shall encourage and facilitate development of housing for persons with disabilities, including developmental disabilities. The City will assist developers in identifying outside funding sources and support efforts to pursue those opportunities—either as group homes or in single family homes, when appropriate and feasible. The City may also offer incentives such as density bonuses, regulatory concessions and expedited processing on a case by case basis. The City will develop and disseminate informational materials to developers regarding the incentive program and identified funding sources to potentially assist 5 disabled residents annually through the planning period.

Objective:	Housing for Persons with Disabilities
Responsible Party:	Development Services Department
Funding Source:	General Fund

Timeframe:	Establish incentive program and publish on City website by June 30, 2023. Annually contact developers and non-profit organizations to promote the incentive program. ~~As~~ Consider specific incentives as housing projects for persons with disabilities are proposed, ~~incentives will be considered~~ by the City Council on a case-by-case basis ~~during 2021 to 2029~~

Policy Action 3.2: Fair Housing Information and Referrals

The City shall continue to provide referrals to the Fair Housing Council of Orange County for fair housing services including counseling services for tenant-landlord disputes and cases of alleged discrimination.

The City shall continue to publicize fair housing and complaint referral information at local community centers and in the Recreation & Community Services Schedule of Classes. The City will also provide information at City Hall and on the City's website.

Objective:	Fair Housing Information and Referrals, refer 5 households annually
Responsible Party:	Development Services Department/Fair Housing Council of Orange County
Funding Source:	General Fund
Timeframe:	Ongoing, update website and distribution materials by June 30, 2022

Policy Action 3.3: Active Outreach

Collaborate and coordinate with government agencies and nonprofit groups such as the Fair Housing Council of Orange County to support outreach and expansion of lending programs for homeownership among minority populations.

Objective:	~~Fair Housing Information and Referrals~~Outreach to 20 residents annually and expansion of mortgage lending programs for minority populations
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	Annually with adoption of budget, subject to available funding

Policy Action 3.4: Prevent and Combat Potential Housing Discrimination

The City shall work with government agencies (e.g. Fair Housing Council of Orange County) and nonprofit groups (e.g. Habitat for Humanity) on anti-discrimination during housing processes for residents in protected classes, such as those with disabilities and families with children. Advertise workshops and events held by these organizations on anti-discrimination on the City's email newsletter and Housing Element webpage.

Objective:	Expand anti-discrimination efforts through education and coordination, referring 5 households annually
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	Ongoing, update website and email newsletter by June 30, 2022

Policy Action 3.5: Residential Care Facilities for Seven or More Persons

The City currently requires a Conditional Use Permit (CUP) application for a residential care facility for seven or more persons in the R-3 zone. To remove any potential constraint to housing for persons with disabilities, the City shall remove the CUP requirement for the R-3 zone, or allow residential care facility for seven or more persons by right in another zone as appropriate.

Objective:	Remove additional requirement for residential care facilities for seven or more persons
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	December 2022 Zoning Code Annual Update

Policy Action 3.6: Fair Housing Targeted Outreach

The City will annually review its policies and zoning laws relating to fair housing, and reach out to the community through surveys and workshops as appropriate. The outreach efforts will be advertised via multiple channels, such as City email newsletter, posting at City website, print material at City Hall, local community centers, and social media.

Objective:	Expand outreach to affirmatively further fair housing, reaching 20 households annually
Responsible Party:	Development Services Department

Funding Source:	General Fund
Timeframe:	December 2022 Zoning Code Annual Update, annually thereafter

Housing Strategy Area 4: Adequate Housing Supply

The City strives to ensure an adequate supply of housing is available to meet existing and future housing needs of all economic segments of the community, enhance housing mobility, and encourage various new housing choices in high resource areas.

Policy Action 4.1: Incentives for Development of Housing Affordable to ~~Extremely Low, Very Low,~~ Lower and Moderate Income Households and for Special Needs Population

The City recognizes the need for housing affordable to and meet the needs of all ~~income~~ segments of the population, especially lower and moderate income households and those with special needs, such as seniors, family and large households. The City shall encourage the development of housing for special needs population and affordable to lower and moderate income households throughout the City using incentives such as density bonus provisions (Municipal Code Section 17.28.050), expedited processing, and fee waivers/deferrals.

Objective:	Encourage development of lower and moderate income housing units, targeting assisting 5 disabled persons annually
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	Establish incentive program by December 31, 2022. Update informational materials and City website by ~~June 30~~December 31, 2022

Policy Action 4.2: Encourage and Facilitate Lot Consolidation

The City will encourage and facilitate the consolidation of vacant and underutilized lots for residential development through a variety of incentives, including but not limited to: financial incentives such as land write-downs, fee deferral or reductions, assistance with on- or off-site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential, especially in high resource areas such as the Town Center. The City will work with private land owners and developers to assemble larger holdings to allow multi-family projects which increase the number of ~~residents~~ units and housing choices in the Town Center and other areas in the City. The

City will evaluate the appropriateness of a variety of incentives and provide this information to the developers and other interested parties through the City's website and print material at City Hall.

Objective:	Encourage and facilitate lot consolidation, with a focus in Town Center
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	Establish incentive program by December 31, 2022. Update informational materials and City website by December 31, ~~2021~~2022; as City staff reviews projects in the Town Center and other areas in the City, reassess and update the incentives in 2024 and 2028

Policy Action 4.3: Monitor Multifamily Development Fees

Development fees, including impact and permit fees, may impact the feasibility of residential development, especially the development of multifamily units. The City shall annually monitor the impact of fees for multifamily development. If fees are determined to be a constraint to multifamily development, the City shall establish programs or strategies to address constraint such as fee deferral or waivers at City Council's direction.

Objective:	Monitor the cost of fees (planning, building, etc.) associated with multifamily development and establish strategies as appropriate
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	2021–2029, Annually monitor fees and implement strategies as appropriate

Policy Action 4.4: Create R-4 Zoning and Rezoning to Allow Higher Density

The City shall require that at least the minimum number of assigned affordable housing units be built consistent with Table B-2 on each parcel so designated. To provide more housing units affordable to lower income levels, the City shall create and adopt an R-4 zone which allows 30 to 36 units per acre as a base, not including density bonus provisions. The zoning text shall conform to Government Code section 65583.2(h) (i), requiring a minimum of 20 units per acre and 16 units per site, permitted by right. ~~The R-4 zone will be applied to both the Arrowhead and the Lampson propertiesy (See Appendix B, Sites 5a and Sites 5b in Table B-2).~~ The City will rezone the Lampson

property (Site 6 in Table B-2, Appendix B) to R-3. Project applications for the Lampson site will include both the market rate and affordable housing units, or a Development Agreement will be prepared to assure that both projects are constructed.

The City shall require that the assigned affordable housing units be built consistent with Table B-2 and Figure B-1 on each parcel so designated. Prior to adoption of the R-4 zone, the City will demonstrate that the assigned units are physically possible on each inventory site under the new development standards.

Objective:	Create a new R-4 zone ~~to apply to~~and rezone ~~two~~ all properties so designated in Table B-2; enforce RHNA units designated on these properties
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	October 15, 2022

Policy Action 4.5: Modify TCMU Zoning to Allow Higher Density

To increase affordable housing development in the high resource area of Town Center, the City shall modify the TCMU zone to allow up to 60 units per acre as a base, not including density bonus provisions; and require that the assigned affordable housing units be built consistent with Table B-2 and Figure B-1 on each parcel so designated. The zoning text shall conform to Government Code section 65583.2(h) and (i), requiring a minimum of 16 units per site, permitted by right. Prior to adoption of the TCMU zoning amendment, the City will demonstrate that the assigned units are physically possible on each inventory site under the new development standards.

Objective:	Modify the TCMU zone to allow higher residential densities; enforce RHNA units designated on the Town Center inventory sites
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	October 15, 2022

Policy Action 4.6: Modify homeless shelter provisions

Review the Zoning Ordinance and make changes to ensure compliance with AB 101 (Low-Barrier Navigation Centers). Modify the definition of “homeless shelter” to include this use. Revise parking requirements for homeless shelters in Table 3-05 in the Zoning Ordinance to require parking for employees only and remove requirements for occupant parking.

Objective:	Modify the homeless shelter provisions to comply with state law
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	2022 Zoning Code Annual Update

Policy Action 4.7: Accessory Dwelling Units (ADU)

The City shall establish a monitoring program to determine the affordability of ADUs and Junior ADUs. The program will include tracking annual permits, an annual survey of rents in ADUs, and whether any ADUs are accepting housing subsidy or restricting their units to very low or low income households. Based on the monitoring results, the City may consider an incentive such as a floor area bonus for property owners that choose to dedicate their ADUs/JADUs as affordable units for rent to low-income households for at least 30 years. In addition, the City will annually review its Zoning standards for ADUs and JADUs to ensure compliance with State law.

Objective:	Facilitate ADUs to expand housing choices and enhance housing mobility in high resource areas, targeting one ADU/JADU annually
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	Annually, monitoring beginning 2022 and incentive consideration/drafting in 2024 with Zoning Ordinance Annual Update

Policy Action 4.8: Zoning Code Update

The City's Zoning Code shall be amended consistent with state law for employee housing (Health and Safety Code section 17021.5), ~~ADUs~~permanent supportive housing (Government Code section 65651), Density Bonus and single room occupancy units as these requirements are amended by State law. The City shall also modify the findings required for Conditional Use Permits and Site Development Permits to assure that the requirements for approval are based on quantified standards. The City shall conduct a thorough review of the Zoning Code to ensure compliance with state law at the time of update.

Objective:	Modify the Zoning Code to comply with state law
Responsible Party:	Development Services Department

Funding Source: General Fund
Timeframe: December 31, 2022 Zoning Code Annual Update

Policy Action 4.9: City-owned Parcel

The City will market the surface parking lot (Site 2d as listed in Table B-2) for joint venture with the development community to include affordable housing and offer it in accordance with the Surplus Land Act, through a Request for Proposals. The City will be a partner in the joint project or use Site 2d as an incentive to achieve housing units designated on Sites 2c/2d and possibly in conjunction with those designated on Sites 2a/2b.

Objective:	Facilitate affordable housing development on Site 2d and adjacent parcels such as Sites 2c, 2a and 2b
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	Marketing in 2022, RFP by June 30, ~~in~~ 2023 for Site 2d; contract in place by January 31, 2024.

Policy Action 4.10: Land Subdivisions

The City will encourage further land divisions resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (i.e. 50-100 units) as development proposals are brought forward. The City will discuss incentives available for land divisions (e.g., 2-5 acres) encouraging the development of housing affordable to lower income households with housing developers as proposals are brought forward. The City will offer incentives for land division encouraging the development of affordable housing including, but not limited to:

- priority to processing subdivision maps that include affordable housing units,
- expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with Table B-2 and Figure B-1 in this Housing Element,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds).

Objective:	Facilitate land subdivisions for affordable housing development
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	As projects are proposed; 2022-2023 for Site 6 and 2022-2024 for other inventory sites if needed

Policy Action 4.11: Monitor Multifamily Parking Requirements

The multifamily parking requirements may impact the feasibility of residential development, especially those with affordable units. The City shall annually monitor the impact of parking requirements for multifamily development. If parking requirements are determined to be a constraint to multifamily development, the City shall establish programs or strategies to address the constraint such as parking reductions for affordable housing projects, on a case-by-case basis at City Council's discretion.

Objective:	Monitor the impact of parking requirements on multifamily development and establish strategies as appropriate
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	~~2022–2029,~~ Annually ~~monitor~~report to Council the effect of parking requirements as projects are proposed and implement strategies as appropriate

Policy Action 4.12: Streamlining Procedures (SB 35)

To facilitate affordable housing development, the City shall establish streamlining procedures for applications and approval for qualifying affordable housing development pursuant to SB 35.

Objective:	Establish SB 35 application and approval procedures
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	2023 Zoning Code Annual Update

Housing Strategy Area 5: Coordinated Housing Efforts

The City of Los Alamitos has very limited local resources to provide for housing and housing-related activities. Therefore, to maximize use of limited local resources, the City strives to build partnerships and coordinate housing efforts with outside agencies and organizations.

Policy Action 5.1: Housing Programs Information Dissemination

To promote the use of the City and County's housing programs and housing resources, the City shall develop, print, and publish electronic informational materials for

distribution to residents and property owners. These materials will be placed on the City's website, at City Hall, in the City's newsletter and in other locations frequented by community members. The City shall also distribute program information, as appropriate, in conjunction with the City's code enforcement activities.

	Dissemination of Housing Programs Information
Objective:	
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	Develop and distribute informational materials by March 31, 2022

Policy Action 5.2: Pursue External Funding for Housing Rehabilitation, Preservation and Production

To assist in the production, rehabilitation and preservation of housing for its residents and community revitalization, the City shall investigate and pursue, as appropriate, external funding sources including CDBG and HOME funds, State HCD grants and other existing and future federal and state funding opportunities.

The City is a participating city in the County of Orange's Urban County Program and may receive federal funds through the County's annual competitive proposal/application process. To ensure the City is able to receive funds through the County, the City shall continue to meet with County staff and develop a proposal/application according to the County's requirements. If funds are secured, the City shall develop implementation and monitoring programs consistent with the fund requirements.

Objective:	Obtain external funds for housing
Responsible Party:	Development Services Department
Funding Source:	Various federal, state and local sources
Timeframe:	2021–2029 upon issuance of each Notice of Available Funds

Policy Action 5.3: Partnerships and Coordination with Developers and Outside Agencies

To maximize the efficiency and effectiveness of existing and estimated future local resources, the City seeks partnerships with developers and applicable outside agencies in the development of affordable housing. The City shall evaluate the effectiveness of its current partnerships with developers and outside agencies. Based on its findings, the City will seek ways to expand and foster partnerships and increase cooperation within these partnerships to provide additional housing opportunities for lower income households.

The City will formulate an outreach strategy to provide information to residential developers on a variety of City-initiated incentives, such as development standards and density bonuses, reduced parking requirements and other programs related to residential projects. Much of this process can be integrated into the Town Center Mixed Use Strategic Plan process, which covers all the Town Center sites identified for affordable housing.

The City will also seek partnerships with outside agencies such as the County of Orange to obtain financing and other resources as appropriate.

Objective:	Increase Partnerships and Coordination with Developers and Outside Agencies, with an emphasis during the Town Center Mixed Use Strategic Plan process
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	Develop strategy and conduct outreach by June 30, 2022; continue outreach in conjunction with Policy Action 3.6

Policy 5.4: Promote Community Participation

The City understands collaborating with residents and stakeholders is critical in formulating effective housing policies and programs. The City shall continue to encourage community participation by informing residents and stakeholders of public workshops and hearings related to housing through notices posted at City Hall, local community centers and the City's website; and mailers to relevant community stakeholders.

Objective:	Promote Community Participation
Responsible Party:	Development Services Department
Funding Source:	General Fund
Timeframe:	2021-2029, Ongoing

C. Quantified Objectives

Table 4-1 summarizes the quantified objectives by income category for the 2021–2029 planning period.

Table 4-1
Quantified Objectives
2021–2029

Program/Income Level	Quantified Objective (dwelling units or households)
New Construction	
Extremely-low Income (subset of Very Low Income Objective, assumed 50% of Very Low Income Objective)	*97*
Very-Low Income	97
Low Income	119
Moderate Income	145
Above-Moderate Income	311
Total	**769**
Rehabilitation (Actions 1.2, 1.3, and 5.2)	
Extremely-low Income	12
Very-low Income	12
Low Income	~~–~~8
Moderate Income	~~–~~8
Above-moderate Income	~~–~~8
Total	~~24~~48
Preservation/Conservation	**N/A**
Extremely-low Income	--
Very-low Income	--
Low Income	--
Moderate Income	--
Above-moderate Income	--
Total	**N/A**
Assistance	
Action 2.2: Section 8 Housing Choice Rental Assistance Program	12 vouchers
Total	**14**

APPENDIX AA
COMMUNITY OUTREACH

A. Community Outreach Activities

The Housing Element was developed through combined efforts of City staff and consultants, the City's Planning Commission, City Council, and Los Alamitos residents and stakeholders. Community input was sought and received through community and stakeholder workshops, information disseminated through the City's website, electronic mail notifications, and public hearings. The input received was considered in the development of goals and policy actions provided in Chapter 4: Housing Policy Program. The comments received were provided as part of the draft Housing Element to the Planning Commission and City Council. These bodies will consider the public input prior to the adoption of the final Housing Element.

B. Community Workshop

On August 25, 2021, the City held a community workshop at the Los Alamitos City Hall Council Chambers. The workshop was advertised on the City's website, local newspaper, and in email blasts to the City's public outreach notice requestors and development community. The workshop was open to the general public and stakeholder groups such as affordable housing developers, community groups and housing advocacy groups were invited to participate (see list of invitees below).

During the workshop, participants generally asked questions about the City's responsibilities and future housing needs, and also discussed the upcoming Town Center Strategic Plan, which will incorporate inclusionary housing requirements for the parcels located within its boundary. Policy Action 4.5 was included to expand affordable housing in the Town Center area in synergy with the Strategic Plan.

Stakeholders invited to public workshop:

- Colliers International
- Habitat for Humanity Orange County
- Hutton Development Company
- ICRE
- Integra Realty Resources - Orange County

- JBL Holdings, LLC
- Kennedy Commission
- Kimley-Horn
- Kynsley
- Lennar, California Coastal Division
- Marcus & Millichap
- The Olson Company
- U.S. General Services Administration Office of Real Property Utilization & Disposal Public Buildings Service
- West Coast Hotel and Management, LLC
- WestEd
- David See
- Eddie and Donna Kesky
- Jim Gallagher
- Nick Zamvakellis
- A Community of Friends
- Affordable Homestead LLC
- Bibi Foundation
- City Ventures, LLC
- Cypress Equity Investments
- Families Forward
- Flo Engineering Inc.
- Green Development Company
- Housing Innovation Partners
- Integrity Housing
- Irvine Community Land Trust
- Olivecs Foundation
- The Kennedy Commission
- Universal Standard Housing
- USA Properties Fund, Inc
- ZMCO Inc.
- Southern California Association of Non-Profit Housing
- Innovative Housing Development Corporation
- Jamboree Housing Corporation

C. Community Workshop Comments

The following notes were taken during the participant discussion at the community workshop held on August 25, 2021. Workshop participants included Los Alamitos residents.

- Attendees generally asked questions about the City's responsibilities and future housing needs
- Attendees also discussed the upcoming Town Center Strategic Plan, which will incorporate inclusionary housing requirements for certain parcels located within its boundary. The parcel locations and allocation of affordable units were also discussed.

D. Other Community Outreach Activities

Following the workshop, the Housing Element update was made available on the City's website following each revision for public review and comment. This effort was announced each time through a City-wide mailing to all residents, posting of notices on the City's website and in the newspaper, and announcements on social media. Following the public review period, the Planning Commission held 3 ~~a~~ hearings on the Housing Element, and took public comment on the draft. Three community members attended the first two hearings, and the Planning Commission discussed the needs of all segments of the community, and the process moving forward.

Moving forward, the City is committed to proactive outreach via multiple channels, such as City email newsletter, posting at City website, print material at City Hall, local community centers, and social media to reach all segments of the community and encourage their input (Policy Action 3.6). The City will conduct surveys and workshops as appropriate to encourage input from all segments of the community. The City will integrate outreach with other planning efforts, such as the Town Center Strategic Plan, which covers many sites in the Sites Inventory. The City will also reach out to community organizations for partnership on affordable housing development and related outreach (Policy Action 5.3).

APPENDIX AB
RESIDENTIAL LAND RESOURCES

A. Adequate Sites Analysis

State law requires each jurisdiction in California to demonstrate the availability of adequate sites through appropriate zoning and development standards and the availability of public services and facilities. These available sites must provide the necessary policy and regulatory guidance to accommodate a variety of housing types at a variety income levels. The City of Los Alamitos must demonstrate through policies and regulations that the estimated capacity of adequate sites will be able to accommodate the projected housing need for the 2021-2029 Planning Period.

The Southern California Association of Governments (SCAG) is the regional agency responsible for allocating projected new housing demand to individual jurisdictions within the region. The Regional Housing Needs Assessment (RHNA) process identifies each jurisdiction's "fair share" allocation for new construction need. The "fair share" allocations consider factors such as market demand for housing, employment trends, availability of adequate sites, public facilities, transportation infrastructure and type and tenure of existing housing units. The "fair share" allocation is further adjusted to minimize over-concentration of lower-income households in any one jurisdiction.

The RHNA allocations are divided into four state-defined income categories;

- Very-low income: 31 to 50 percent of the County median income;
- Low income: 51 to 80 percent of the County median income;
- Moderate income: 81 to 120 percent of the County median income; and
- Above-moderate income: more than 120 percent of the County median income.

State legislation also requires jurisdictions to analyze and plan for the growth needs for extremely-low income households, earning 30 percent or less of the County median income. State law allows local jurisdictions to estimate extremely-low income need as 50 percent of the very-low income allocation. The RHNA for the Planning Period of October 15, 2021 through October 15, 2029 identifies the City of Los Alamitos' share of the region's housing need as 769 new housing units.

1. Capacity to Meet Regional "Fair Share" Goals

The City's RHNA allocation of 769 units is shown below in Table B-1, and is further broken down into income categories. The City must demonstrate it has or will make available adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the RHNA allocation.

Table B-1
2021–2029 RHNA Allocation

	Very-low Income[1]	Low Income	Moderate Income	Above-Moderate Income	Total
2021-2029 RHNA	194	119	145	311	769

Notes:
[1] Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very low income, or 97 units.

Source: SCAG.

California housing element law allows local governments to obtain credit toward its RHNA housing goals in three ways: constructed and approved units, vacant and underutilized land, and the preservation of existing affordable housing. The City is predominantly built out and has primarily underutilized sites and marginally vacant land available to accommodate future residential development. However, supplemental zoning and development standards to encourage and facilitate housing for lower income households must be enacted to satisfy the requirements of state law.

a. RHNA Sites Inventory

The City currently permits multifamily and single family residential development within the R-3 zone with a maximum density of 25 du/ac. AB 2348 establishes "default" density standards. If a local government adopts density standards consistent with the "default" density standard (at least 20 du/ac for Los Alamitos, as amended by SB 1030), the sites with those density standards are accepted as appropriate for accommodating the jurisdiction's share of regional housing need for lower income households. The capacity analysis of underutilized and redevelopment sites is based on a minimum density of 20 du/ac with proposed zoning changes.

i. Strategy for Meeting Housing Needs

Table B-2 provides a summary of parcels with residential development potential to meet the RHNA. A map showing the parcel locations is provided in Figure B-1. These lands are dispersed to the extent possible and located in high resource areas to further fair housing principles. The City aims to accommodate lower income units in small sites in the Town Center, in coordination with the Town Center Mixed Use Strategic Plan in development. Larger sites are also suitable for affordable housing, ranging in size from 2.5 to 5 acres (sites 7 through 10), and one large site on Lampson Avenue (Site 6). None of the sites in this inventory were identified in prior planning periods.

The Town Center sites (Site 1 through 4b) are fully developed with general commercial uses in a strip mall or commercial plaza setting with adjacent parking lots. Existing uses range from office, restaurants, retail, to personal services. Site 1 through 4b are within the boundaries of the Town Center Mixed Use Strategic Plan, which has been developed using an SB2 Planning Grant that promotes affordable housing development. A primary goal of the Strategic Plan is to encourage housing development in the Town Center, and an important consideration is to accommodate affordable housing in accordance with this Housing Element update. Future housing development in the Town Center will take the form of horizontal or vertical mixed-use development, with multi-family apartments on top of ground-level retail or standalone residential buildings of live-work units or townhomes. The Strategic Plan facilitates redevelopment in the Town Center through a variety of strategies and implementation actions. Among those is a Zoning Code Amendment to allow up to 60 units per acre in the Town Center Mixed-Use (TCMU) zone, consistent with Policy Action 4.5 in this Housing Element Update. In addition, the City will consider adopting an ordinance to enable the transfer of development rights between properties in the Town Center, including the designated housing sites. This will facilitate redevelopment that involves multiple parcels under different ownership, such as between Sites 2a through 2d, and Sites 4a and 4b as detailed below.

The City should also provide for Inclusionary Housing within a year of adoption of the Strategic Plan. The ordinance would apply to the TCMU zone and require a certain percentage of housing units to be dedicated as affordable units, as provided in Table B-2. This is consistent with the requirement in Policy Action 4.5 in this Housing Element Update. In addition, the Strategic Plan recognizes the small parking lot (Site 2d in Figure B-1) owned by the City can be combined with the adjacent parking lot (Site 2c in Figure B-1) to create a significant first project in the Town Center. As described in Policy Action 4.9, the City will market Site 2d for joint venture with the development community to include affordable housing and offer it in accordance with the Surplus Land Act, through

a Request for Proposals. The City could be a partner in such a pilot project or use Site 2d as an incentive to achieve housing development prescribed on Sites 2c/2d and even in conjunction with Sites 2a/2b.

Site 6 on Lampson Avenue has been sold to a developer and is actively being planned for redevelopment for housing. The City has received a proposal from the developer for 248 residential units including 77 affordable units on Site 6 as shown below in Table B-2.

Sites 7 through 10 are existing developed lands that are available for sale and expected to develop as residential projects. The City has contacted all of the land owners to inform them that their parcels are to be rezoned for residential uses, and to provide them with the lower and moderate income units the City has assigned in Table B-2. All of these sites are addressed in Policy Action 4.4, which provides for incentives for their development and assures that they will develop for affordable housing. The sites include:

Site 7 is currently occupied by a commercial building, and is for sale. The 2.5 acre site will be rezoned to R4, and will provide 60 units available for lower income households, and 10 units for moderate income households.

Site 8 is currently occupied by City Hall. The City will apply R4 zoning to the site, and provide the 5 acres for sale or joint venture to affordable housing developers. The RFP issued by the City will include a requirement that all units be designated for affordable housing, and that at least 95 of the units be lower income units, and 55 units for moderate income households.

Site 9 is currently occupied by a church, and is for sale. The City will apply R4 zoning to the 5 acre property, which would generate a mix of affordable and market rate units, including 20 units for lower income households and 40 units for moderate income households. The balance of the project would allow up to 90 units of housing available to above moderate income households.

Site 10 is currently occupied by a commercial development, and consists of 3 acres. The site will be rezoned to R4, and is expected to develop as a mixed income project, to include 10 lower income units, 15 moderate income units and 65 above moderate income units.

As set forth in Policy Action 4.4, the City will enforce the units designated in Table B-2 and Figure B-1 as future projects are proposed on these sites. Proposals that include fewer units than designated will not be approved by the City unless alternative sites are identified.

Table B-2
Sites Inventory and Projected Units

Sites Description

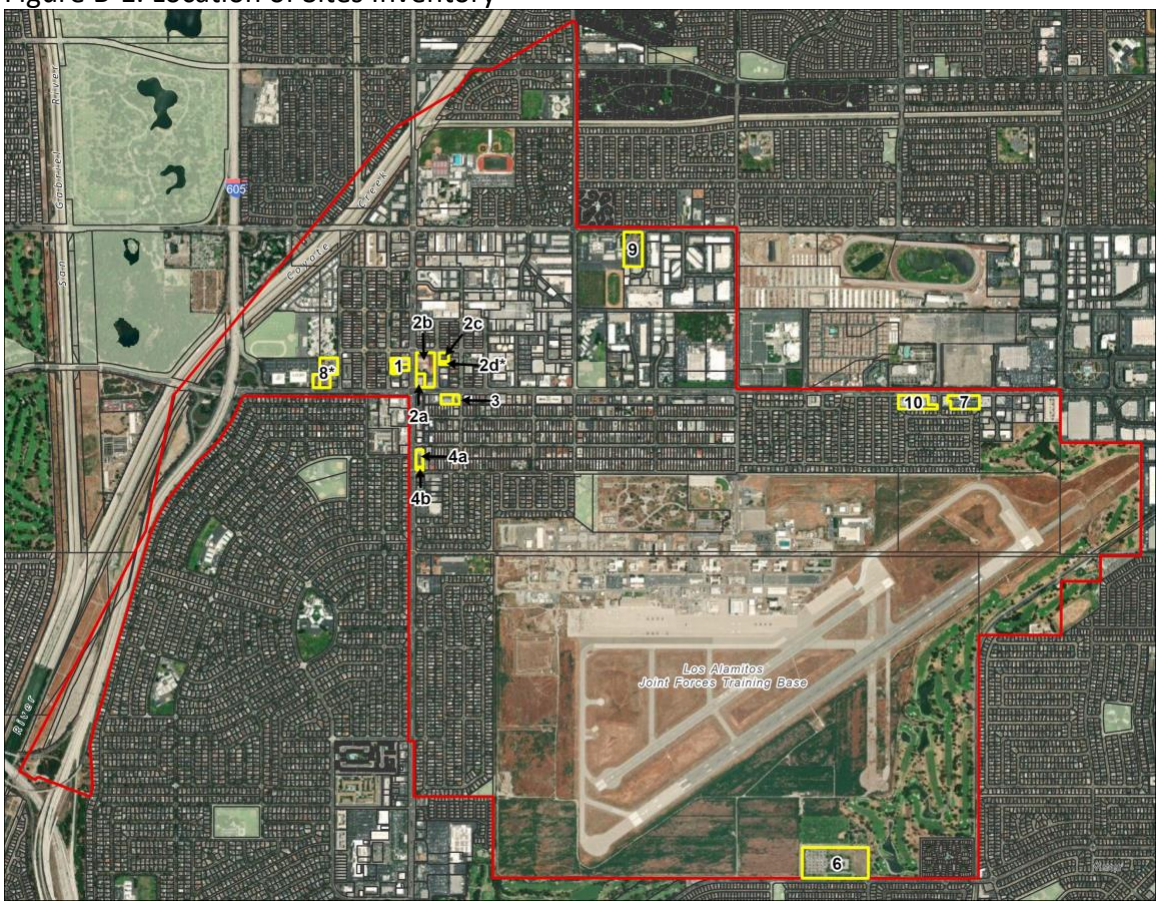
Site ID	APN	Address	Acres	Existing GP	Existing Zoning	Proposed Zoning	Projected Density
1	242-203-27	10909 Los Alamitos Blvd	0.85	Mixed Use	TCMU	TCMU	60
	242-203-28	10877 Los Alamitos Blvd	0.58	Mixed Use	TCMU	TCMU	60
2a	242-171-02	10956 Los Alamitos Blvd	0.68	Mixed Use	TCMU	TCMU	60
2b	242-171-07	10900 Los Alamitos Blvd	3.1	Mixed Use	TCMU	TCMU	60
2c	242-172-01	10900 Pine Street	0.48	Mixed Use	TCMU	TCMU	60
2d*	242-172-02	10902 Pine Street	0.17	Mixed Use	TCMU	TCMU	60
3	222-091-01	11021 Reagan Street	0.35	Mixed Use	TCMU	TCMU	60
	222-091-21	3636 Katella Avenue	0.7	Mixed Use	TCMU	TCMU	60
4a	222-093-12	11182 Los Alamitos Blvd	0.74	Mixed Use	TCMU	TCMU	60
4b	222-093-13	11232 Los Alamitos Blvd	0.13	Mixed Use	TCMU	TCMU	60
6	130-012-35	4655 Lampson Ave	12.4	Community & Institutional	C-F	R3	20
7	222-182-18	5152-5242 Katella	2.5	Professional Office	C-O	R4	30
8*	242-212-11 242-212-08 242-212-10	3191 Katella/City Hall	5	Retail Business	C-G	R4	30
9	241-251-14	4142 Cerritos Ave	5	Community & Institutional	C-F	R4	30
10	222-181-01 222-181-02	5030-5084 Katella	3	Retail Business	C-G	R4	30

*Owned by City

Projected Units

Site ID	Maximum Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Units for RHNA
1	86	7	4	5		16
2a	41	2	2	2		6
2b	186	10	9	9		28
2c	29	11	8	9		28
2d	10	4	3	3		10
3	63	3	4	4		11
4a	44	2	3	2		7
4b	8	1		1		2
6	248	38	39		171	248
7	75	30	30	10		70
8	150	75	20	55		150
9	150	10	10	40	90	150
10	90	10		15	65	90
Total	1180	203	132	155	324	814
RHNA	769	194	119	145	311	769
Surplus Capacity	-	9	13	10	13	45

Figure B-1. Location of Sites Inventory



ii. Realistic Capacity

The City has seen a significant interest in redevelopment for multi-family housing in various locations, including the Old Town West and Apartment Row neighborhoods as discussed below in subsection c. Additional Underutilized Land; and in the Town Square. The Town Square is located on 4216-4470 Katella Avenue and occupied by a strip mall with 88,990 square feet in building area and 420 parking spaces. The main building is two-story and occupied by restaurants, personal services, retail, and office uses. As the second story of the main building is primarily vacant, the Town Square property owner has expressed interest to the City to redevelop the second story into 25 housing units, which would result in approximately 11 units per acre. The City is actively engaging with the owner on prospective housing development and addressing parking needs on the property. This represents, to the City, continued interest in redevelopment of properties in the center of town, and a further indication that development pressures will activate the Town Center area as well.

The City proposes a new residential zone (R-4) to allow 30 to 36 units per acre by right, and will apply the R-4 zoning to sites 7 through 10 (Policy Action 4.4). The City will rezone the Lampson property to R-3 to allow 20 units per acre by right, consistent with the applications currently under review, which include a mix of affordable and market units (Policy Action 4.4). The City also proposes to increase the allowable density in the Town Center Mixed Use zone to 60 units per acre (Policy Action 4.5). There have not been residential developments above 30 units per acre in Los Alamitos, given the size and population base of the City. Although located in Orange County (a Metropolitan jurisdiction), the City is a suburban jurisdiction with a population under 25,000 (11,538 in 2021 per DOF Table E-5). Historical development trends and zoning designations for residential uses at around 20 units per acre are typical for these cities of more 'suburban' nature and smaller size in the area, including the City of Cypress to the north. In larger cities, for example, the City of Garden Grove to the east, past affordable housing projects have been approved at densities above 60 and even 70 units per acre, such as Wesley Village Apartments (75.8 units per acre) and Sungrove Senior Apartments (62.6 units per acre). The City of Long Beach to the west of Los Alamitos is a Metropolitan jurisdiction and allows dense high-rise apartments up to 250 units per acre.

To expand housing choices and increase affordable housing units in suburban cities that are primarily built out, increasing residential densities is a logical and acknowledged approach and is becoming a trend. The City of Cypress is located immediately to the north of Los Alamitos and currently allows up to 20 units per acre. To accommodate their RHNA, Cypress identified two alternatives for potential sites, both of which involve rezoning to allow at least 30 units per acre on most sites and 60 units per acre on certain sites for all income categories. As discussed in detail in Appendix D (Affirmatively Furthering Fair Housing), the proposed higher densities will enable the City to increase housing supply in high resource areas and address the housing needs for all segments of the population. The Town Center Mixed Use zoning will be modified in synergy with the Town Center Mixed Use Strategic Plan, which aims to revive the Town Center through boosting economic potential, increasing jobs and creating a sense of community. As shown in Table B-2, sites 1 through 4, which all occur in the Town Center area, have been assigned units in anticipation of the development of residential units as part of the Strategic Plan's implementation of an aggressive, place-making redevelopment program. The City envisions the redevelopment of the Town Center as an opportunity to create a traditional downtown, with both businesses and homes that create a close-knit neighborhood.

As a primarily built out small city, the sites identified in Table B-2 are necessarily redevelopment sites, and only two are over 10 acres. Redevelopment of underutilized sites is a strong trend in the region, where many cities are reaching capacity and have limited vacant land available. Because of the limited development in Los Alamitos over the last 20 years, the City considered surrounding jurisdictions' projects in order to determine realistic capacity for its RHNA allocation. The following projects are planned or under construction in surrounding jurisdictions:

City of Cypress:

- Cypress Town Center By Melia Homes proposes the development of a portion of the Los Alamitos Race Course parking lot area (approximately 7 acres) into a residential multi-family community consisting of 135 dwelling units consistent with the Cypress Town Center and Commons Specific Plan 2.0.
- Citrus Square Senior Community proposes 50 affordable condominium units and 48 market-rate condominium units at an approximately 6.3-acre site that is currently used by the Cypress School District for its administrative and maintenance operations.

City of Garden Grove:

- Garden Brook Senior Village consists of repurposing an existing 8-story, unfinished, steel structure into a 394-unit affordable senior housing project with 12,938 square feet of commercial retail space with general plan amendments and rezoning to provided 5.09 acres of developable site area. The developer received entitlement approval, a density bonus of 35% and three concessions.

City of Westminster:

- Bolsa Row is a mixed-use development located in the heart of little Saigon and synergistically centered around a lively festival street. The 5-story residential at-grade wrap building will consist of 200 for-rent units and onsite amenities including a pool and spa facility, recreation, fitness and leasing space. The development will also include a hotel and retail space on the 6-acre site.

In the western Orange County region, projects with densities from 20 units per acre to above 70 units per acre have been approved and funded on larger sites, including underutilized/redevelopment sites. These projects also prove the feasibility of planned development on larger sites to accommodate units for a range of income levels (a mix of affordable and market rate). Therefore, in Los Alamitos, sites 6 through 10 are promising for residential redevelopment at least 20 units per acre and are planned for a mix of units.

The Lampson site (Site 6) is currently zoned as Community Facilities (C-F) and consists of one office building and parking lot. The City actively engaged with and received positive responses from the development community for future residential developments. The City has recently received a development application from the developer that acquired the Lampson property. The proposed unit breakdown by income level is detailed in Table B-2. Policy Action 4.4 calls for rezoning Site 6 to R-3 to facilitate housing development at 20 units per acre by right, and also requires either the concurrent submittal of the market and affordable components of the site, or the preparation of a Development Agreement to assure that the affordable units are constructed.

Additionally, several Town Center sites contain parcels that are less than ½ acre in size. For a site to be able accommodate housing affordable to lower income households pursuant to AB 2348, the site must accommodate a minimum of 16 units per site. These sites are covered in the Town Center Mixed Use Strategic Plan currently in development, which aims to revive the Town Center area through redevelopment with a focus on mixed use development and improvements in community infrastructure and amenities. The Town Center sites included in the Sites Inventory (Table B-2) are selected by the City and the Strategic Plan team based on suitability for residential development or as part of mixed-use development and redevelopment potential. The selected sites are intended to serve various income levels and include a portion of affordable units to facilitate an economically balanced and integrated community. These sites are also most likely to develop through lot consolidation, for the following reasons:

1) Single ownership on multiple parcels. Site 1 includes seven parcels, which are developed as a strip mall with parking lot; Site 3 is a smaller strip mall with two buildings on two parcels.
2) Shared pad with no actual boundaries and nearby associated uses. Sites 2a through 2d consist of Los Alamitos Plaza on a single block and two adjacent parking lots across from Pine Street (two-lane undivided). Site 2b is a commercial building in the southwest corner of Site 2a; despite separate ownerships, they are on the same pad/block with no walls or any other physical division. Site 2c is a parking lot associated with the Los Alamitos Plaza and shares ownership with Site 2a, and Site 2d (smaller parking lot) is owned by the City. Because Sites 2a through 2d currently operate as a single commercial plaza, they are likely to be redeveloped as a whole as facilitated by the Town Center Strategic Plan. The City has actively conducted outreach to Town Center property owners to engage them for possible lot consolidation and mixed-use development concepts. So far without apparent objection, the City can further leverage its owned parcel to provide incentives/concessions to encourage redevelopment including

affordable housing units. Similarly, as part of a strip mall block, Sites 4a and 4b are adjacent without any physical boundary and share driveways. Despite separate ownerships, Sites 4a and 4b are most likely to undergo redevelopment as a whole through lot consolidation as facilitated by the Strategic Plan.

Policy action 4.2 of the Housing Policy Program (Chapter 4) encourages and facilitates residential lot consolidation through a variety of incentives such as land write-downs, fee deferral or reductions, assistance with on- or off-site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels. This will further increase the redevelopment potential for Sites 1 through 4.

In order to accommodate 60 units per acre in the TCMU zone, the draft Town Center Strategic Plan proposed Zoning Code amendments to Chapter 17.12 on the TCMU zone. The amendments that are relevant to housing development on Sites 1 through 4 are as follows:

17.12.010 Purpose of Zone

The Town Center Mixed-Use (TCMU) zone is established to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to commerce, and that encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. The Town Center Mixed-Use zone ~~requires~~ encourages the inclusion of a ground-floor, street-frontage commercial components for all projects. Exclusive residential structures are ~~not allowed~~ permitted with conditions. This zone implements the General Plan Mixed-Use land use designation and the Town Center Strategic Plan. (Ord. 19-03 § 3, 2019)

17.12.030 Commercial Uses Required along Street Frontages

To maintain an active pedestrian environment in the TCMU zone, commercial uses shall be the predominant along street frontages. At least ~~75~~ 50 percent of the ground floor frontage along Katella Avenue and Los Alamitos Boulevard shall be occupied by commercial uses and/or live/work units. At least 75 percent of the ground floor frontage along Pine Street shall be occupied by commercial and/or cultural uses.

Table 2-07: General Development Standards for Town Center Mixed-Use Zone

Development Features	Requirement by Zone TCMU	Additional Requirements
Minimum Lot Area (for new mixed-use development)	10,000 sq. ft.	For new mixed-use development. Single-purpose uses can be constructed on lots smaller than 10,000 sq. ft.
Structure Form and Location Standards		

Residential Density—Maximum	~~30~~ 60 units/acre	The cumulative residential development in the TCMU district shall not exceed 588 total units.
FAR Maximum—Nonresidential Components	2.00	
Storefront Width—Minimum	50% of street frontage lot width	
Minimum Setback		
Fronting Los Alamitos Boulevard and/or Katella Avenue	12 ft. minimum	The setback shall be developed as passable walkway, cotinguous with the public sidewalk. Shade trees (species to be required by the City) shall be planted in the first 4 ft. of the setback; the rear 5 ft. of the setback may be used for outdoor dining or other outdoor commercial uses.
Fronting Pine Street	6 ft. minimum	
Front or Adjacent to a Street	0 ft. minimum; 10 ft. maximum	
Side—Interior		
Abutting Nonresidential or Mixed-Use Zone	0 ft. minimum	
Abutting Residential Zone	10 ft. minimum	
Side—Street Side	10 ft. minimum	
Rear		
Abutting Nonresidential Zone	0 ft. minimum	
Abutting Residential Zone	15 ft. minimum	
Height—Maximum	60 ft.	
Open Space for Residential Uses	200 sq. ft. per unit combined common and private	

The Town Center Strategic Plan limits cumulative residential development in the TCMU zone to a total of 588 units, which is more than adequate to accommodate the maximum development scenario of 467 units on Sites 1 through 4 in the Sites Inventory (Table B-2). The TCMU zone does not preclude 100% non-residential uses, though it strongly encourages horizontal or vertical mixed-use development. A conservative analysis for a hypothetical development site in the TCMU zone is included herein to demonstrate the realistic capacity on Sites 1 through 4:

- The site has a lot area of 10,000 square feet (100 feet by 100 feet square shape), equal to the minimum lot area for new mixed-use development.
- Because Sites 1 through 4 have at least one frontage along Pine Street, Katella Avenue and Los Alamitos Boulevard, it is assumed the site will develop 75% of ground floor area as commercial uses, and the rest as housing units.
- The site conforms to minimum setback requirements of up to 12 feet on two adjacent sides, 10 feet and 15 feet on the other two, in a 'worst case' scenario. This will result in a building footprint of 5,694 square feet.
- The maximum height of 60 feet will allow 4 stories, assuming minimum ground floor height of 12.5 feet (Municipal Code Section 17.12.040 D.) applies to each floor.

- The second story has an area of 5,694 square feet, but the third story and fourth story will be set back by an additional 5 feet to reduce building bulk (Municipal Code Section 17.08.045 A.1), which will have a floor area of 5,304 square feet each.
- Assume an average of 650 square feet per unit (minimum unit size for 1-bedroom in R-3 zone).
- The total building area for residential use is 5,694*(1-75%)+5,694+5,304+5,304 =17,725.5 square feet, which will accommodate up to 27 units, equivalent to a density of 117.6 units per acre.
- The setbacks allow ample space (4,306 square feet) to meet the required common area (140 square feet per unit for a total of 3,780 square feet).

Based on the conservative analysis above, the proposed development standards for the TCMU zone can accommodate up to 117.6 units per acre, more than the assumed capacity of 60 units per acre on Sites 1 through 4. The City does not intend to impose a minimum unit size for the TCMU zone, and it will be up to the developer. Therefore, Sites 1 through 4 have adequate realistic capacity to meet the assigned RHNA units in the Sites Inventory.

The City will create a new R-4 zone and apply it to Sites 7 through 10 to allow housing development of 30 to 36 units per acre, not including density bonus provisions. While the R-4 zone does not exist yet and the capacity cannot be determined without specific development standards, Policy Action 4.4 requires the City to demonstrate that assigned units are physically possible under the new development standards prior to adoption of the R-4 zone.

iii. Suitability of Large or Nonvacant Sites

Only one large site has been identified in Table B-2. Site 6 consists of 12.4 acres, and has been sold to a developer who has filed an application for the entire property that includes housing affordable to various income levels. Site 6 employs a mixed-income approach to meet RHNA. Site 6 is expected to accommodate 77 units affordable to lower income households, and 171 above-moderate income units that will be market rate. As set forth in Policy Action 4.4, the City will enforce the units designated on all sites to meet RHNA per Table B-2 as future projects are proposed on these sites. Proposals that include fewer units than designated will not be approved by the City unless alternative sites are identified. In the event that developers would need subdivisions to accommodate designated affordable units, Policy Action 4.10 provides incentives such as expedited review and priority processing to facilitate lot splits for affordable housing.

As the City is essentially built out, it will rely on nonvacant sites to meet its RHNA allocation. The inventory sites were selected based on high redevelopment potential, location in high opportunity areas, and suitability for affordable housing development such as proper lot size or suitable conditions for lot split/merging. None of the inventory sites have existing residential uses.

Existing commercial uses on Sites 1 through 4 in the Town Center are generally operated by property owners, and it will be up to the owner to decide the future redevelopment. Of course, market conditions may drive mixed-use development, as retail market contracts during and after the pandemic. More diverse uses, including residential, live/work units, and experiential retail will be more resilient than traditional retail in the face of market shifts. The City has seen developer interest for residential units on developed commercial properties, as evident in the Town Square case discussed above in subsection ii. Realistic Capacity. As explained above, the Town Center Strategic Plan provides multiple tools and incentives to encourage redevelopment in the Town Center with an emphasis on housing and mixed-use development. The Strategic Plan provides developers a clear vision and expectations of future development in the Town Center, and the City will endeavor to streamline project approval for proposals that align with the Strategic Plan, including the designated housing units to meet RHNA on Sites 1 through 4.

Site 6 has been sold and is being planned for redevelopment as a whole. The City is working with the land owners and buyers of sites 7 through 10, will provide incentives as described in Policy Action 4.4 and will issue an RFP for the redevelopment of the City's own property. The City will enforce units designated to meet RHNA on Sites 5a, 5b, and 6 as set forth in Policy Action 4.4. Therefore, the existing uses will not be an impediment to future housing development.

In addition to the lands identified to meet its RHNA allocation, the City has also previously identified other vacant and underutilized sites in subsections b. and c. below that have the potential to accommodate housing units for moderate and above-moderate income levels as shown by recent redevelopment trends. The sites listed below in subsections b. and c. are not counted toward meeting the City's RHNA.

b. Additional Vacant Land

Los Alamitos is essentially a built-out city. There are minimal areas of vacant land available for residential development. Table B-3 summarizes the only vacant parcel in the City currently zoned for residential use and its potential capacity. The parcel is in an already established neighborhood that presents no known environmental or infrastructure constraints. A total of 5 units could be developed on the site at a density of 25 du/ac. This vacant parcel has the capacity to accommodate fewer than 16 units; therefore, it is assumed that it could accommodate units affordable to moderate and above-moderate income households.

Table B-3
Vacant Land Permitting Residential Development

APN	Address	GP/Zoning Designations	Permitted Density	Acres	Projected Units[1]
242-202-06	10912 Walnut St.	Multiple Family Residential/R-3	1,750 gross sq. ft./ unit (25 du/ac max.)	0.17	5

Notes:
[1] Projected units are rounded up to the nearest whole number.

Source: City of Los Alamitos, Development Services Department.

c. Additional Underutilized Land

In addition to the vacant parcels described above, there are a number of underutilized parcels, most of which are within the "Apartment Row" and "Old Town West" neighborhoods zoned R-3. These parcels are currently developed with single-family dwellings. However, the existing parcels provide opportunities for additional units.

The scarcity of vacant land, current market conditions and development trends continue to provide conditions favoring redevelopment and reuse of underutilized land at higher densities in these neighborhoods, as described above. There are limited areas for growth within the City, increasing the demand for more intensive infill development.

Contrary to the trend observed pre-2010, median/average sales prices have gradually increased and the average days-on-market have dropped for single family homes (25.5 days in August 2021[1])[2]. These conditions are less attractive to investors who purchase

[1] Los Alamitos Housing Market Trends, redfin.com, accessed on September 2021.
[2] Historical Real Estate Data for the city of Los Alamitos, CA, newhomesdirectory.com, accessed on September 2021.

homes and redevelop the land with for-sale or rental multifamily buildings. Long-time homeowners also see fewer opportunities to increase the value of their property through developing additional units. However, several projects have been successful in these neighborhoods (see Table B-4) which prove the potential for redevelopment at higher densities depending on market conditions. Therefore, these sites are included herein because they provide development potential, but are not listed in the Sites Inventory.

Table B-4
Selected Housing Projects in 2014-2021

Location	Address	Units Built	Area (acres)	Built Density
Apartment Row	4321 Howard Avenue	3 apartments & 1 ADU	0.22	13.6 du/ac
Old Town West	10922 Walnut Street	4-unit apartment	0.17	23.5 du/ac
Apartment Row	3751 Farquhar Ave	4 condo townhomes	0.2	20 du/ac
Apartment Row	4061 Farquhar	5 condo townhomes	0.22	22.7 du/ac
Apartment Row	3691 Howard Avenue	5-unit condos	0.21	23.8 du/ac

Source: City of Los Alamitos, Development Services Department.

This analysis looks at the redevelopment capacity of sites with existing single family units to provide a conservative estimate of the realistic capacity for additional units. It is also feasible that existing small multifamily buildings may be redeveloped at higher densities during the planning period.

i. Apartment Row

The “Apartment Row” neighborhood is generally bounded by commercial uses fronting on Katella Avenue to the north, commercial uses fronting on Los Alamitos Boulevard to the west, Farquhar Avenue and the Joint Forces Training Center to the south and Lexington Drive to the east. The area contains mostly small multifamily dwellings and duplexes, with some scattered single family homes. The area is currently zoned R-3 and the General Plan designation is Multi-Family Residential.

Since the 1960’s, Apartment Row has experienced an increase in the number of multifamily units. Redevelopment at higher densities continues while the number of single-family homes declines. The remaining single-family homes in this area were constructed in the 1960’s and earlier. These parcels are in already established neighborhoods that present no known environmental or infrastructure constraints.

Based on the development trends in this neighborhood, the remaining single family residential parcels have a greater likelihood of transitioning to multifamily residential units. Underutilized parcels (parcels currently developed with single family units) with realistic capacity for additional residential units in the Apartment Row neighborhood are detailed in Table B-5. These parcels have a total projected capacity of 119 units with a minimum permitted density of 20 du/ac. These parcels have the capacity to accommodate less than 16 units per site, except the property on 4141-4171 Green Avenue which is currently occupied by a preschool and can potentially accommodate 21 units upon redevelopment or 24 units upon lot consolidation with 4181 Green Avenue under the same ownership. Therefore, it is assumed that these parcels have the potential to accommodate units affordable to moderate and above-moderate income households. The parcels shown below are all currently built as single-family units, which have fewer dwelling units per acre than what is allowed in this area. These homes are a mix of owner and rental occupied structures, but since this is an apartment area in a multi-family zone the potential is that all of any future units built on these parcels could be rental apartments or condo units.

Table B-5
Underutilized Land - Apartment Row Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
22213243	4281 FARQUHAR AVE	1960	1	0.218	3	SFR/R-3
22213209	4312 HOWARD AVE	1955	1	0.218	3	SFR/R-3
22213207	4292 HOWARD AVE	1960	1	0.218	3	SFR/R-3
22213131	4301 HOWARD AVE	1957	1	0.215	3	SFR/R-3
22213104	4272 GREEN AVE	1957	1	0.218	3	SFR/R-3
22213101	11102 NOEL ST	1952	1	0.218	3	SFR/R-3
22212152	4241 GREEN AVE	1960	1	0.234	3	SFR/R-3
22211130	4131 GREEN AVE	1926	1	0.212	3	SFR/R-3
22211150	4141-4171 GREEN AVE	-	0	1.059	21	SFR/R-3
22211126	4181 GREEN AVE	1947	1	0.212	3	Opportunity for lot consolidation
22209112	3571 GREEN AVE	1976	1	0.190	2	SFR/R-3

Table B-5
Underutilized Land - Apartment Row Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
22206233	3701 FARQUHAR AVE	1957	1	0.207	3	SFR/R-3 Opportunity for lot consolidation
22206232	3711 FARQUHAR AVE	1925	1	0.207	3	
22206144	3780 GREEN AVE	-	1	0.227	3	SFR/R-3
22206115	3822 GREEN AVE	1950	1	0.218	3	SFR/R-3
22206101	3652 GREEN AVE	1947	1	0.289	4	SFR/R-3
22205241	4091 FARQUHAR AVE	1962	1	0.218	3	SFR/R-3
22205236	4141 FARQUHAR AVE	1960	1	0.180	2	SFR/R-3
22205226	4231 FARQUHAR AVE	1960	1	0.244	3	SFR/R-3
22205210	4102 HOWARD AVE	1956	1	0.218	3	SFR/R-3 Opportunity for lot consolidation
22205209	4094 HOWARD AVE	1949	1	0.218	3	
22205207	4072 HOWARD AVE	1925	1	0.165	2	SFR/R-3 Opportunity for lot consolidation
22205206	4062 HOWARD AVE	1960	1	0.218	3	
22205204	4046 HOWARD AVE	1960	1	0.218	3	SFR/R-3 Opportunity for lot consolidation
22205136	4041 HOWARD AVE	1953	1	0.218	3	
22205133	4071 HOWARD AVE	1952	1	0.218	3	
22205123	4191 HOWARD AVE	1953	1	0.218	3	SFR/R-3 Opportunity for lot consolidation
22205122	4201 HOWARD AVE	1953	1	0.218	3	
22205119	11141 NOEL ST	1957	1	0.245	3	SFR/R-3

Table B-5
Underutilized Land - Apartment Row Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
22205108	4132 GREEN AVE	1926	1	0.218	3	SFR/R-3
22205105	4092 GREEN AVE	1961	1	0.218	3	SFR/R-3
22204318	3951 FARQUHAR AVE	1926	1	0.205	3	SFR/R-3 Opportunity for lot consolidation
22204317	3941 FARQUHAR AVE	1948	1	0.207	3	
22204312	3901 FARQUHAR AVE	1959	1	0.207	3	SFR/R-3
22204301	3972 HOWARD AVE	1952	1	0.114	1	SFR/R-3
Total				**8.325**	**119**	

Notes:
[1]Net Capacity was determined by multiplying the minimum permitted density of 20 du/ac by the parcel size, then subtracting the number of existing units.

Source: City of Los Alamitos, Community Services Development.

ii. Old Town West

The "Old Town West" neighborhood is generally bounded by Sausalito Avenue to the north, Oak Street to the west, commercial uses fronting on Katella Avenue to the south and commercial uses fronting on Los Alamitos Boulevard to the east. The area is currently zoned R-3 and the General Plan designation is Multi-Family Residential. The area contains a mixture of multiple family and single-family residential homes.

The area has been transitioning from single family residential to multiple family residential. The parcels below are in already established neighborhoods that present no know environmental or infrastructure constraints. The majority of the single-family units in this area were built in the 1950's or earlier. The area began redeveloping with multifamily homes in the 1970's and 1980's. Single-family residential units continue to be replaced with condominiums and apartments, with construction as recent as 2016.

Based on the development trends in this neighborhood, the remaining single family residential parcels are likely to redevelop with multifamily residential units. Underutilized parcels (parcels currently developed with single family homes) with realistic capacity for additional residential units in the Old Town West neighborhood are

detailed in Table B-6. These parcels have a total projected net capacity of 113 units with a minimum permitted density of 20 du/ac. There are opportunities to provide at least 16 units per site in at least one area with contiguous parcels through lot consolidation (noted in bold in Table B-6). Zoning for these parcels provides sufficient capacity to accommodate lower income housing, and they can serve as backup sites to meet the RHNA. The sites with a capacity of less than 16 units per site have potential to accommodate units affordable to moderate and above-moderate income households.

Table B-6
Underutilized Land - Old Town West Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
24219101	10742 OAK ST	1953	1	0.235	3	SFR/ R-3 Opportunity for lot consolidation
24219102	10752 OAK ST	1953	1	0.165	2	
24219103	10764 OAK ST	1953	1	0.165	2	
24219111	10842 OAK ST	1953	1	0.165	2	SFR/R-3 Opportunity for lot consolidation
24219112	10852 OAK ST	1953	1	0.165	2	
24219113	10851 WALNUT ST	1953	1	0.155	2	SFR/R-3
24219115	10831 WALNUT ST	1953	1	0.155	2	SFR/R-3
24219122	10761 WALNUT ST	1953	1	0.155	2	SFR/R-3
24219124	10741 WALNUT ST	1953	1	0.224	3	SFR/R-3
24219129	10814 OAK ST	1953	1	0.180	2	SFR/R-3
24219203	10762 WALNUT ST	1955	1	0.172	2	SFR/R-3 Opportunity for lot consolidation
24219204	10772 WALNUT ST	1934	1	0.172	2	
24219207	10804 WALNUT ST	1961	1	0.172	2	SFR/R-3 Opportunity for lot consolidation
24219208	10812 WALNUT ST	1953	1	0.172	2	
24219215	10791 CHESTNUT ST	1967	1	0.172	2	SFR/R-3 Opportunity for lot consolidation
24219216	10781 CHESTNUT ST	1957	1	0.172	2	
24219220	10832 WALNUT ST	1952	1	0.152	2	SFR/R-3
24219306	**10802 CHESTNUT ST**	**1899**	**1**	**0.344**	**5**	**SFR/R-3 Opportunity for lot**

Table B-6
Underutilized Land - Old Town West Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
24219307	**10842 CHESTNUT ST**	**1938**	**1**	**0.637**	**11**	**consolidation**
24220113	10871 WALNUT ST	1963	1	0.155	2	SFR/R-3
24220202	10872 WALNUT ST	1963	1	0.164	2	SFR/R-3
24220215	10931 CHESTNUT ST	1898	1	0.172	2	SFR/R-3
24220216	10911 CHESTNUT ST	1898	1	0.344	5	SFR/R-3
24220217	10901 CHESTNUT ST	1898	1	0.172	2	SFR/R-3
24220218	10891 CHESTNUT ST	1956	1	0.172	2	SFR/R-3
24220221	3372 FLORISTA ST	1912	1	0.222	3	SFR/R-3
24223106	10672 OAK ST	1950	1	0.202	3	SFR/R-3
24223109	10702 OAK ST	1950	1	0.165	2	SFR/R-3
24223119	10651 WALNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223120	10641 WALNUT ST	1950	1	0.189	2	
24223204	10652 WALNUT ST	1950	1	0.167	2	SFR/R-3
24223205	10662 WALNUT ST	1950	1	0.189	2	SFR/R-3
24223207	10682 WALNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223208	10692 WALNUT ST	1950	1	0.189	2	
24223211	10722 WALNUT ST	1950	1	0.181	2	SFR/R-3
24223213	10711 CHESTNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223214	10701 CHESTNUT ST	1950	1	0.161	2	
24223215	10691 CHESTNUT ST	1950	1	0.189	2	
24223217	10671 CHESTNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223219	10651 CHESTNUT ST	1950	1	0.189	2	
24223221	10631 CHESTNUT ST	1950	1	0.161	2	SFR/R-3

Table B-6
Underutilized Land - Old Town West Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
24223305	10662 CHESTNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223306	10672 CHESTNUT ST	1950	1	0.189	2	
24223310	10712 CHESTNUT ST	1950	1	0.189	2	
24223311	10722 CHESTNUT ST	1950	1	0.180	2	
24223327	10682 CHESTNUT ST	1950	1	0.186	2	
24223328	10702 CHESTNUT ST	1950	1	0.186	2	
Total				9.187	113	

Notes:
[1]Net Capacity was determined by multiplying the minimum permitted density of 20 du/ac by the parcel size, then subtracting the number of existing units.

Source: City of Los Alamitos, Community Services Development.

B. Preservation of Assisted Units At-Risk of Conversion

State law requires analysis of assisted housing units eligible to convert from income-restricted to market-rate housing during the 2021-2029 planning period and within ten years of the start of the planning period (2039). Assisted housing units are multifamily rental units that receive (or have received) government assistance under federal, state and/or local programs including tax-credits, density bonuses and federal or state loans.

The City does not have any assisted housing units that are eligible to convert from income-restricted to market-rate during the planning period or within ten years of the start of the period (by 2039). As discussed in detail in Chapter 2 and Appendix D, the City has one affordable housing community for seniors aged 62 and over. Klein Manor offers 71 apartment units including studios and one-bedroom units, as well as a few accessible units for the sensory/mobility impaired. Klein Manor is subsidized by the Housing Choice Voucher Program Section 8 and charges approximately 30% of the resident income for rent. Klein Manor is operated by the Retirement Housing Foundation and does not have an expiration date for its affordability (Section 8 rentals). Therefore, the City has no units at risk of conversion to non-affordable status.

APPENDIX AC
REVIEW OF PAST PERFORMANCE

The following Table describes the City's progress in meeting its policy actions during the 2014-2021 planning period. The impact of these actions on special needs households, including seniors, persons with disabilities and the homeless, is addressed in each assessment.

Table C-1
Review of 2014-2021 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
1. Maintenance and Rehabilitation of Housing Stock:	
Policy Action:	
1.1 Continued Proactive Code Enforcement Activities	*The City's Code Enforcement Division continues to respond to complaints regarding code violations on private property and assists in promoting maintenance of existing housing. While rehabilitation programs have discontinued at the county level, the City should consider providing property owners informational materials on the federal Title I Property Improvement Loan Program and nonprofit housing organizations such as Habitat for Humanity. This policy action will be continued with modifications.*
1.2 Encourage at least three residents to apply for the Single Family Rehabilitation Loan Program.	*In the last five years (2016 to 2021), the City's Code Enforcement Division has issued 246 citations to single family homes and 112 citations to multi-family units related to substandard building/property conditions such as plumbing, roof damage, electrical, building, windows, lack of heating, or property maintenance issues. These property owners were not known to use any financial assistance for the required repairs. While the County of Orange Single-Family Rehabilitation Loan Program discontinued during the 2014-2021 planning period, the City has posted information on its website and refers interested parties to the Section 504 Home Repair program, which provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards. This policy action will be continued with modifications.*

Table C-1
Review of 2014-2021 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
1.3 Encourage use of Mobile Home Exterior Grant Program	*The County of Orange Mobile Home Exterior Grant Program discontinued in 2014. This policy action will be removed.*
1.4 Resident involvement in neighborhood enhancement	*The City's Neighborhood Preservation Division (Code Enforcement) informally monitors housing conditions throughout the City. The City Pride Awards were discontinued before the 2014-2021 planning period. This policy action will be removed. The City will continue to advocate for neighborhood enhancement on its website and outreach materials and engage residents in enforcement of Policy Actions 1.1 and 1.5.*
1.5 Encourage and facilitate rehabilitation of multifamily dwellings	*The City conducted a fee study in 2017. However, City Council did not adopt any incentives for rehabilitation of multifamily dwellings. The current permit fees are comparative to neighboring cities and do not constitute an abnormal barrier to rehabilitation. City Council will consider incentive/bonus on a case-by-case basis for rehabilitation of affordable housing. This policy action will be continued with modifications.*
2. Preserve Housing Costs Affordability	
2.1 Continue to monitor "at risk" units	*Although once thought of as "at risk" of losing affordability covenants, Klein Manor's 71 units of affordable housing are currently subsidized by the Housing Choice Voucher Program Section 8 and will continue to be affordable with no expiration date yet. This policy action will be continued.*
2.2 14 Section 8 Housing Choice Vouchers	*Although much funding for this program has been reduced, the City's Development Services Department continues to refer residents in need of assistance to this program. The City has not received any inquiry on Section 8 during the last planning period. This policy action will be continued into the next planning period.*

Table C-1
Review of 2014-2021 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
2.3 Encourage participation in energy conservation incentive programs	*The City continues to require all residential construction to comply with the energy conservation requirements of Title 24. The City ensures compliance through the building permit plan check and inspection process. Since 2020 the City of Los Alamitos implemented a flat rate fee of four hundred fifty ($450) for Planning Review and Building Permits for solar panel installation under 15 kW and an additional $15 per kW above 15 kW. During the 2014-2021 planning period, 198 permits have been issued for single family dwellings and 3 were issued for multi-family dwellings.* *The City Council considered reinstating the permit rebate program for 2017 which reimbursed 100% of permits to parties whom purchased from Los Alamitos Businesses. This program was not approved and has been discontinued since 2012.* *This policy action will be continued with modifications.*

Table C-1
Review of 2014-2021 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
3. Equal Housing Opportunity	
3.1 Housing for Persons with Disabilities	*The City maintains a Reasonable Accommodation Ordinance in accordance with state law. Los Alamitos Municipal Code Section 17.42 explains reasonable accommodation procedures. The City did not adopt any incentive for special needs housing. Future requests from developers will be considered on a case-by-case basis. This policy action will be continued with modifications.*
3.2 Fair Housing Information and Referrals	*The City continues to refer fair housing related inquiries to the Fair Housing Council of Orange County. The City did not receive any such inquiries in 2014-2021. This policy action will be continued into the next planning period.*
4. Adequate Housing Supply	
4.1 Encourage development of lower and moderate income housing units.	*The City continues to encourage developers to provide rental housing for families with children, but has not developed a specific encouragement or incentive program.* *The City continues to encourage additional housing opportunities for special needs, lower income and moderate income households; however, no specific programs or funding sources have been utilized. During the Planning Period, Precious Life Shelter, a shelter for homeless women demolished an existing 2-bedroom house and constructed two apartment buildings with two units each.* *During 2017-2020, the City updated its Zoning Code to allow accessory dwelling units and junior accessory dwelling units in all residential zones by right per state law.* *In 2019, the City updated its Zoning Code density bonuses for development of low and moderate income housing pursuant to State law. No density bonus was applied for or granted during 2014-2021. This policy action will be continued with modifications.*

Table C-1
Review of 2014-2021 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
4.2 Encourage and facilitate lot consolidation	*The City has not been in a financial position to incentivize lot consolidation but will consider potential incentives that will encourage lot consolidation in the Old Town West neighborhood. This policy action will be continued with modifications.*
4.3 Monitor multi-family development fees and establish strategies as appropriate	*The City of Los Alamitos currently does not impose obtrusive development fees upon residential development. The City's only fees are park fees and traffic impact fees where applicable. Fees that occur in most cities such as library fees, pool fees, public facility fees do not exist in the City of Los Alamitos. The City continues to monitor such fees for their reasonableness. This policy action will be continued into the next planning period.*
5. Coordinated Housing Efforts	
5.1 Dissemination of Housing Program Information	*The City posts housing programs and resources at different government levels and from outside organizations on its website, through Housing Assistance Links under the Planning Division page. This policy action has been successful and will be continued into the next planning period.*
5.2 Obtain external funds for housing	*The City's Development Services Department continues to seek external funding sources for various housing programs. The City received multiple grants during 2014-2021: CDBG-CV – CARES Act was used for annual shared costs for homeless shelters (North Orange County Service Planning Area); LEAP Grant is used for Housing Element update; SB2 Planning Grant is used for Town Center Mixed Use Zone Strategic Plan; and SCAG Sustainability Grant is used for Active Transportation Plan. This policy action will be continued into the next planning period.*
5.3 Housing for workers employed in Los Alamitos	*The City continues to position itself within the development community as a place to live, work, and learn. The development of new housing units has been primarily initiated by private developers. The top employers in the City have not changed substantially, and employment housing is not an issue under current conditions. This policy action will be removed.*

Table C-1
Review of 2014-2021 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
5.4 Increase Partnerships and coordination with Developers and Outside Agencies	*The City continues to work with the development community to develop innovative land use techniques such as mobile homes on a permanent foundation and accessory dwelling units in all residential zones. The City has a mixed-use overlay zoning distraction (-TCMU or Town Center) which allows multi-family dwelling integrated into a project as either horizontal or vertical mixed use, but not as a stand-alone use. The City did not conduct outreach to affordable housing developers during 2014-2021. The City will update outreach materials and seek partnerships during planning processes including the Town Center Mixed Use Strategic Plan. This policy action will be continued into the next planning period.*
5.5 Promote Community Participation	*The City of Los Alamitos continues to promote participation in policy related decisions through public noticing, advertising in local newspapers, community forums and public hearings. This policy action will be continued into the next planning period.*
5.6 Promote Affordable Housing	*In 2014, the City passed Ordinance No.14-07 which removed the CUP requirement for affordable housing. As of June 2021, affordable housing is no longer a standalone/specified use in Table 2-02: Allowed Uses and Permit Requirements for Residential Zones (LAMC 17.08.020). Affordable housing is a by-right use subject to the same requirements as other residential uses allowed in each zone. This policy action has been completed.*

Table C-2
Review of 2014-2021 Housing Element Past Performance: Quantified Objectives

Objective	Progress in Implementation
New Construction: Very Low: 14 Low: 10 Moderate: 11 Above Moderate: 26 **Total: 61**	Very Low: 0 Low: 0 Moderate and Above Moderate: 66 **Total: 66**
Rehabilitation: Information not available	The rehabilitation grant and loan programs have discontinued at the County of Orange and are available through federal programs such as the Title I Property Improvement Loan Program and Section 504 Home Repair Program. The City does not have records of the number of households assisted through the programs.

During the 2014-2021 planning period, the City made efforts to meet the housing needs of special needs populations such as the elderly, persons with disabilities, large households, female headed households, and persons experiencing homelessness through continued proactive code enforcement activities (Policy Action 1.1), encouraging residents to apply for the Orange Single-Family Rehabilitation Loan Program and the Mobile Home Exterior Grant Program (Policy Action 1.2 & 1.3), involving residents in neighborhood enhancement (Policy Action 1.4), and facilitating rehabilitation and development of multifamily dwellings through fee study and monitoring (Policy Action 1.5 and 4.3). Specifically, the City monitored "at risk" units at Klein Manor (Policy Action 2.1), which is now subsidized by the Section 8 vouchers without an expiration date, benefiting senior, low-income residents. The City maintained a Reasonable Accommodation Ordinance in accordance with state law (Policy Action 3.1) to meet the needs of persons with disabilities. The City was also ready to refer residents in need to the Section 8 vouchers program (Policy Action 2.2) and the Fair Housing Council of Orange County (Policy Action 3.2). The City continued to encourage developers to provide rental housing for families with children and other special need groups by providing density bonuses and facilitating lot consolidation (Policy Action 4.1 and 4.2). During the last planning period, Precious Life Shelter, a shelter for homeless women demolished an existing 2-bedroom house and constructed two apartment buildings with two units each. The City used funding under the CDBG-CV – CARES Act for annual shared costs for homeless shelters (North Orange County Service Planning Area) (Policy Action 5.2). The City used LEAP Grant for Housing Element update, SB2 Planning Grant is used for Town Center Mixed Use Zone Strategic Plan, and SCAG Sustainability Grant for Active Transportation Plan, all of which will increase housing opportunities for special needs groups and improve infrastructure in the community. The City worked with the development community to develop innovative land use techniques such as mobile homes on a permanent foundation and accessory dwelling units

in all residential zones to increase housing choices for special needs populations (Policy Action 5.4). The City also removed the CUP requirement for affordable housing in 2014 (Policy Action 5.6).

APPENDIX AD
ASSESSMENT OF FAIR HOUSING

AB 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

The City has completed the following:

- Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).

- Conduct an Assessment of Fair Housing, which includes a summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify fair housing issues, and an assessment of the contributing factors for the fair housing issues.

- Prepare the Housing Element Land Inventory and Identification of Sites through the lens of Affirmatively Furthering Fair Housing.

To comply with AB 686, the City has completed the following outreach and analysis.

A. Outreach

As discussed in Appendix A, Community Outreach of this Housing Element, the City held a community workshop and hearings. The City made concerted efforts to reach all segments of the population for input into the Housing Element update. The community workshop was held on August 25, 2021, at which time participants generally asked questions about the City's responsibilities and future housing needs, and also discussed the upcoming Town Center Strategic Plan, which will incorporate inclusionary housing requirements for the parcels located within its boundary. Following the workshop, the

Housing Element update was posted on the City's website for public review and comment. The public review period and upcoming hearings for the Housing Element Update was announced through a City-wide mailing to all residents, posting of notices on the City's website and in the newspaper, and announcements on social media. Following the public review period, the Planning Commission and City Council held hearings on the Housing Element. Three people attended the Planning Commission hearing on October 27, 2021, and two of them (father and son) voiced concerns over affordable housing. City staff and the consultant explained the details of anticipated affordable housing development in the City and emphasized the prospective benefits to City residents. Comments received through the outreach activities have been considered in the development of the Housing Policy Program.

Moving forward, the City is committed to fair housing targeted outreach by conducting annual reviews of its policies and zoning laws relating to fair housing and reaching out to the community through surveys and workshops as appropriate. The outreach efforts will be advertised via multiple channels, such as City email newsletter, posting at City website, print material at City Hall, local community centers, and social media to reach all segments of the community and encourage their input (Policy Action 3.6).

B. Assessment of Fair Housing

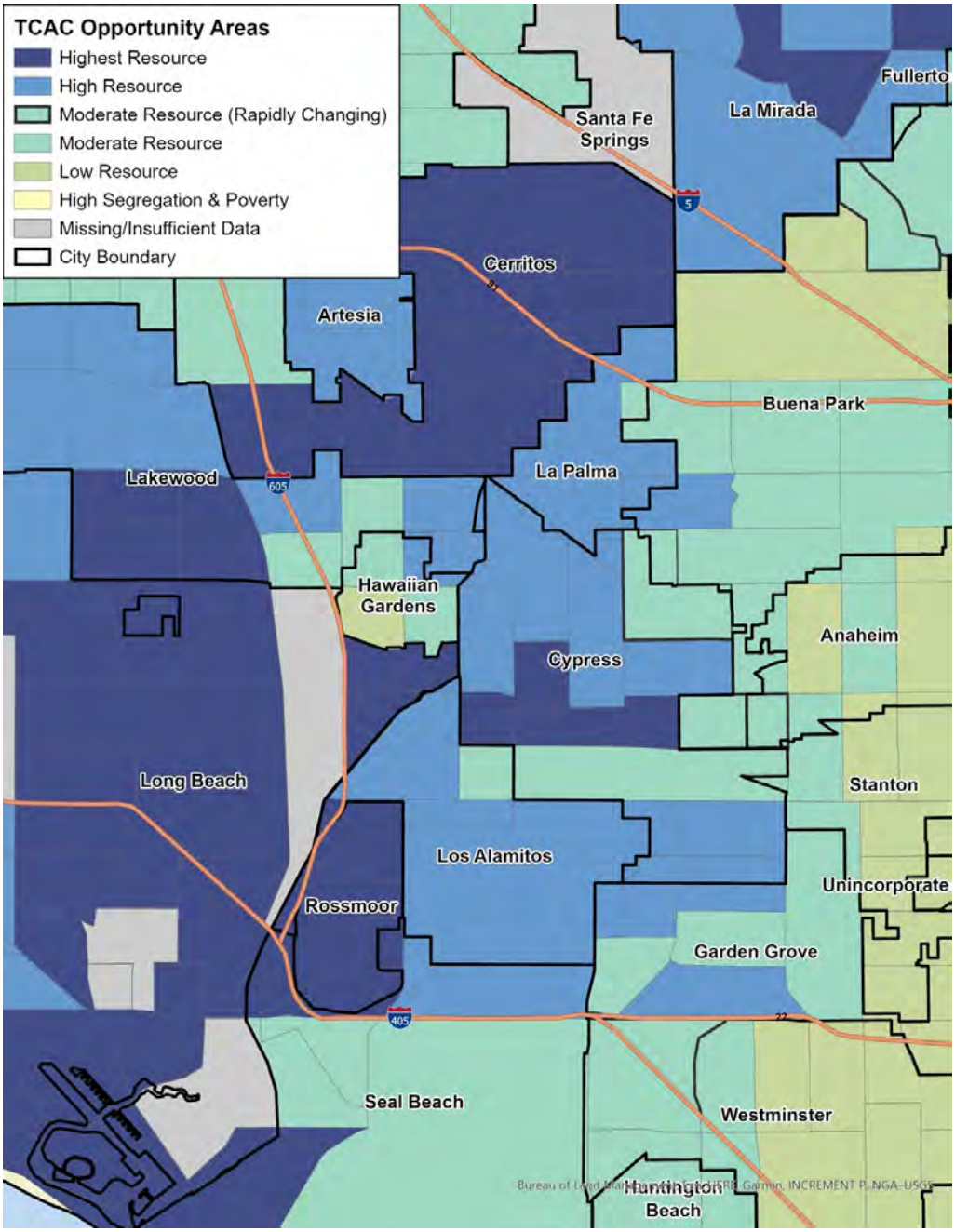
Section 65583 (10)(A)(ii) requires the City of Los Alamitos to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. The 2021 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Areas are rated by a composite score of resource levels in the following aspects: access to effective educational opportunities for both children and adults, low concentration of poverty, low levels of environmental pollutants, and high levels of employment and close proximity to jobs, among others. High and highest resource areas are those with high index scores for a variety of educational, environmental, and economic indicators. These indicators include access to effective educational opportunities for both children and adults, low levels of environmental pollutants, high levels of employment and close proximity to jobs, and low concentration of poverty, among others.

According to Figure D-1, TCAC Opportunity Areas, the majority of the City is considered "High Resource" and the western strip is considered "Highest Resource." The block north of Katella Avenue and east of Bloomfield Street is considered "Moderate

Resource." TCAC and HCD did not designate any portion of the City of Los Alamitos as a "Low Resource" area which typically has the most limited access to all resources.

Areas of high segregation and poverty are those that have an overrepresentation of people of color compared to the County, and at least 30% of the population in these areas is below the federal poverty line ($26,500 annually for a family of four in 2021). There is no "High Segregation and Poverty" area in or adjacent to the City of Los Alamitos (Figure D-1). The closest "High Segregation and Poverty" area is found in the City of Garden Grove and located approximately 3.8 miles to the east of Los Alamitos.

Figure D-1. TCAC Opportunity Areas



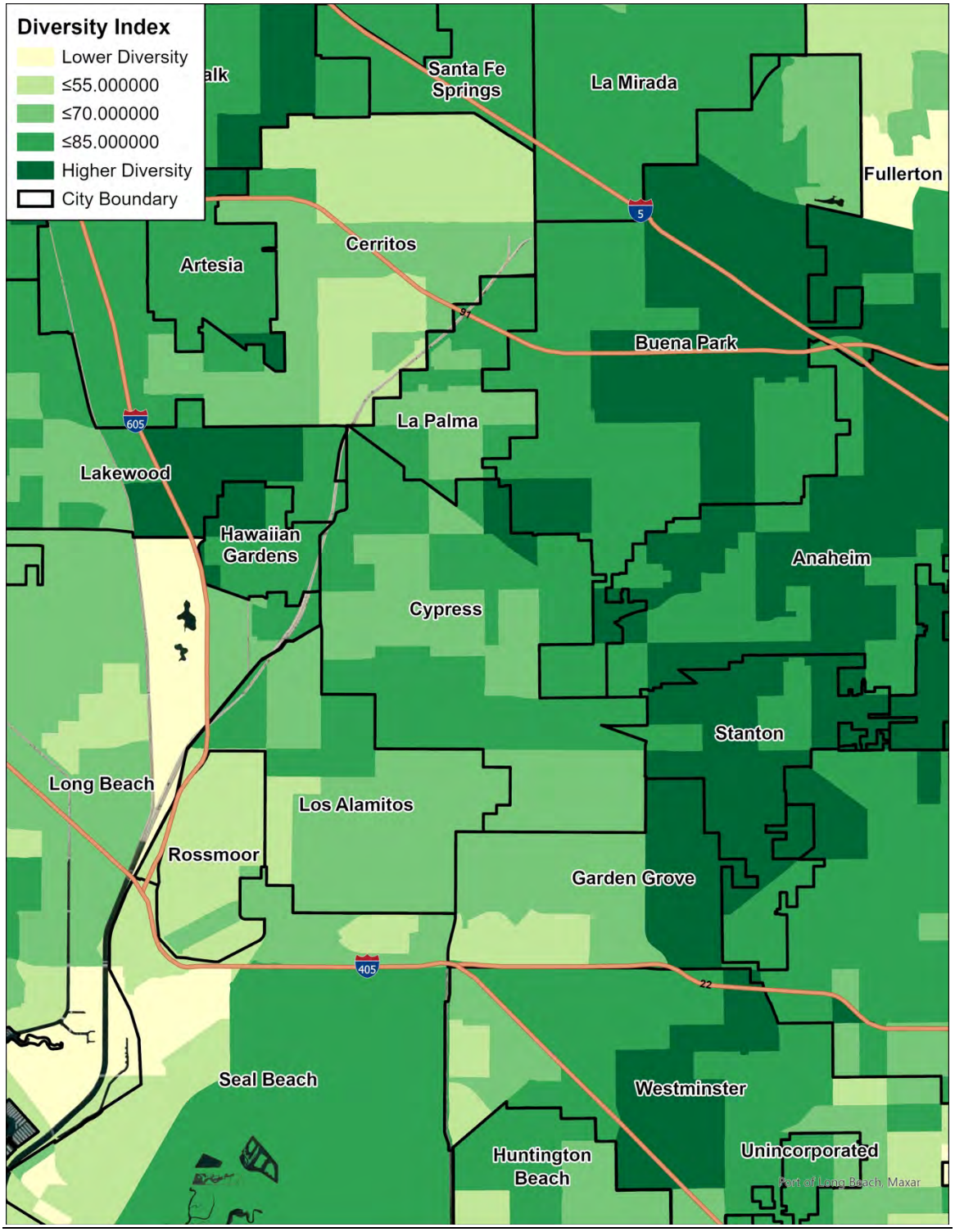
1. Integration and Segregation Patterns

To assess patterns of segregation and integration, the City analyzed four characteristics: race and ethnicity, disability, income, and familial status.

a. Race and Ethnicity

The diversity index was used to compare the racial and ethnic diversity within the City and surrounding communities. Diversity Index ratings range from 0 to 100, where higher numbers indicate higher diversity among the measured groups. As shown in Figure D-2, Diversity Index, the majority of the City has a mid-range diversity rating (55-70). Portions of the northern City have a relatively higher diversity rating of 70-85 on TCAC's diversity index. Along the western City boundary is an area with a slightly lower diversity rating of 52.1. Areas immediately adjacent to the City have similar diversity ratings to within City limits. Higher Diversity ratings (>85) are seen in the City of Hawaiian Gardens in Los Angeles County to the north, the cities of Cypress, Garden Grove, and Westminster to the northeast, east and southeast in Orange County, respectively. According to the 2015–2019 American Community Survey, less than half (47.6%) of Los Alamitos residents identify as White, non-Hispanic. In comparison, only less than 20% of the residents to the east in City of Garden Grove (58.6%) and about a third (36.3%) to the north in City of Cypress identify as White, non-Hispanic because they have bigger Asian/Hispanic groups. There are no racially or ethnically concentrated areas of poverty ("R/ECAP's", HUD, 2009-2013) in or adjacent to Los Alamitos, the nearest R/ECAP being in the City of Long Beach in Los Angeles County to the southwest. There are several Asian/Hispanic Majority tracts in the cities of Hawaiian Gardens, Cypress, Garden Grove and Westminster that overlap with higher diversity ratings (>85). The City is actively pursuing affordable housing development opportunities throughout the City, as identified in Policy Actions 4.1 and 4.2. The City will also expand housing options and availability in high resource areas through a pilot program for ADUs and JADUs (Policy Action 4.7) and zoning changes to allow higher densities (Policy Actions 4.4 and 4.5). These programs can help promote a racially and ethnically integrated community.

Figure D-2. Diversity Index



HCD has not published the adjusted Racially Concentrated Areas of Affluence (RCAA) methodology for California as of August 2021. While no data has been released on RCAA, the national metric may be referenced for general considerations here: RCAA is defined as census tracts where 1) 80% or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national the median household income in 2016). As shown in Figure D-3, Median Income, much of the City area (Census Tract 1100.15 and part of Census Tract 1101.08) has median income greater than $125,000. Census data reveals that these areas have no more than 70% white population that is not Hispanic. Therefore, these areas do not have the potential to be a RCAA. Within both tracts, the City is looking to develop affordable housing in the Town Center Mixed Use Strategic Plan and along the southern City boundary on Lampson Avenue (Policy Actions 4.4 and 4.5).

b. Disability

In 2014, only two blocks along Katella Avenue in the central City had a population with disability percentage higher than 10% (but lower than 20%). According to the 2015–2019 ACS, most of the City had a population with disability percentage between 10% and 20%. This may be associated with a slowly aging population. From 2010 to 2019, Los Alamitos experienced growth in the Retirement (55-64 years) and Senior Citizen (65 years and over) populations, while the populations of other age groups somewhat declined. The median age increase from 38.7 years in 2010 to 39.7 years in 2018 may also suggest a slow aging trend, though the change is limited. The City complies with all requirements of the Americans with Disabilities Act and California Building Code to provide accessible and “barrier free” units for disabled residents through reasonable accommodation procedures as explained in Los Alamitos Municipal Code Section 17.42. Therefore, despite an overall slight increase in the population with a disability, and a potentially continuing aging trend in the City’s residents, they appear to be well integrated in the community and have equal access to all housing and economic opportunities.

c. Income

The City also assessed the concentrations of households below the poverty line across the City to analyze access to adequate housing and jobs. As shown in Figures D-3 and D-4, the majority of the City has a low percentage of residents (<10%) who fall below the poverty line ($26,500 for a family of four in 2021), and one area south of Katella Avenue (Census Tract 1100.14) has a slightly higher percentage (12.6%) of residents who fall below the poverty line.

Figure D-3. Median Income (2019)

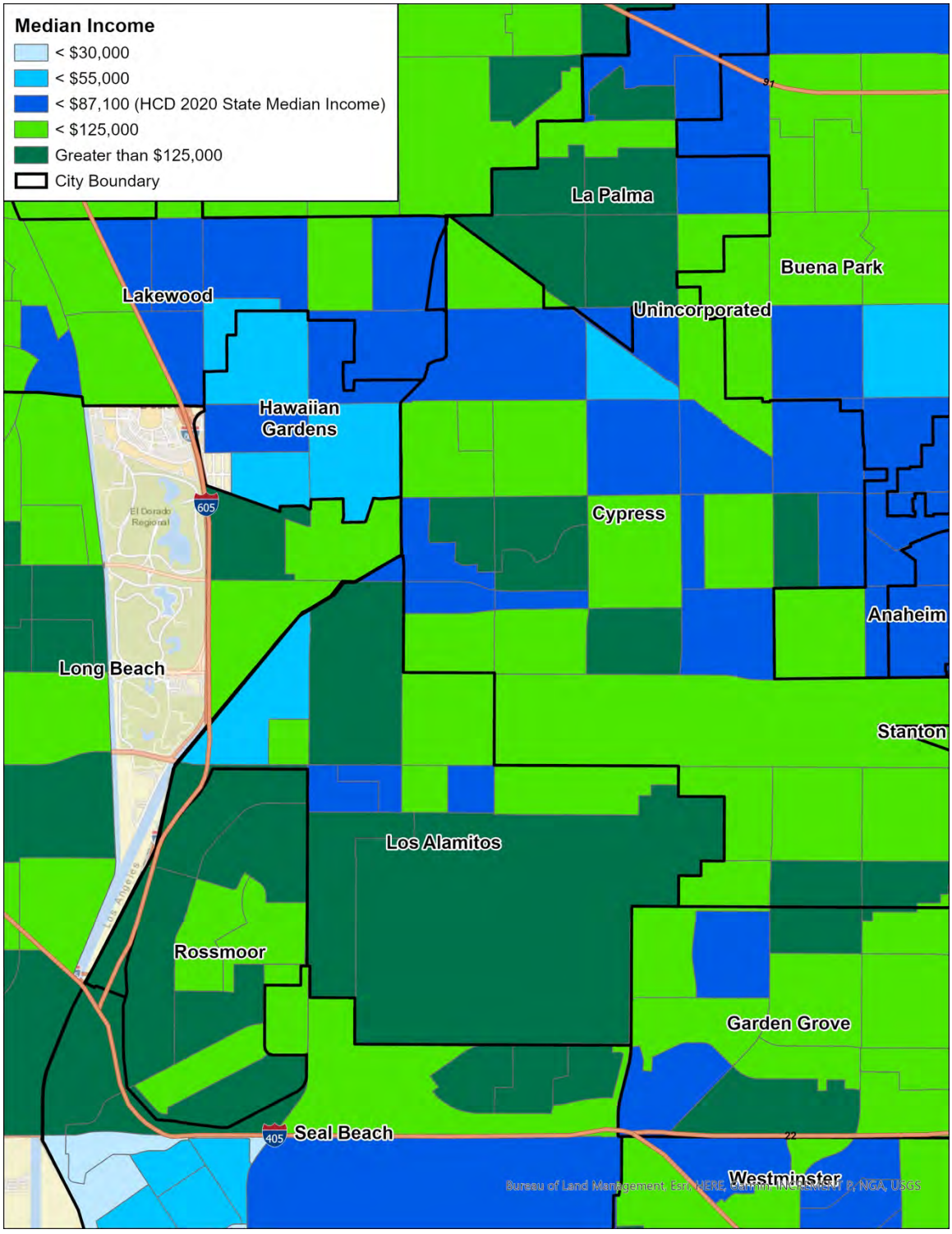
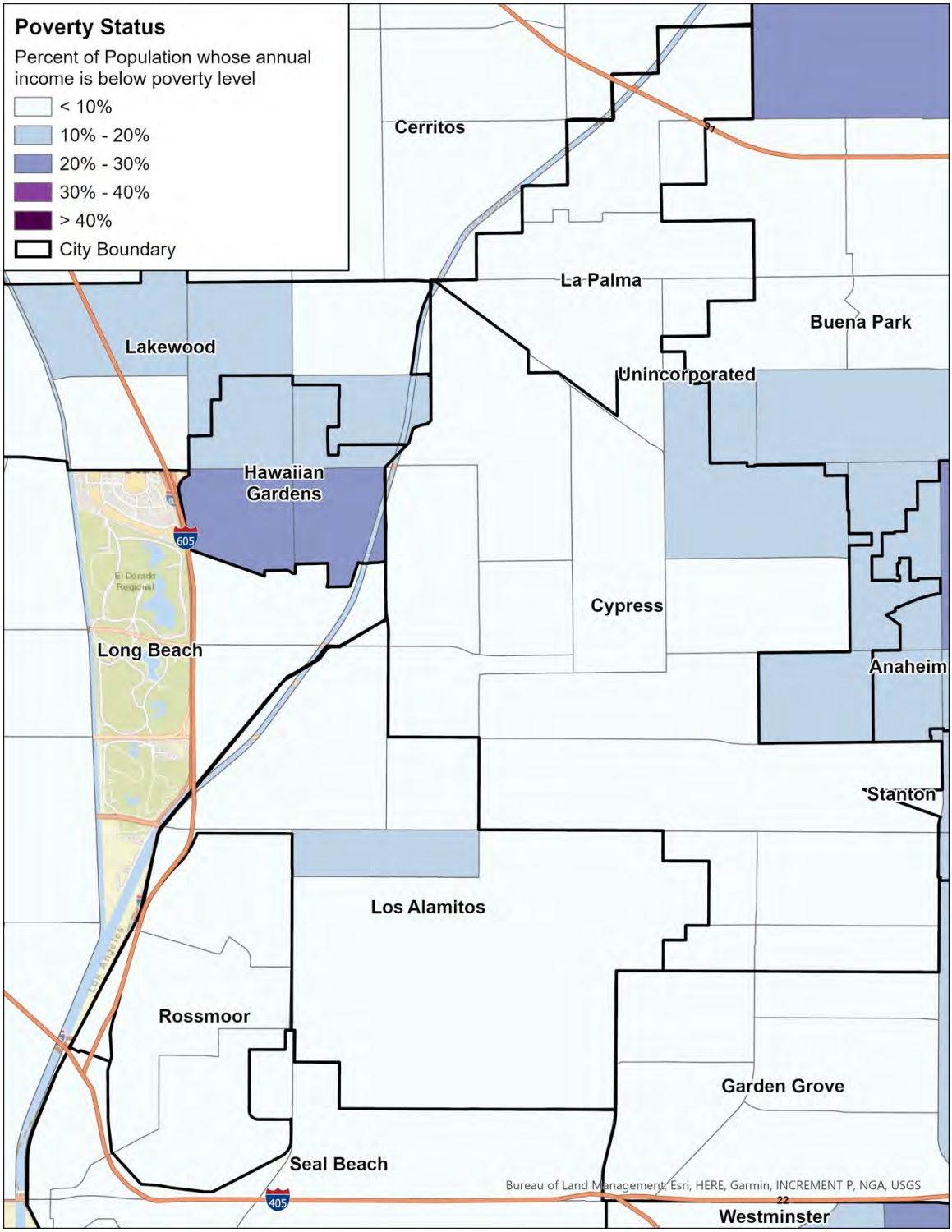


Figure D-4. Poverty Status



In 2014, in addition to Tract 1100.14, the majority of the northern City (north of Katella Avenue) also had slightly higher than 10% of residents who fall below the poverty line. As shown in Table 2-21 of this Housing Element, the City of Los Alamitos has a vacancy rate of less than 3.3% for all housing units, and the American Community Survey (2019) estimated vacancy rates at 1.4% for rental units and 1.6% for ownership units. These vacancy rates are very low and could suggest limited room for mobility and high demand for affordable units.

Although Los Alamitos does not appear to have any Racially Concentrated Areas of Affluence, compared to the neighboring cities of Cypress, Garden Grove, Seal Beach, and Westminster in Orange County and Long Beach and Hawaiian Gardens in Los Angeles County, Los Alamitos has predominantly higher income (median household income greater than $125,000 or at least $87,100) and is a predominantly High Resource area (TCAC Opportunity Areas 2021). This is evidenced by the predominantly low ratio of population below poverty compared to the neighboring cities. To promote an inclusive community with enhanced housing mobility and a variety of housing opportunities, the City is actively facilitating affordable housing development in the highest income and High Resource areas through rezoning and other incentives/bonuses as well as encouraging ADUs/JADUs to further expand housing choice beyond its RHNA allocation.

d. Familial Status

The City of Los Alamitos has less than 20% of population 18 years and over living alone, and between 40% and 60% of population 18 years and over living with spouse. In the southern City (Census Tract 1100.15), over 80% of children live in married-couple households; in the northern City, between 60% and 80% of children live in married-couple households. In two northern tracts (1101.08 and 1100.14), there are 20% to 40% of children that live in female-headed single-parent households. These data indicate a popular demand for units with at least two bedrooms; while such units are abundant in the City (over 89% of either owner- or renter-occupied units, or combined), affordability may be an issue as suggested by overpayment described below. There is likely a need for more affordable housing units to meet population needs.

e. City History and Policy Background

The Southern California basin, including Los Alamitos, was home to the Puvu Indians for at least centuries before the arrival of Spanish colonists. Los Alamitos was among the land held in trust for the Indians by missionaries, but soon became private property passed down in the hands of militant/political and business persons. The township of

Los Alamitos was forming at the turn of the 20th century, which mainly hosted the first sugar refinery in Southern California. With the prospering sugar mill, worker housing and recreation buildings, schools, farms, and other businesses came to town, which had thrown back to the typical wild west style. Reagan Street, Katella Avenue and Los Alamitos Boulevard were the earliest thoroughfares. The sugar mill eventually died down after the 1929 depression, and in 1941, the US Navy moved its training field for aircraft from Terminal Island to Los Alamitos and commissioned a 1,300-acre tract. The air base was used as a reserve training field except in war times, now known as the Joint Forces Training Base for all branches of the military. The base kept bringing new settlers and businesses into Los Alamitos and revived the country town. Los Alamitos became a chartered city in 1960.

Modern residential development started with the Carrier Row neighborhood since the 1940s where former military personnel settled. Home construction gradually picked up throughout the 1950s in and around neighborhoods such as the Old Town West. More residential subdivisions followed in the City after the success of Rossmoor in the 1960s, a community closely linked to Los Alamitos. The Joint Forces Training Base takes up 48 percent of the City's mere 4.3 square miles, and the rest of the City is fitted with a snug mix of houses, apartments, businesses, public/institutional uses and open space. As nearly all the City land is developed, zoning laws have kept out any new heavy manufacturing or industrial uses. The City takes pride in its small town ambience with quality recreational and park facilities, outstanding schools, and excellent service from its police department and Chamber of Commerce.

On the Neighborhood Segregation Map by UC Berkeley (2019), the City north of and including Tract 1100.14 is identified as a 3-group mixed neighborhood (Asian-Latinx-White), and the southern City is a Latinx-White neighborhood. The City does not have a large African American population (e.g. 6.2% of total City population in 2019) or cultural presence/heritage. In contrast to larger municipalities in Southern California such as Long Beach and Los Angeles, the City of Los Alamitos does not have a history of redlining or other discriminating policies that contribute to segregation. Being a very small and young city, the neighborhoods were built in a relatively short periods with a strong WWII veteran legacy. The City's housing stock and demographics are a result of market conditions, with such advantages as its strategic location at the crossroads of two major freeways (Interstate 405/605), rather than any strong local/regional policy influences. With the constraint of minimal vacant land, the City prioritizes on redevelopment potential and encourages mixed use and mixed-income residential development to revive the Town Center neighborhood, as envisioned in the Town Center Strategic Plan. The provision of affordable housing in the Town Center and southern City will help improve housing mobility and promote a more inclusive community.

~~e.~~f. Assessment and Actions

Given the factors discussed above, there is no evidence of segregation based on disability, and barely any based on income in the City, although there exists opportunity to improve economic and racial integration within Los Alamitos. As shown in Figures D-3 and D-4, concentrations of lower income households are more prevalent in surrounding jurisdictions than Los Alamitos. The cities of Hawaiian Gardens and Garden Grove to the north and east have more areas with over 10% of population living below the poverty line compared to Los Alamitos. In Orange County, the cities of Anaheim, Fullerton, Garden Grove, Costa Mesa, Irvine, Placentia, and Santa Ana all have areas with over 30% of the population living below the poverty line. With a median income higher than the state level in 2019 ($88,729 in Los Alamitos; $75,235 in California, 2015-2019 ACS), the City is not considered disadvantaged economically (median income is 80% or less than the statewide average), although one area along the northwestern City boundary (Block Group 3, Census Tract 1101.08) is below the threshold. In Census Tracts 1101.08 and 1100.14, over half of the population have low to moderate incomes. Concentrations of households with similar incomes may suggest a uniform local development pattern and need for more varied housing stock. Improving availability and distribution of affordable housing will encourage a more economically diverse community. To that end, the Sites Summary (Appendix B) includes lands in the northwest and central portions of the City (Tracts 1101.08 and 1100.14), to encourage diversity throughout the City's residential neighborhoods.

As shown in Figure D-5, Job Proximity Index, the western City is in medium proximity to employment opportunities (Jobs Proximity Index between 40 and 60), and the eastern City boundary has a higher Jobs Proximity Index of 60-80. In contrast to the TCAC Opportunity Areas (Figure D-1), this suggests that access to jobs may not be the single driving factor behind the concentration of lower income households, but more likely the type of jobs and housing available and other socioeconomic factors.

The City has been actively planning for future development and redevelopment to increase local employment opportunities and housing stock. With the help of an SB 2 Planning Grant, the City is developing a Los Alamitos Town Center Strategic Plan for the area generally around Katella Avenue & Los Alamitos Boulevard. The Strategic Plan aims to increase economic potential, create a destination with amenities for all population sectors, and promote a sense of community through incorporation of mixed use development, improvements on bike and pedestrian infrastructure, and designing high quality gathering places. Using funding provided by the Southern California Association of Governments' (SCAG) Compass Blueprint Program, the City prepared a Katella + Los Alamitos Commercial Corridors Plan, which provided commercial design guidelines and

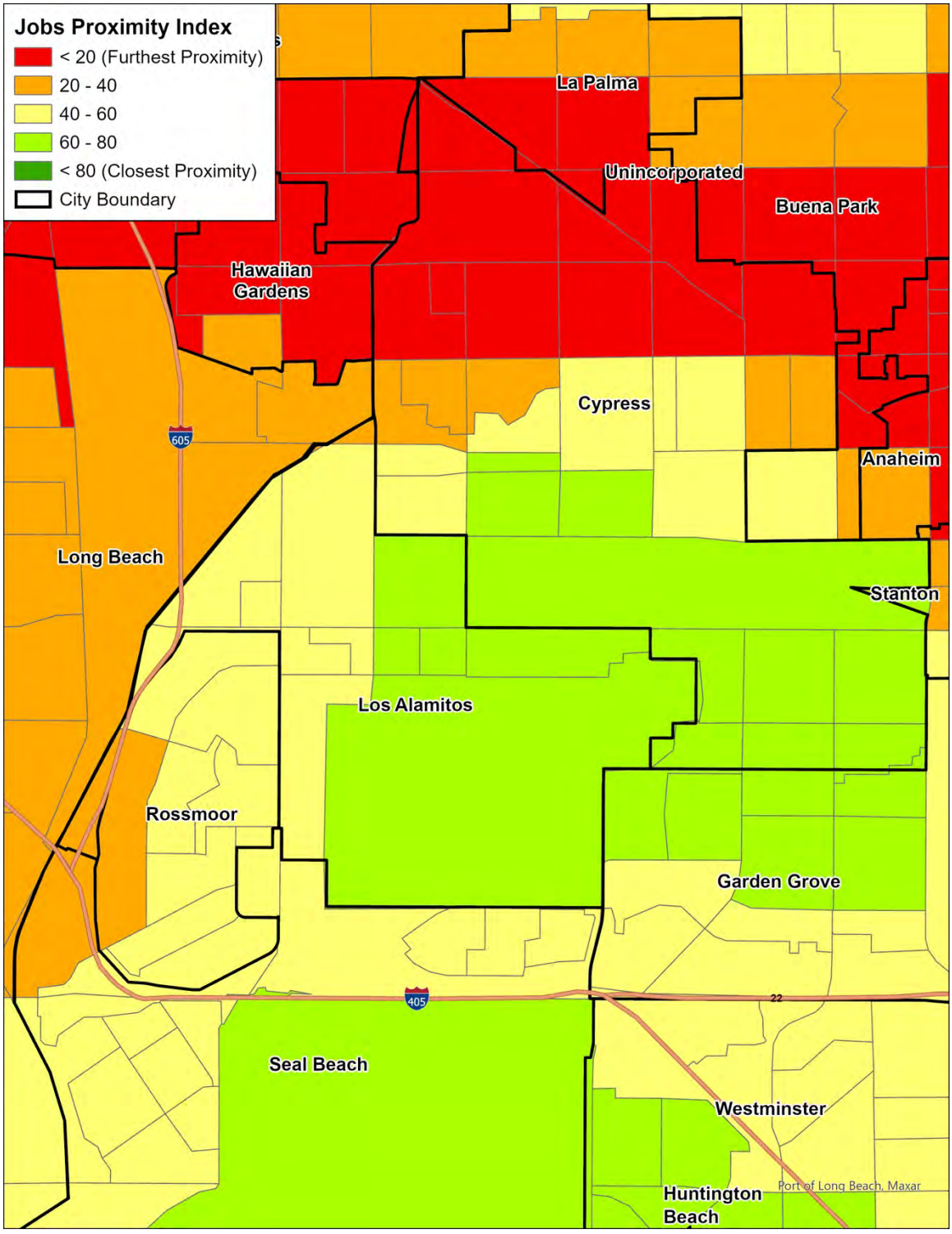
economic development strategies to enhance the City's two main corridors in image, amenities and economic potential. Future developments and redevelopments under these plans will diversify and increase local job opportunities for the Town Center area, and improve job proximity for lower income populations along Katella Avenue.

The City offers assistance to two local non-profit organizations, the Youth Center and the Los Alamitos Museum Association, by providing City buildings for their use, cleaning and maintenance support, and including them in the quarterly Recreation brochure mailed to City residents to enrich cultural and educational opportunities for families and beyond. The City leads the Serve Los Al Committee which serves as a monthly networking avenue for many local non-profit organizations, runs an annual volunteer event (Serve Los Al) and quarterly donation drives (toy drive, back to school supplies, etc.).

The City also assisted in the establishment of the Los Alamitos Senior Club, a non-profit entity that provides networking and programs to the 50+ population. The Club hosts various activities (e.g. exercise classes, Senior Lunch, Bingo, Senior Grocery Program) using facilities at the Community Center. The City offers staff support to assist with their monthly newsletter and meeting agenda/minutes.

The City's Recreation & Community Services Department partners with the Special Olympics Southern California to offer programming for individuals with intellectual disabilities. Currently, the City offers a tennis program and basketball program.

Figure D-5. Jobs Proximity Index



Recently, the City realized that the COVID-19 pandemic can disproportionately affect potentially disadvantaged persons and households. The City implemented several programs to help senior residents and coordinated with outside organizations to distribute grants to assist small businesses. Since April 2020, the City's Recreation & Community Services Department provides free groceries to adults 60 years and older at the Los Alamitos Community Center every Tuesday. Up to 120 participants are served at each distribution. The City also coordinated with agencies and organizations such as the county government and Small Business Association to offer various loan and grant programs including the California Relief Grant, The Restaurant Revitalization Fund, OC Emergency Rental Assistance Program, COVID-19 Layoff Aversion Support Fund Program and SafeDineOC Restaurant Program. In 2020, the City accepted applications for the Emergency Relief Small Business Grant Program in two phases, which ultimately awarded $5,000 grants to 52 businesses. City staff coordinated with managers of the program, the Small Business Development Center (SBDC), to contact businesses to encourage application and assist with submittal and application review to confirm eligibility. In addition, the City regularly pushed out information for grant/loan opportunities offered by other entities via social media and email to those individuals subscribed to the City's weekly email blast. These programs help preserve jobs and reduce potential impacts to households that may suffer from unemployment during the pandemic.

The City actively promotes multi-modal transportation through planning. The City just completed its Active Transportation Plan (ATP, 2021), which based on local and regional planning documents, recommended pedestrian and bicycle treatments along 18 routes including the main corridors, Katella Avenue and Los Alamitos Boulevard, with detailed design guidelines. Implementation of the ATP will achieve myriad environmental, health, and economic benefits and also enhance the equity and mobility in the City.

2. Access to Opportunity

The TCAC Opportunity Areas identified in Figure D-1 were reviewed by the City, and one potentially inaccurate designation was identified. The western strip of the City is categorized as "Highest Resource" by TCAC/HCD, which contains the Los Alamitos Channel and Interstate 605 and has no development potential. Also, the area identified as "Moderate Resource" is in Census Tract 1101.13 which primarily falls within the City of Cypress' boundaries, and thus data for this tract may not accurately describe the portion in the City of Los Alamitos. The Los Alamitos portion of Tract 1101.13 consists of institutional/public, commercial and industrial developments. The Cypress portion consists of residential, commercial and institutional developments. Tract 1101.13 is primarily built out; in the Los Alamitos portion, the property in the northwestern corner

of Lexington Drive & Katella Avenue is underutilized and part of the property is identified for future housing development (see Sites 5a and 5b, Figure B-1).

In addition to the Composite Score of TCAC Opportunity Areas shown in Figure D-1, the City also analyzed individual scores for economic, education and environmental domains. The northern City (north of Katella Avenue) scores the highest in the economic domain (>0.75), which indicates more positive economic outcome. A small area in the northwestern corner scores lower (0.25-0.50, relatively less positive economic outcome) than the adjacent areas, likely due to its location in a tract (1101.17) that falls primarily in the City of Cypress. Tract 1100.14 south of Katella Avenue has a lower score of 0.43, while the southern City has a relatively high score of 0.73. Overall, the City has comparable or better economic outcomes in comparison to the neighboring jurisdictions.

The majority of the City scores the highest (>0.75) in the education domain, which indicates more positive education outcomes. The exception is the small area in the northwest corner of Ball Road & Bloomfield Street (located in Tract 1101.17) and the block north of Katella Avenue and east of Bloomfield Street (located in Tract 1101.13). The area in Tract 1101.17 scores 0.73 in the education domain, which is close to the bulk of the City. It is unclear why the block in Tract 1101.13 scores lower (0.44), because it contains an elementary school and middle school and no residential uses. Similar to other indices discussed above, the lower education score applies to the entire Tract 1101.13, which contains several residential areas in the City of Cypress and may not represent the Los Alamitos portion well. Overall, the City has comparable or better education outcomes in comparison to the neighboring jurisdictions.

The majority of the City scores the lowest in the environmental domain (<0.25), with the exception of the northwestern area in Tract 1101.17 (scores 0.58), the block in Tract 1101.13 (scores 0.32), and Tract 1100.14 (scores 0.32). These lower scores indicate less positive environmental outcomes, which are comparable to the City of Seal Beach to the south, but lower than other neighboring cities including Hawaiian Gardens, Cypress, Stanton, Westminster, and Garden Grove. Without more data and evidence, one speculative cause for the lower environmental scores in Los Alamitos and Seal Beach may be the Joint Forces Training Center and Naval Weapons Station.

The City's mid to higher range Jobs Proximity Index scores may be a benefit of the Joint Forces Training Center, as similar scores are observed in Seal Beach with the Naval Weapons Station. In contrast, the neighboring cities of Cypress, Garden Grove, Westminster, and Hawaiian Gardens all have areas with the lowest scores (<20, furthest proximity). Currently, the western City has relatively lower Jobs Proximity Index scores

(40-60); the segregation and integration assessment also finds that certain areas in the western City have more lower income households. As noted, these areas will benefit from new development and redevelopment facilitated by the Los Alamitos Town Center Strategic Plan and the Katella + Los Alamitos Commercial Corridors Plan. These plans will facilitate better infrastructure and amenities in the Town Center and along Katella Avenue and Los Alamitos Boulevard, and provide higher residential densities than currently allowed in these areas, thereby providing a variety of housing products affordable to lower income households.

According to HUD data on version 3.0 of the Location Affordability Index (LAI), the City generally exhibits a homogenous pattern for transit cost and trips. For both owners and renters, the transit cost and trips are generally in the low range compared to the surrounding areas, except Tract 1100.14, which has slightly higher values for both transit cost and trips. This pattern is consistent with the relatively high Jobs Proximity Index scores in the City. The Orange County AI analyzed the low transportation cost index, for which higher scores indicate greater access to low cost transportation. There are no significant disparities between racial/ethnic groups in the low transportation cost index in most jurisdictions in Orange County, which is similar for the transit index score. As discussed above, new jobs and development opportunities facilitated by the Los Alamitos Town Center Strategic Plan and the Katella + Los Alamitos Commercial Corridors Plan could help lower the transit cost and trips for residents in Tract 1100.14 which is southwest of Katella Avenue and Los Alamitos Boulevard.

In summary, these findings may suggest that in the western City, including the Town Center area, jobs that are near housing may not meet the needs of the residents located there, creating a jobs/housing imbalance and lower job proximity. In addition, someone may be able to both work and live in an area with a good number of jobs; however, they may still only be able to access positions with low wages and find it hard to afford housing costs.

Currently, there is one affordable housing development in Los Alamitos for seniors aged 62 and over. Klein Manor, located in the northeast corner of Bloomfield Street & Katella Avenue, offers 71 apartment units including studios and one-bedroom units, as well as a few accessible units for the sensory/mobility impaired. Klein Manor is subsidized by the Housing Choice Voucher Program (Section 8) and charges approximately 30% of the resident income for rent. Klein Manor is located within walking distance of Laurel Park, hospitals and dental clinics, restaurants, retail and personal services along Katella Avenue. A bus stop served by OC Bus Route 50 is located just south of the community on Katella Avenue. Klein Manor is operated by the Retirement Housing Foundation and does not have an expiration date for its affordability (Section 8 rentals).

The lack of more affordable housing projects in the City is partly due to lack of City funding to develop or subsidize affordable housing. The City is taking a new approach on future affordable housing projects. Similar to many projects/cities in Southern California, the City will leverage City-owned lands and seek partnership with affordable housing developers. The developers will have access to Tax Credit and other programs through state and federal agencies and compete for these funds.

As described in the Land Resources section (Appendix B) of the Housing Element, the City is seeking development opportunities for the Arrowhead and Lampson Avenue properties to provide affordable housing. The City is also developing the Town Center Strategic Plan to encourage affordable housing in the Town Center, a high resource area. The Strategic Plan will allow up to 60 units per acre on certain sites and envisions mixed use developments to revive the town center, increase job opportunities and improve the jobs/housing balance.

The City has included Policy Action 4.7 to encourage diversity in housing choices in high opportunity areas such as Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs). The City is also removing barriers to a variety of housing choices through zoning modification and creating a new zone to apply to certain high opportunity areas to allow higher densities (Policy Actions 4.4 and 4.5).

3. Disproportionate Housing Need and Displacement Risk

a. Overcrowding

As discussed earlier in the Housing Needs Analysis section (Table 2-30, Chapter 2) of this Housing Element, overcrowding is not a significant issue in the City of Los Alamitos. As of the 2015-2019 ACS, only 4.0% of all occupied units in the City are considered overcrowded, and renter units have a higher percentage (5.7%, 134 units) of overcrowding than owner units (1.9%, 33 units).

b. Homelessness

In 2019, there was one unsheltered homeless person in Los Alamitos according to the PIT Count for Orange County. Two emergency/transitional shelters serve specialized populations including homeless pregnant women and youth in the City. The City diverts the CDBG-CV funding toward annual shared costs for homeless shelters (North Orange County Service Planning Area). The City allows homeless shelters in the P-L-I (Planned Light Industrial) zone (with a CUP for more than 20 beds) and treats transitional and

supportive housing as a residential use subject only to those requirements of other residential uses in the same zone.

c. Overpayment

The median rent for a two-bedroom unit in Los Alamitos can be out of reach for very low-income renters, and a three-bedroom unit may be unaffordable to a low-income renter. As shown in Figure D-6, overpayment by renters in 2019 was not unique to the City of Los Alamitos and is a chronic issue to be addressed both locally and regionally. As is shown in Table 2-29 (Overpayment by Income Level, 2013-2017), as of the 2013-2017 CHAS, between both renters and owners, 70.4% of lower income households in Los Alamitos pay at least 30% of their income toward housing costs. Regionally, overpayment among renters is especially prevalent (>80%) in an unincorporated area north of the City of Garden Grove, City of Anaheim and City of Santa Fe Springs in Los Angeles County.

The rate of homeowners overpaying for housing is lower at 38.7% of all owner households in Los Alamitos, although the overpaying rate is higher for lower-income owners (47.9 percent). Overpayment increases the risk of displacement for residents who are no longer able to afford their housing costs. Regionally, overpayment among homeowners is generally lower than renters and below 60% for most of western Orange County. As shown in Figure D-7, while the majority of Los Alamitos has a homeowner overpayment rate below 40%, Census Tract 1100.14 in the central City has a higher overpayment rate (61.9%) compared to the neighboring cities of Cypress, Hawaiian Gardens, and Seal Beach. The City has included policy actions under Housing Strategy Area 4 to incentivize development of affordable housing and has included an action in Policy Action 3.3: Active Outreach to connect minority populations to lending programs for homeownership.

Figure D-6. Overpayment by Renters

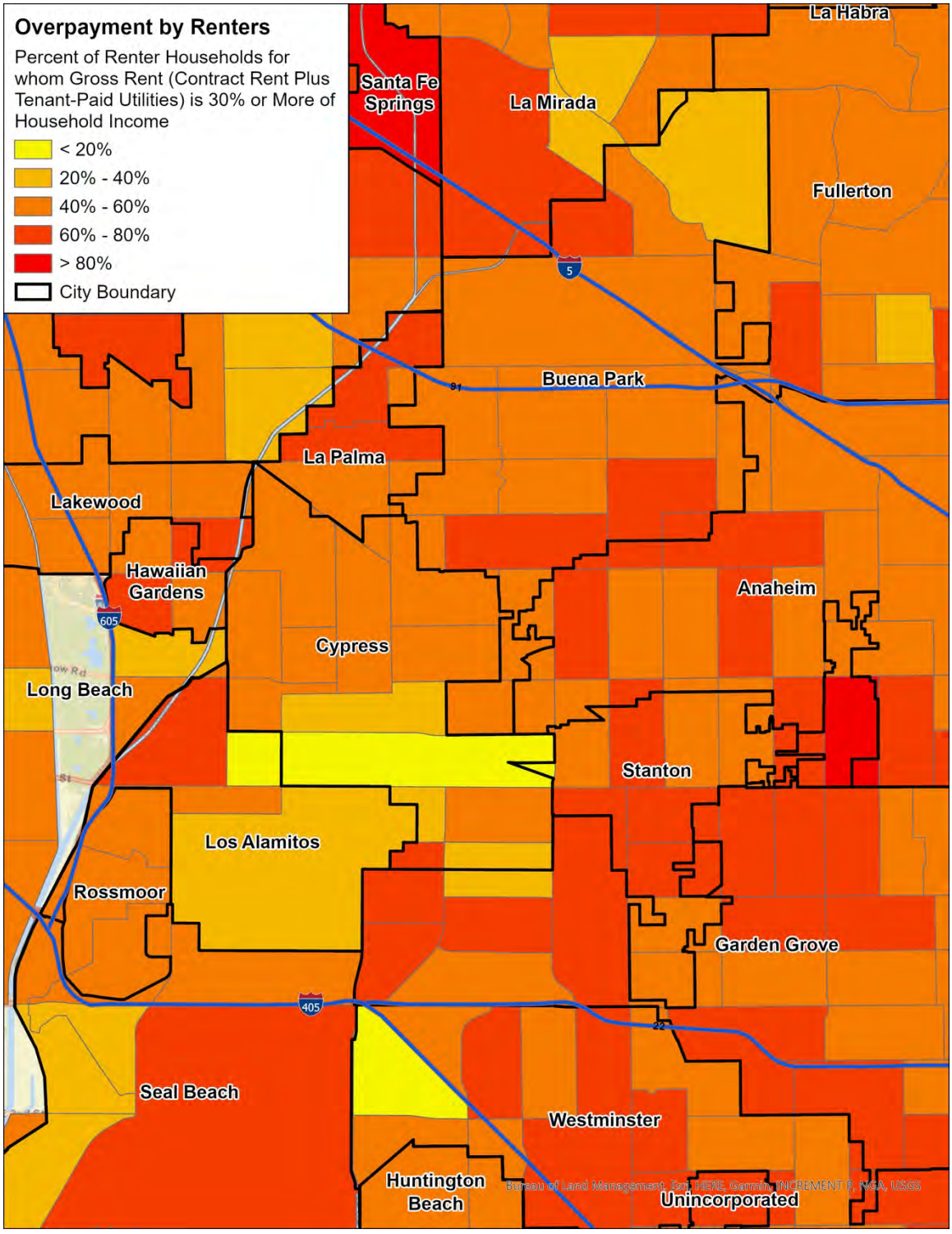
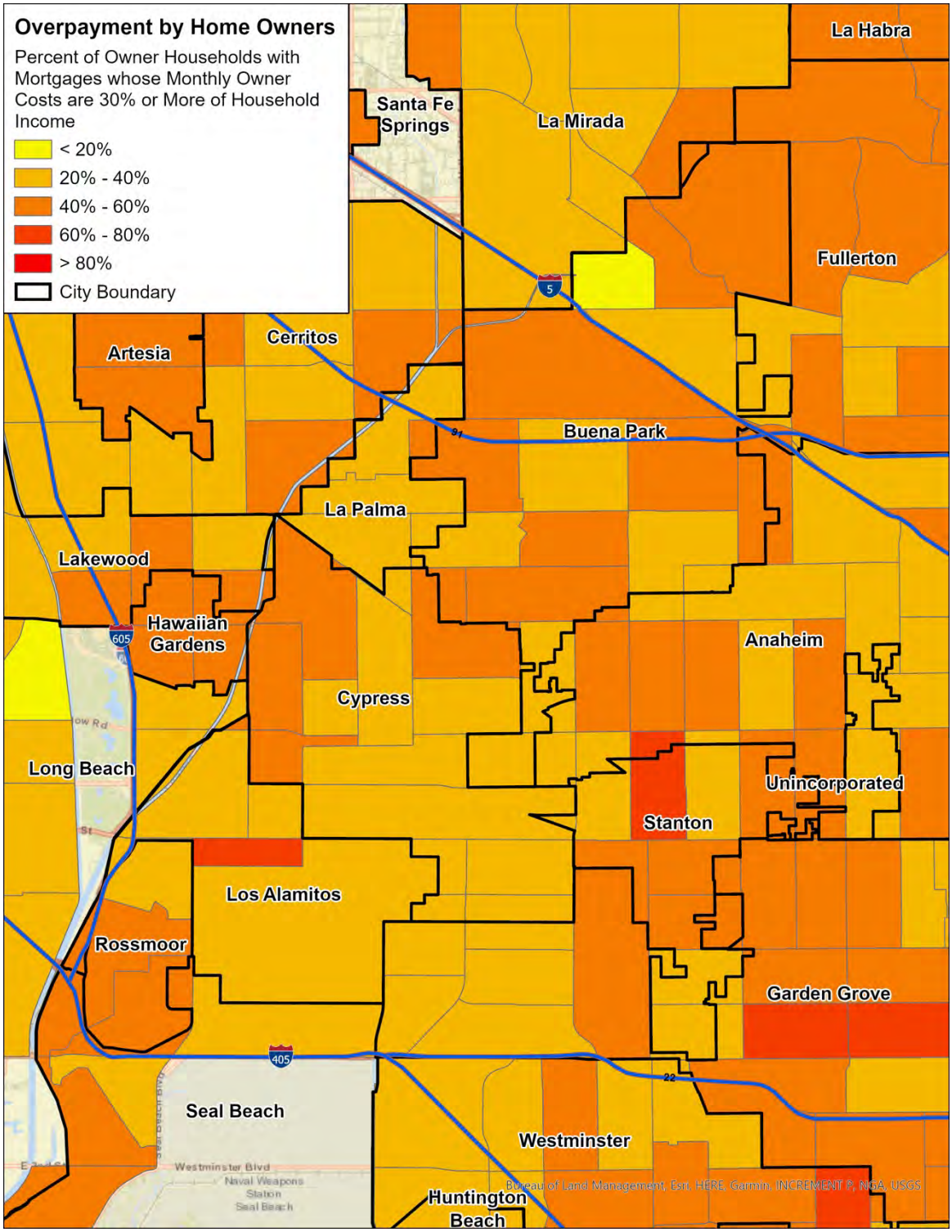


Figure D-7. Overpayment by Home Owners



APPENDIX AE
GLOSSARY OF TERMS

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §s 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Assessment of Fair Housing. AB 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less tan prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in unites per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Transitional Housing.")

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Existing Housing Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income house holds.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every eight years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income. Also Called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ration used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD).

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by SCAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached form, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The

program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for

services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at lest 20% to be used to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is "owned" only if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Acronyms Used

ACS:	American Community Survey
AFFH:	Affirmatively Furthering Fair Housing
BMPs:	Best Management Practices
CALTRANS:	California Department of Transportation
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
DIF:	Development Impact Fee
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
HCD:	Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
MFI:	Median Family Income
NPDES:	National Pollutant Discharge Elimination System
RTP:	Regional Transportation Plan
SCAG:	Southern California Association of Governments
SPA:	Sectional Planning Area
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
WCP:	Water Conservation Plan

d. Age and Condition of Housing Stock

In addition to extensive overpayment, nearly 88% of the housing stock in Los Alamitos is older than 30 years, with over half (56%) over 50 years old. The age of housing often indicates the need for some type of repair or rehabilitation. The City has not conducted a housing conditions survey within the last five years. The Code Enforcement Division monitors the condition of housing stock through proactive and complaint-based code enforcement. On average, the City sees approximately six residential units that require action from Code Enforcement on housing conditions annually. In the last five years (2017 to 2021), the City's Code Enforcement Division has issued 21 citations to single family homes, 10 citations to multi-family units, and one citation to mobile home parks related to substandard building/property conditions such as plumbing, roof damage, electrical, building, windows, HVAC, or property maintenance issues. Most of these property owners made the required repairs without financial assistance. There are around 12 citations pending investigation, inspection, or repair as of January 2022. On average, it is expected that 6 units may need rehabilitation each year, with a cumulative total of 18 units in need at any time. However, based on the recent Code Enforcement records, the City's housing stock are generally in good conditions; although some need repair and maintenance, it is unlikely to have units that need to be replaced.

~~The City has not conducted a housing conditions survey within the last five years.~~

According to Code Enforcement Division's records in 2017 to 2021, nearly half (15) of the 32 citations regarding housing conditions occurred in the Apartment Row neighborhood (Tract 1100.14), with more multi-family units cited than single-family units. Near a quarter (seven) of the citations occurred in Tract 1101.08, which include single-family units and a mobile home park. The remaining several citations were scattered around these tracts in the northern City. This pattern coincides with the findings in this fair housing assessment that Tract 1100.14 is considered vulnerable to urban displacement, has slightly higher percentage (12.6%) of population below poverty compared to the rest of the City (Figure D-4) and higher percentage (51.96%) of population with low to moderate income. The tract also has moderately high overpayment by renters (Figure D-6) and the highest overpayment by owners (Figure D-7). These conditions may indicate higher financial burdens for renters and owners to make necessary home repairs and improvements in the Apartment Row neighborhood. In the upcoming planning cycle, the City will encourage residents to apply for government programs such as Section 504 Home Repair program the federal Title I Property Improvement Loan Program and other rehabilitation programs that may be available from nonprofit housing organizations such as Habitat for Humanity (Policy Action 1.1 and 1.2).

While much of the housing stock has been deemed to be in decent, suitable condition in the City, the repair costs can be prohibitive such that the owner or renter live in unhealthy, substandard housing conditions or the renter is displaced if the house is designated as uninhabitable and the owner does not complete repairs. To prevent these situations, the City will continue the active code enforcement program and refer property owners to government programs that help fund home improvement and rehabilitation. The City will also consider offering incentives for acquisition and rehabilitation of multifamily properties on a case-by-case basis (Policy Action 1.3). The City will continue to collaborate with the County and local nonprofit organizations to target efforts in the rehabilitation, adaptive reuse, acquisition and COVID related assistance programs throughout the City and ensure equal access to the programs across all socioeconomic groups through information dissemination through multiple locations. (See Policy Actions 3.1 through 3.3 and 5.1).

e. Mortgage Loan Indicators

Data related to home loan applications is made available annually by the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The data is organized by census tracts rather than local jurisdictions, and thus the following analysis is based on census tracts located entirely within the City of Los Alamitos (1101.08, 1100.14, 1100.15[1]). Among first mortgage loan applications originated in Los Alamitos in 2020, 51.5% were made to white applicants and 18.6% to Asian applicants. For 22.9% of loans issued, race data was not available. Among first mortgage loan applications originated in Los Alamitos in 2020, a small number were made to Black or African American (7, 1.3%), American Indian or Alaska Native (1, 0.2%), and Native Hawaiian or Other Pacific Islander (1, 0.2%) homebuyers. The percentages for white, Asian and Black or African American applicants are lower than the corresponding race distribution of Los Alamitos. Considering the 22.9% of loans with unavailable data on race and geographical area covered in the analysis, the pattern is consistent with the City-wide race distribution. HMDA data combines data on Hispanic or Latino identity within other race categories; approximately 5% (27) of 538 loan applications that were originated went to borrowers identifying as Hispanic or Latino. The majority (35, 55.6%) of the 63 loan applications that were denied were denied to white applicants (including 7 borrowers that also identified as Hispanic or Latino). Ten (15.9%) applications were denied to Asian borrowers, and one (1.6%) was denied to borrowers identified as American Indian or Alaska Native.

In 2019, the origination rate to white applicants was slightly higher than in 2020, with 59.1% of the 242 loans originated for home purchases going to white residents. Black or

[1] Part of Tract 1100.15 is in City of Cypress but contains non-residential developments only and thus will not affect home loan data.

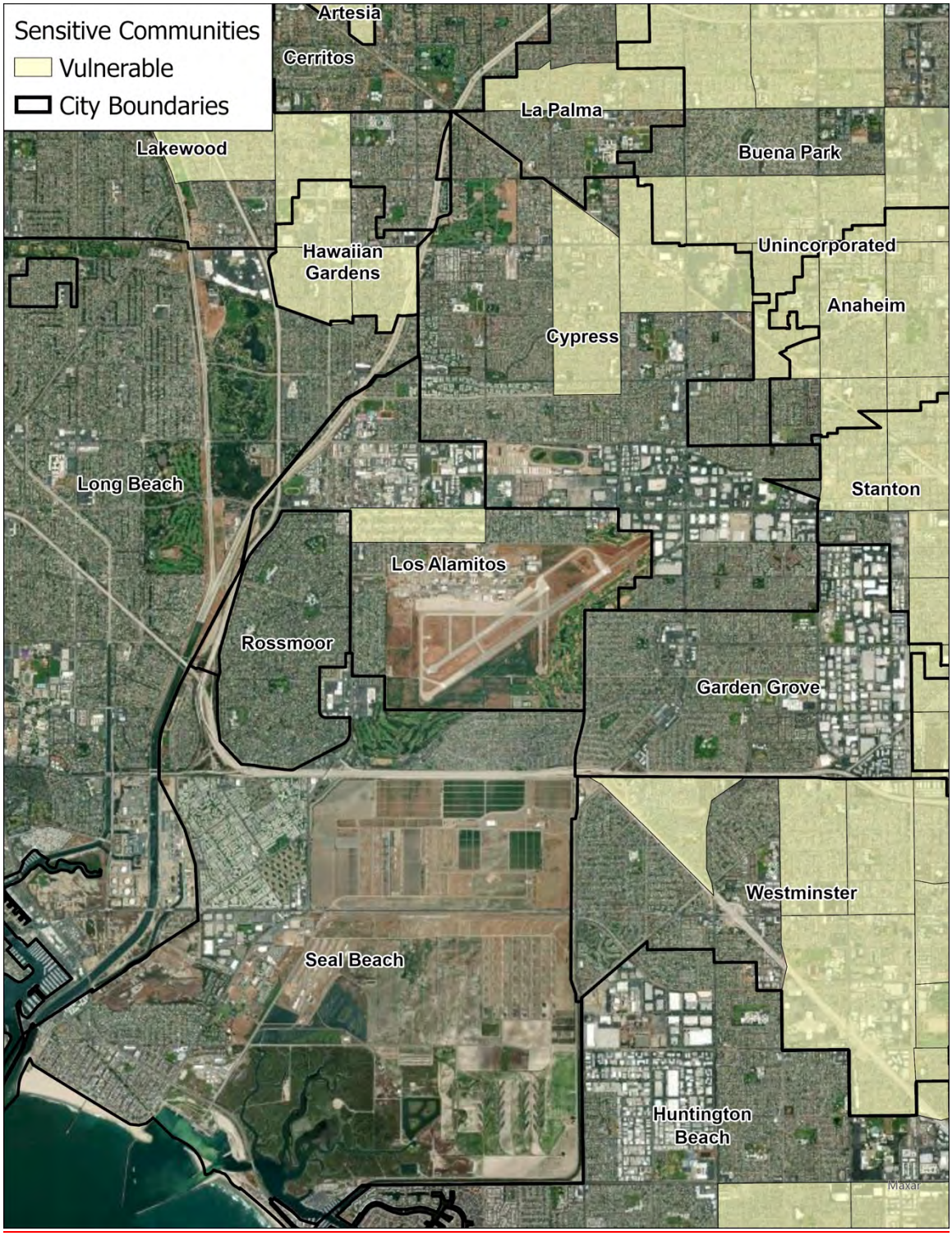
African American (0.8%, or 2 loans) and Asian (16.9%, or 41 loans) residents had slightly lower percentages of loans originated. The American Indian or Alaska Native group had the same number of loans as in 2020, though the percentage was marginally higher than 2020 (0.4%, or 1 loan). Race data was not available for 19.4% of first mortgage loans originated. Of the 35 first mortgage loans that were denied in 2019, 65.7% were denied to white applicants (23 loans, including 3 borrowers that also identified as Hispanic or Latino). Five (14.3%) applications were denied to Asian borrowers. Approximately 7.4% of loans originated and 1.7% of loans denied were for applicants who identify as Hispanic or Latino, though these loans are also counted within other race categories. Through Policy Actions 3.1 through 3.3 and 5.1, the City will support agencies and nonprofit groups to ensure equal access to lending programs for people in protected classes including race, color, national origin, religion, sex, age, or disability.

f. Displacement Risk

The Urban Displacement Project (UDP) is a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities, and contributed the Sensitive Communities map to HCD's AFFH Data Viewer. Communities are designated sensitive if "they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost." The following characteristics define vulnerability:

- Share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
    - Share of renters is above 40%,
    - Share of people of color is above 50%,
    - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
    - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
    - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure D-8. Sensitive Communities – Urban Displacement Project



The Sensitive Communities – Urban Displacement Project map (Figure D-8) identified only one census tract (Tract 1100.14) that is considered vulnerable to urban displacement in and adjacent to the City. Tract 1100.14 has a slightly higher percentage (12.6%) of population with annual income below poverty level compared to the rest of the City (below 10%) (Figure D-4) and over half the population with low to moderate income (51.96%). In the City, part of Tract 1100.14 scores lower on the Jobs Proximity Index, and the tract has moderately high overpayment by renters (Figure D-6) and the highest overpayment by owners (Figure D-7). Tract 1100.14 is fully built out, but has some potential for redevelopment, including for mixed-use residential and affordable housing units. Sites 3, 4a and 4b in the Sites Inventory are located in this tract, with a potential for 20 lower and moderate income units in a mixed-income development scenario with 115 units in total consistent with the Town Center Strategic Plan. These future developments facilitated by the Town Center Strategic Plan will help alleviate displacement risks for lower income residents in the vulnerable Tract 1100.14.

In 2016 to 2018, the University of California Los Angeles team on the Urban Displacement Project developed a neighborhood change database to illuminate where neighborhood transformations are occurring and to identify areas that are vulnerable to gentrification and displacement in Los Angeles, Orange, and San Diego Counties. Based on 2015 data from the American Community Survey on these counties, Orange County exhibited the greatest share of neighborhoods that were considered “disadvantaged” and potentially susceptible to gentrification (~43%). Using 2018 ACS data, an updated neighborhood change map was produced which also identify COVID-19-related risk. The 2018 map reveals that Orange County had the highest rates of exclusion, with 55% of tracts exhibiting either exclusion risk or ongoing exclusion. 29% of tracts in Orange County were classified as Stable/Advanced Exclusive, the highest level of exclusion.

The 2018 neighborhood change map showed that the City of Los Alamitos north of and including Tract 1100.14 is identified as at risk of becoming inclusive, whereas the southern City is identified as stable/advanced exclusive. Criteria for “at risk of becoming inclusive” include moderate, mixed moderate, mixed high, or high-income tract in 2018; housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018; and marginal change or increase in housing costs. Criteria for “stable/advanced exclusive” include high-income tract in 2000 and 2018; affordable to high or mixed high-income households in 2018; and marginal change, increase, or rapid increase in housing costs. As shown in Table B-2 and Figure B-1 in Appendix AB, Site 6 in the Sites Inventory is in the “stable/advanced exclusive” area, which is expected to have a total of 246 units affordable to every income level, and Sites 1 through 5b are in areas “at risk of becoming inclusive”, which are expected to be mixed-income developments with a total of 558 units affordable to every income level. The Sites Inventory in synergy

with the Town Center Strategic Plan and the Katella + Los Alamitos Commercial Corridors Plan will be able to increase job opportunities in areas at risk of becoming inclusive and facilitate affordable housing development, especially in mixed-income style, which will in turn promote a more inclusive community for residents with various income levels and housing needs.

4. Enforcement and Outreach Capacity

The City conducts periodical reviews of its policies and Municipal Code to comply with state law on fair housing, and provides support for fair housing complaints as they arise to enforce fair housing.

While the City of Los Alamitos regularly updates its policies and codes to reflect changes in state law, it has not completed a City-wide Fair Housing Assessment or comprehensive review of zoning laws and policies to ensure compliance with fair housing law. Examples of fair housing law that were recently updated include Density Bonus Law (Gov. Code, § 65915.), No-Net-Loss Law (Gov. Code, § 65863), and Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).) The City is set to meet housing element deadlines and will prioritize programs with action items on update of the zoning ordinance to facilitate housing and comply with state fair housing laws. The City has included actions under Housing Strategy Area 4 to create a new residential zone (R4) and apply it to two sites in the Vacant Land Inventory and modify the Town Center Mixed Use zone to allow higher densities (up to 60 units/acre). To address zoning code provisions that may be out of date, several ~~Other~~ policy actions ~~include~~ were amended to encourage~~ment of~~ accessory dwelling units and ensure zoning standards consistent with state law (4.7) and update ~~of~~ homeless shelter provisions to comply with AB 101 (Low-Barrier Navigation Centers, 4.6). Policy Action 4.8 calls for an assessment of needed changes in the Zoning Code and completion within a year of adoption of the Housing Element. During this review, the City will ensure that the Zoning Code and land use policies comply with state laws and policies, with a particular focus on fair housing related regulations to encourage patterns of integration, allow a variety of housing types to meet all needs, and provide accommodations for protected classes.

Apart from zoning and development standards, fair housing issues may occur during rental, lending and purchase of housing, including discriminatory behaviors by landlords, lenders, and real estate agents. Typical cases range from refusal to allow service animals or grant reasonable accommodation requests to selective showing of property listings based on familial status, sex, religion, or other protected class. The City complies with fair housing law on investigating such complaints by referring discrimination cases to the Fair Housing Council of Orange County (FHCOC). The FHCOC is a non-profit organization approved by HUD that works to eliminate housing discrimination and guarantee the

rights of all people to freely choose the housing for which they qualify in the area they desire. FHCOC's services include comprehensive community education, individual counseling, mediation, and low-cost advocacy. In Los Alamitos during the 2014-2021 planning period, a total of three complaints were filed, two based on disability and the other one based on familial status. The race/ethnicity distribution data shows that two of the records were filed by persons identified as "White" and the other was filed by persons identified as "Asian". Additional details including case status/outcome were not provided on these records, and given the limited number they are inconclusive to identify any patterns.

HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO) provided case records for Los Alamitos in July 2021. Four fair housing cases were filed with their office during the previous planning period, two based on disability, one based on familiar status, and the other based on sex and retaliation. Two of these cases were closed due to no cause determination, ~~one was closed with conciliation/successful settlement~~ and ~~the other~~another was closed because complainant withdrew without resolution. The other case was closed with conciliation/successful settlement, and issues were discrimination in terms/conditions/privileges relating to rental and failure to make reasonable accommodation. ~~–~~All four cases were handled through the Fair Housing Assistance Program (FHAP), in which HUD funds state and local agencies that administer fair housing laws that HUD has determined to be substantially equivalent to the Fair Housing Act. California Department of Fair Employment and Housing (DFEH) is the only certified agency for FHAP in California. Because state law has additional protected classes than federal law, DFEH may have additional case records. A request was made in July to DFEH, and records on closed cases were provided on September 10, 2021. Of the eight closed cases in Los Alamitos during 2014-2021, half were filed on a basis of familial status (children). Three of these familial cases were settled by enforcement, and one was closed due to no cause determination. The other four cases were filed on a variety of bases, including source of income, engagement in protected activity, marital status, national origin, race and sex-gender. Three of the four cases were closed after investigation and dismissed for insufficient evidence and/or no jurisdiction; the one case filed on source of income was settled by Dispute Resolution Division (DFEH staff) through voluntary mediation.

According to the AFFH Data Viewer, there was only one FHEO inquiry in Los Alamitos during 2013-2021, which had no valid basis. This low number is similar to the neighboring cities in Orange County, and also consistent with the overall low number of cases per one thousand population. Orange County had fewer total FHEO cases in 2020 compared to 2010, and a lower percentage with race bias, but a slightly higher percentage with disability bias. The number of case records and their outcome indicate

sufficient enforcement capacity by multiple agencies and a low potential for any patterns or concentrations of fair housing issues in the City of Los Alamitos. However, the regional trend suggests a higher potential for discrimination against disabled persons. According to the Orange County Analysis of Impediments to Fair Housing Choice (County AI, April 2020), during 2015-2019, FHCOC received 52 inquiries regarding reasonable accommodations and modifications that resulted in casework beyond basic counseling. The County AI identified contributing factors to fair housing issues including lack of assistance for housing accessibility modifications. To meet the fair housing goal of increasing community integration for persons with disabilities, jurisdictions should provide tenant application assistance and support to persons with disabilities. According to the County AI and records from local and regional service providers, there are no past or current findings, lawsuits, enforcement actions, settlements or judgments related to fair housing and civil rights in Los Alamitos. The City continues to work with agencies and local organizations to affirmatively further fair housing through outreach, referrals and support services (Policy Actions 3.2 and 3.3), with a focus on disabled residents.

C. Site Inventory

Los Alamitos is a small city (4.3 square miles) in the northern Orange County. The Joint Forces Training Base takes up near half (48%) of the City area in the south. The City is essentially built out as a tightly knitted community with houses, apartments, businesses, public/institutional uses and open space. There is virtually no vacant land except for redevelopment.

As shown in the inventory map (Figure B-1, Appendix B), the sites identified for the inventory are distributed across the City to the extent possible and within different zoning districts, encouraging a mix of housing types across the City. The sites' zoning designations include Town Center Mixed Use, Planned Light Industrial, and Community Facilities, and sites in the latter two zones are proposed to be rezoned to a new residential zone (R-4, allowing 30-36 units/acre). Most of the sites identified for this Housing Element will result in small scaled planned development for both market price and affordable housing for lower and moderate income levels. The larger sites (Sites 5 & 6) will contain a variety of products for all income categories including above moderate income, which combats patterns of segregation and concentrations of poverty by encouraging mixed income neighborhoods with a variety of housing types to meet the needs of all residents.

1. Integration and Segregation: Race and Income

As noted, there is no area of identified segregation in or near Los Alamitos, and sites in the inventory are in areas with various diversity ratings (Figure D-2). Sites 3, 4a and 4b are in Census Tract 1100.14, which has slightly lower income (<$87,100), over half of the population with low to moderate income (LMI), and a slightly higher percentage of population below poverty (12.6%). Tract 1100.14 also has the highest homeowner overpayment rate (61.9%) in the City. Sites 3, 4a and 4b are expected to result in mixed-income development, with a total of 20 units affordable to lower and moderate income households out of a maximum of 115 units. Such development scenarios will expand affordable housing supply for households in need and alleviate overpayment in the high resource area.

Other sites in the inventory are in the higher and highest income areas (>$87,100 or >$125,000). Almost all these sites will be developed in a mixed income pattern with both affordable and market price housing. The expected total yield of affordable units for lower and moderate income households is 464, which accounts for near half of the total maximum units (1,050) on these sites. Using the mixed-income approach to meet the RHNA and provide affordable housing, the Land Inventory is not expected to exacerbate any existing patterns of segregation based on race and income, but will rather promote a more economically diverse and integrated community.

2. Access to Opportunity

The City reviewed the opportunity area map prepared by HCD and TCAC (Figure D-1) when selecting sites for affordable housing. The opportunity area map delineates areas across the state where research has shown there is support for positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. As discussed above, the City also incorporated local knowledge to reconsider the designations and descriptions of areas in the City. Using the statewide opportunity area map with local knowledge input, indicators of segregation, displacement risk, and access to opportunity as overlays to the City's redevelopment/ vacant land inventory, the City was able to identify sufficient sites for Los Alamitos' sixth cycle inventory in areas identified by TCAC/HUD as either "High Resource" or "Moderate Resource" areas, with the same proximity to jobs as other areas in the City (see Appendix B Land Resources and Table B-2). While some sites currently have medium scores (40-60) on the Job Proximity Index, as noted above, they will benefit from future development in those areas under the Town Center Strategic Plan and Katella + Los Alamitos Commercial Corridors Plan. Of the sites identified as appropriate for the lower-income category, only one is in a "Moderate Resource" area. There are no identified segregation areas in the City.

All but two sites are located in the Town Center, which shows concentration of low to moderate income populations in certain areas and a relatively high percentage of overpayment for housing by renters. However, the Town Center is well served by the OC Transit Bus Routes (42, 50 and 701 along Katella Avenue and Los Alamitos Boulevard) and residents will enjoy close proximity and easy access to schools, public services, healthcare facilities and shopping and other amenities. The Town Center sites are located in the Town Center Strategic Plan planning area, and the Strategic Plan provides design guidelines on multi-modal transportation to enhance local connectivity for all segments of the population. These sites are also near multiple parks, such as Laurel Park, Little Cottonwood Park and Rossmoor Park. Therefore, the location of housing sites in the Town Center affirmatively furthers fair housing through close proximity to job opportunities, transit access and other neighborhood serving amenities, which can reduce the overall cost of living for lower-income households. The Los Alamitos Elementary School, McAuliffe Middle School, Oak Middle School, and Los Alamitos High School are also located nearby within a half-mile radius, which provide excellent educational opportunities in the area.

The site currently occupied by Arrowhead Products is located approximately one mile east of the Town Center on Katella Avenue (Sites 5a and 5b, Figure B-1). This site is also within a half-mile radius to multiple schools and parks, and served by OC Bus Route 50 along Katella Avenue. On the southern side of the City, the site on Lampson Avenue is designated for future housing development in the sites inventory (Site ~~7~~6, Figure B-1). While Site ~~7~~ 6 is located farther from schools than the other sites in the inventory, it is close to several parks and approximately one mile east of neighborhood serving retail and restaurants in Rossmoor.

~~As seen in the inventory map (Figure B-1, Appendix B), the sites identified for the inventory are distributed across the City to the extent possible and within different zoning districts, encouraging a mix of housing types across the City. Most of the sites identified for this Housing Element will result in small scaled planned development for lower and moderate income levels. The larger sites (Sites 5 & 6) will contain a variety of products for all income categories including above moderate income, which combats patterns of segregation and concentrations of poverty by encouraging mixed income neighborhoods with a variety of housing types to meet the needs of all residents.~~

The City also assessed environmental constraints for the sites identified for housing. None of the sites fall within or near fire hazard zones. All housing sites in the City are located outside the 100-year special flood hazard areas. None of the sites are within or near any identified geological hazard zones that cannot be mitigated with standard construction techniques. With the implementation of standard requirements such as

site-specific geotechnical studies, the sites identified in the land inventory will not subject future residents to any environmental hazards. There are no ~~other known environmental hazards or~~ utility service gaps on the sites identified for future housing. Evidence provided by the HUD tables and maps reveal there are no disparities in access to environmentally healthy neighborhoods, as the City generally has less positive environmental outcomes. Compared to the neighboring cities, like Seal Beach with the Naval Weapons Station, Los Alamitos scores lower in the environmental domain likely due to the presence of the air base. Overall, the Land Inventory is expected to improve access to opportunities for households in need by increasing affordable housing stock in mostly high and also moderate resource areas which score mid- to high range on the Jobs Proximity Index.

3. Disproportionate Housing Needs

The fair housing assessment has identified a need for units with at least two bedrooms that are affordable to lower income households, especially in Tract 1100.14 and the area further north. Areas northwest and southeast of Katella Avenue and Los Alamitos Boulevard (part of Tract 1101.08 and Tract 1100.14) generally have lower median income, higher percentage of low to moderate income (LMI) population and renters that experience overpayment. Tract 1100.14 is also identified as a sensitive community to displacement. The City has utilized the Katella + Los Alamitos Commercial Corridors Plan and is in the process of developing the Town Center Strategic Plan to revitalize the Town Center area and the corridors along Katella Avenue and Los Alamitos Boulevard. Redevelopment and infrastructure improvements facilitated by these plans will introduce various job and housing opportunities in the central and northern City. The City encourages affordable housing development through incentives such as density bonus provisions and zoning changes to allow higher density in the Town Center and other sites designated for housing (Policy Action 4.1, 4.4 & 4.5). The Land Inventory and accompanying programs are expected to increase affordable housing supply and meet the diverse needs of all segments of the community.

D. Contributing Factors

Based on discussions with affordable housing developers, community organizations, and the assessment of fair housing issues, the City identified several factors that contribute to fair housing issues in Los Alamitos, including:

- Low vacancy rates in rental and owner housing units and lack of affordable housing options for non-senior residents;

- Displacement due to various conditions, for example, COVID-19 resulted in an economic depression and income reduction/loss for many households. Other causes of displacement include increases in rental costs and lack of varied housing stock; ~~and~~
- Age of housing and the cost of repairs where needed; and~~.~~
- Potential housing discrimination during the rental/leasing process, particularly against families with children and persons with disabilities.

This assessment identified the primary barrier to fair housing and equal access to opportunity is the supply of a variety of housing types at affordable prices. These contributing factors generally stem from limited housing supply and options due to cost. In response, the City has prioritized facilitating development of affordable housing and preventing discriminatory practices through outreach to further fair housing. To address potential housing discrimination, the Housing Strategy Area 3 and associated policy actions are dedicated to affirmatively furthering fair housing and taking meaningful actions that address various housing needs and access to opportunity for all groups protected by state and federal law. Additionally, the City has incorporated policy actions to address factors that contribute to fair housing issues, as stated in this assessment. (See Policy Actions 1.1, 1.2, 2.2, 4.1 through 4.7, 5.1 through 5.3)

APPENDIX AE
GLOSSARY OF TERMS

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §s 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Assessment of Fair Housing. AB 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less tan prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in unites per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Transitional Housing.")

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Existing Housing Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income house holds.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every eight years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income. Also Called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ration used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD).

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by SCAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached form, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The

program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for

services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at lest 20% to be used to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is "owned" only if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Acronyms Used

ACS:	American Community Survey
AFFH:	Affirmatively Furthering Fair Housing
BMPs:	Best Management Practices
CALTRANS:	California Department of Transportation
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
DIF:	Development Impact Fee
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
HCD:	Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
MFI:	Median Family Income
NPDES:	National Pollutant Discharge Elimination System
RTP:	Regional Transportation Plan
SCAG:	Southern California Association of Governments
SPA:	Sectional Planning Area
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
WCP:	Water Conservation Plan

COMMUNITY WORKSHOP NOTICE



Join us on Wednesday, August 25, 2021, at 6:00 p.m. in the City of Los Alamitos Council Chamber at 3191 Katella Avenue.

The City is updating its Housing Element of the General Plan for the 2021-2029 planning period. The Housing Element Update addresses new State Housing Element law, the Regional Housing Needs Assessment (RHNA) allocation for the City, and a site inventory to meet the RHNA. The Update also lays out goals, policies, and actions for the preservation, improvement, and development of housing throughout the City.

All members of the public are encouraged to attend. The City will take public comments on the Update from those attending.

Specific questions regarding the workshop or Housing Element may be directed to Tom Oliver, Associate Planner, at (562) 431-3538 x303 or TOliver@cityoflosalamitos.org.

The City of Los Alamitos promotes fair housing and makes all programs available to low-income families and individuals, regardless of race, religion, color, national origin, ancestry physical disability, mental disability, medical condition, marital status, political affiliation, sex, age, sexual orientation or other arbitrary factor.

Subject: City of Los Alamitos Housing Element - Community Workshop Notice - Join us!

Date: Friday, August 13, 2021 at 8:26:45 AM Pacific Daylight Time

From: Terra Nova Planning & Research <admin@terranovaplanning.com>

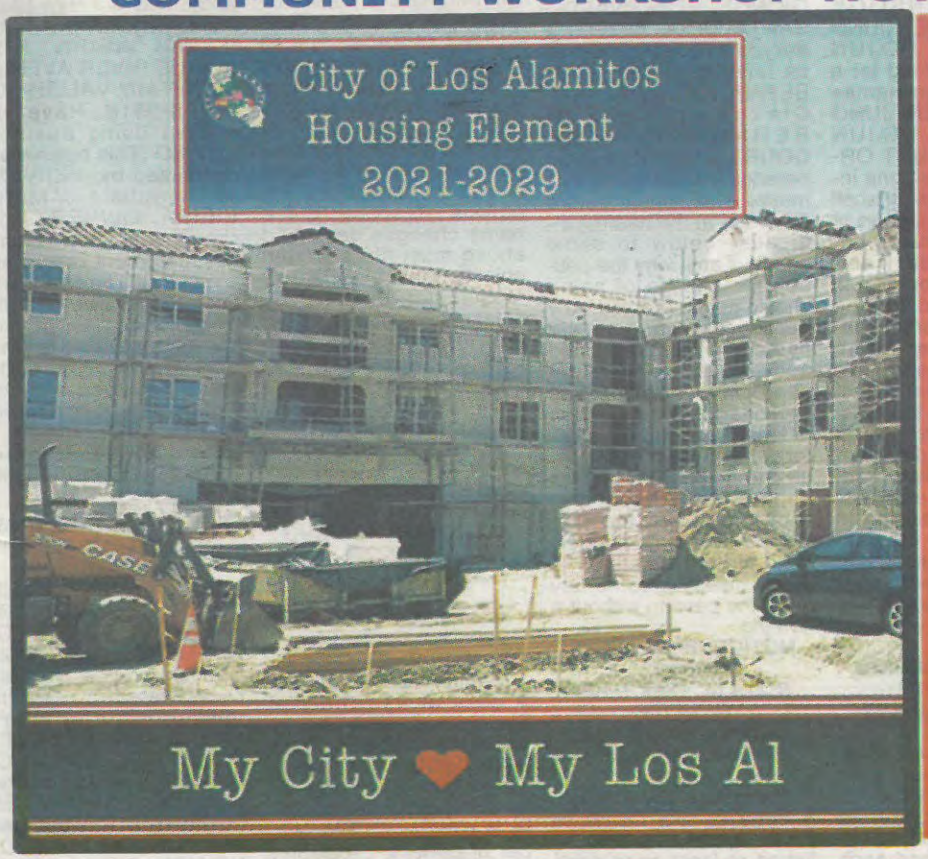
CC: TOliver@cityoflosalamitos.org <TOliver@cityoflosalamitos.org>, Nicole Criste <ncriste@terranovaplanning.com>, Bitian Chen <bchen@terranovaplanning.com>

BCC: clyde.stauff@colliers.com <clyde.stauff@colliers.com>, info@habitatoc.org <info@habitatoc.org>, SFelix@huttoncompanies.com <SFelix@huttoncompanies.com>, dmyers@icre.com <dmyers@icre.com>, cathy.williams@irr.com <cathy.williams@irr.com>, jkap516@icloud.com <jkap516@icloud.com>, cesarc@kennedycommission.org <cesarc@kennedycommission.org>, Mark.Reader@kimley-horn.com <Mark.Reader@kimley-horn.com>, kowatkin@uci.edu <kowatkin@uci.edu>, jordan.salisbury@lennar.com <jordan.salisbury@lennar.com>, matthew.wenzel@marcusmillichap.com <matthew.wenzel@marcusmillichap.com>, jreekstin@theolsonco.com <jreekstin@theolsonco.com>, john.dugan@gsa.gov <john.dugan@gsa.gov>, bactran92887@yahoo.com <bactran92887@yahoo.com>, jmills@wested.org <jmills@wested.org>, dave@seesdev.com <dave@seesdev.com>, eddie@eddiekesky.com <eddie@eddiekesky.com>, jingallagher@cox.net <jingallagher@cox.net>, nicktechwise@gmail.com <nicktechwise@gmail.com>, mrisdon@acof.org <mrisdon@acof.org>, affordablehomestead@gmail.com <affordablehomestead@gmail.com>, Riaz@marrscorp.com <Riaz@marrscorp.com>, apreedge@cityventures.com <apreedge@cityventures.com>, mdiacos@cypressequity.com <mdiacos@cypressequity.com>, smoreno@families-forward.org <smoreno@families-forward.org>, Flo.engineering.2020@gmail.com <Flo.engineering.2020@gmail.com>, Andrew@greendev.co <Andrew@greendev.co>, jon@hipsandiego.org <jon@hipsandiego.org>, paul@integrityhousing.org <paul@integrityhousing.org>, mark@irvineclt.org <mark@irvineclt.org>, rubina@olivecs.org <rubina@olivecs.org>, esantana@ush.us <esantana@ush.us>, ggardner@usapropfund.com <ggardner@usapropfund.com>, billdobrenen@aol.com <billdobrenen@aol.com>, info@scanph.org <info@scanph.org>, info@innovativehousing.com <info@innovativehousing.com>, businessdevelopment@jamboreehousing.com <businessdevelopment@jamboreehousing.com>

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COMMUNITY WORKSHOP NOTICE



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The Housing Element Update addresses new State Housing Element law, the Regional Housing Needs Assessment (RHNA) allocation for the City, and a site inventory to meet the RHNA. The Update also lays out goals, policies, and actions for the preservation, improvement, and development of housing throughout the City. All members of the public are encouraged to attend. The City will take public comments on the Update from those attending. Specific questions regarding the workshop or Housing Element may be directed to Tom Oliver, Associate Planner, at (562) 431-3538 x303 or TOliver@cityoflosalamitos.org.

AB 1486 - List of Developers that have notified the Department of Housing and Community Development of Interest in Surplus Land, Table Range A2:J486 Revised: 12/1/2020

County	Organization	CalHFA Ce	Address	City	State	Zip	Contact	Phone	Email Address
CITY LIST	Colliers International		3 Park Plaza, Suite 1200	Irvine	CA	92614	Clyde F. Stauff, SIOR, Senior Executive Vice President		clyde.stauff@colliers.com
CITY LIST	Habitat for Humanity Orange County		2200 Ritchey Street	Santa Ana	CA	92705			info@habitatoc.org
CITY LIST	Hutton Development Company		2100 South State College Boulevard	Anaheim	CA	92806	Scott Felix, Executive Vice President		SFelix@huttoncompanies.com
CITY LIST	ICRE		4340 Von Karman #380	Newport Beach	CA	92660	Debi Myers		dmyers@icre.com
CITY LIST	Integra Realty Resources - Orange County		2151 Michelson Dr., Suite 205	Irvine	CA	92612	Cathy Williams, Analyst		cathy.williams@irr.com
CITY LIST	JBL Holdings, LLC				CA		Jonathan Scott Kaplan		jkap516@icloud.com
CITY LIST	Kennedy Commission		17701 Cowan Ave., Suite 200	Irvine	CA	92614	Cesar Covarrubias		cesarc@kennedycommission.org
CITY LIST	Kimley-Horn		1100 W Town and Country Rd, Suite 700	Orange	CA	92868	Mark Reader, PE		Mark.Reader@kimley-horn.com
CITY LIST	Kynsley				CA				kowatkin@uci.edu
CITY LIST	Lennar, California Coastal Division				CA		Jordan Salisbury, Land Analyst		jordan.salisbury@lennar.com
CITY LIST	Marcus & Millichap		19800 MacArthur Blvd., Suite 150	Irvine	CA	92612	Matthew D. Wenzel, First Vice President Investments Director, National Land & Redevelopment Division		matthew.wenzel@marcusmillichap.com
CITY LIST	The Olson Company		3010 Old Ranch Parkway, Suite 100	Seal Beach	CA	90740-2751	John Reekstin, Senior Vice-President, Community Development		jreekstin@theolsonco.com
CITY LIST	U.S. General Services Administration Office of Real Property Utilization & Disposal Public Buildings Service				CA		John L. A. Dugan		john.dugan@gsa.gov
CITY LIST	West Coast Hotel and Management, LLC				CA		Bac Tran		bactran92887@yahoo.com
CITY LIST	WestEd				CA		Jonathan Mills Director, Property & Facilities Management		jmills@wested.org
CITY LIST					CA		David See		dave@seesdev.com
CITY LIST			10841 Bloomfield Street	Los Alamitos	CA	90720	Eddie and Donna Kesky		eddie@eddiekesky.com
CITY LIST					CA		Jim Gallagher		jmgallagher@cox.net
CITY LIST			3742 Katella Avenue, Suite 400	Los Alamitos	CA	90720	Nick Zamvakellis		nicktechwise@gmail.com
ORANGE COUNTY	A Community of Friends		3701 Wilshire Blvd, Ste 700	Los Angeles	CA	90010	Mee Heh Risdon	(213) 480-0809	mrisdon@acof.org
ORANGE COUNTY	Affordable Homestead LLC		915 W Foothill Blvd Ste 488C	Claremont	CA	91711	William Leong	(213) 375-8248	affordablehomestead@gmail.com
ORANGE COUNTY	Bibi Foundation		1514 N. Raymond Ave	Fullerton	CA	92831	Riaz Chaudhary	(714) 213-8650	Riaz@marrscorp.com
ORANGE COUNTY	City Ventures, LLC		3121 Michelson Drive, Suite 150	Irvine	CA	92612	Anastasia Preedge		apreedge@cityventures.com
ORANGE COUNTY	Cypress Equity Investments		12136 Wilshire Blvd., Suite 801	Los Angeles	CA	90025	Mike Diacos	(310) 405-0314	mdiacos@cypressequity.com
ORANGE COUNTY	Families Forward		8 Thomas	Irvine	CA	92618	Steven Moreno	(949) 552-2729	smoreno@families-forward.org
ORANGE COUNTY	Flo Engineering Inc.		657 Sherwood Cir	MONTEREY PARK	CA	91754	Kristin Flores	(310) 753-3542	Flo.engineering.2020@gmail.com
ORANGE COUNTY	Green Development Company	X	251 S Lake Ave #320	Pasadena	CA	91105	Andrew Slocum	(310) 467-9329	Andrew@greendev.co
ORANGE COUNTY	Housing Innovation Partners		5151 Murphy Canyon Rd. #120	San Diego	CA	92123	Jon Walters	(619) 417-5361	jon@hipsandiego.org
ORANGE COUNTY	Integrity Housing		4 Venture, Suite 295	Irvine	CA	92618	Paul Carroll	(949) 727-3656	paul@integrityhousing.org
ORANGE COUNTY	Irvine Community Land Trust		930 Roosevelt, Suite 106	Irvine	CA	92620	Mark Asturias	(949) 565-3547	mark@irvineclt.org
ORANGE COUNTY	Olivecs Foundation		328 E. Commonwealth Ave	Fullerton	CA	92832	Rubina Chaudhary	(562) 972-2786	rubina@olivecs.org
ORANGE COUNTY	The Kennedy Commission		17701 Cowan Ave. #200	Irvine	CA	92614	Cesar Covarrubias	(949) 250-0909	cesarc@kennedycommission.org
ORANGE COUNTY	Universal Standard Housing		350 S Grand Avenue, Suite 3050	Los Angeles	CA	90071	Eduardo Santana	(213) 320-3554	esantana@ush.us
ORANGE COUNTY	USA Properties Fund, Inc		3200 Douglas Blvd Ste 200	Roseville	CA	95661	Gabriel Gardner	(916) 239-8458	ggardner@usapropfund.com
ORANGE COUNTY	ZMCO Inc.		5660 Panorama Dr	Whittier	CA	90601	William Dobrenen	(562) 858-5856	billdobrenen@aol.com
LOS ANGELES	Southern California Association of Non-Profit Housing		340 E. 2nd St., Suite 406	Los Angeles	CA	90012		(213) 480-1249	info@scanph.org;
ORANGE COUNTY	Innovative Housing Development Corporation		501 N. Golden Circle Drive, Suite 100	Santa Ana	CA	92705		(949) 863-9740	info@innovativehousing.com
ORANGE COUNTY	Jamboree Housing Corporation		17701 Cowan Ave, Suite 200	Irvine	CA	92614	Liz Tracey	(916) 545-2444	businessdevelopment@jamboreehousing.com

OUTREACH ADDRESSES FOR WORKSHOP

Nick Zamvakellis
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Los Alamitos, CA 90720
nicktechwise@gmail.com

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eddie@eddiekesky.com

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cathy.williams@irr.com

Mark Reader, PE
Kimley-Horn | 1100 W Town and Country Rd, Suite 700
Orange, CA 92868
Mark.Reader@kimley-horn.com

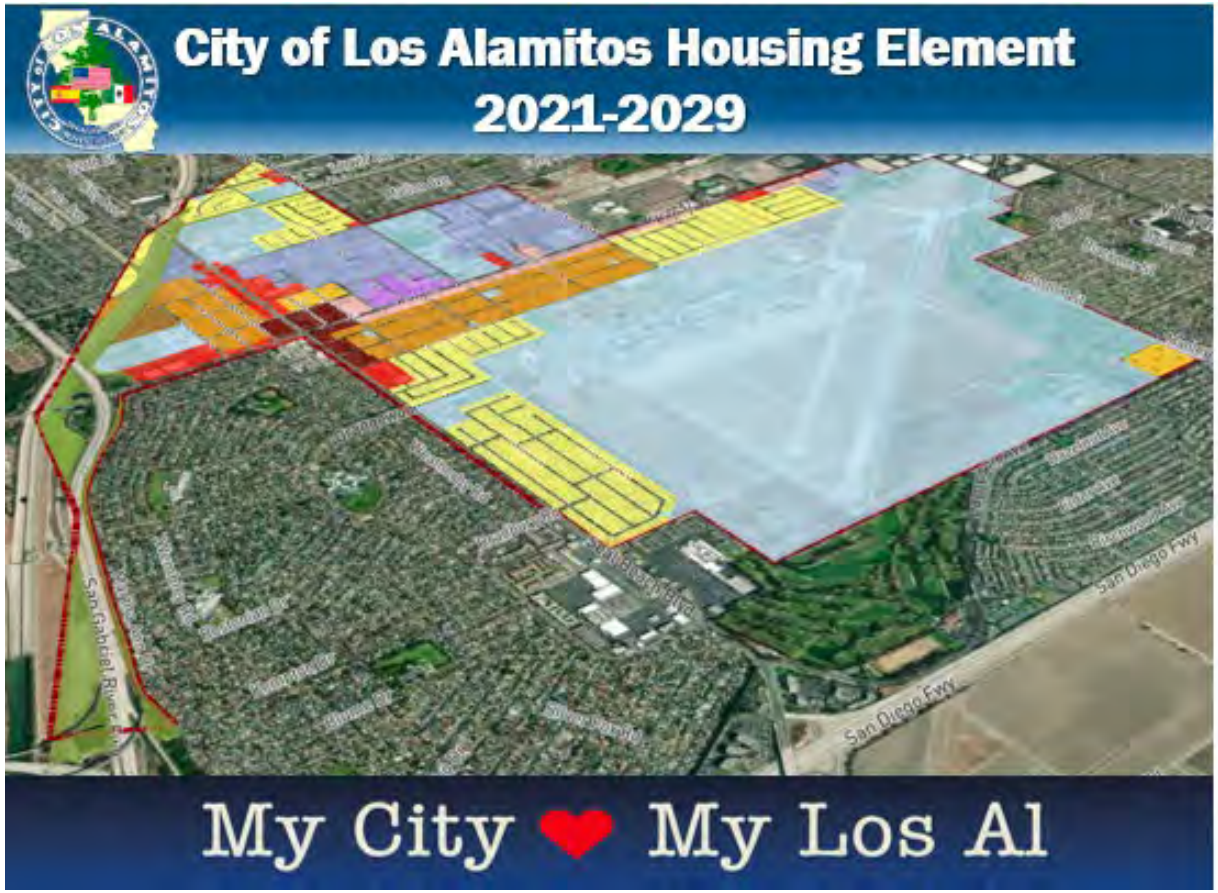
Bac Tran
West Coast Hotel and Management, LLC
bactran92887@yahoo.com

Jonathan Scott Kaplan
JBL Holdings, LLC
jkap516@icloud.com

Jonathan Mills
Director, Property & Facilities Management
WestEd
jmills@wested.org

Habitat for Humanity Orange County
2200 Ritchey Street
Santa Ana, CA 92705
info@habitatoc.org

Community Workshop August 25, 2021



Background and Requirements

- The Housing Element is one of the Elements required in our General Plan
- It is the only Element that must be updated on a regular schedule.
- The Housing Element must be reviewed and “certified” by the State.
- The purpose of the Housing Element is to assure that the City facilitates the development of housing for all economic and social segments within the community.

Demographics

- **Population**
  - 2021 population is 11,538, or 89 more than in 2010.
  - SCAG projects 2045 population will by 12,300, or 762 more residents.
- **Age**
  - 40.8% of residents are 25-54
  - 30.3% are 55 or older (fastest growing segment)
- **Employment**
  - 5,532 residents work (48%)
  - 6.3% unemployment (April 2021)
  - Labor force has shrunk from 6,500± in 2010 to 5,300± in 2021
- **Income**
  - County Median: $98,086
  - City Median: $88,729

Demographics

- **Housing Units**
  - 4,437 units
    - 4,291 occupied (3.3% vacancy – consistently low)
- **Households**
  - 4,092 households in 2019 (0.8% higher than 2010)
  - 2.63 people per household
- **Owners/Renters**
  - 1,739 owner-occupied (42.5% vs. County at 57%)
  - 2,353 renter-occupied (57.5% vs. County at 43%)
- **Housing Value (2019)**
  - Los Alamitos: $761,200
  - Orange County: $679,300
- **Median Rents (2019)**
  - $1,289 (1 bedroom) to $2,938 (4 bedroom)

Housing Needs

- **Overpayment**
  - 48% of renters spend more than 30% of their income on housing
  - 26% of owners spend more than 30% of their income on housing
- **Overcrowding**
  - 134 renter-occupied units are overcrowded (6% of rental units)
  - 33 owner-occupied units are overcrowded (19.3% of owner units)
- **Seniors**
  - 1,165 senior households: 67% of seniors own, 33% rent
  - Median income: $60,250
    - 21% make less than $25,000
    - 39% make $25,000-$74,999
- **Special Needs**
  - 18% of female-headed households live below poverty level.
  - 1,039 disabled residents, 486 of whom are seniors.
  - 575 extremely low income households

Regional Housing Needs Allocation

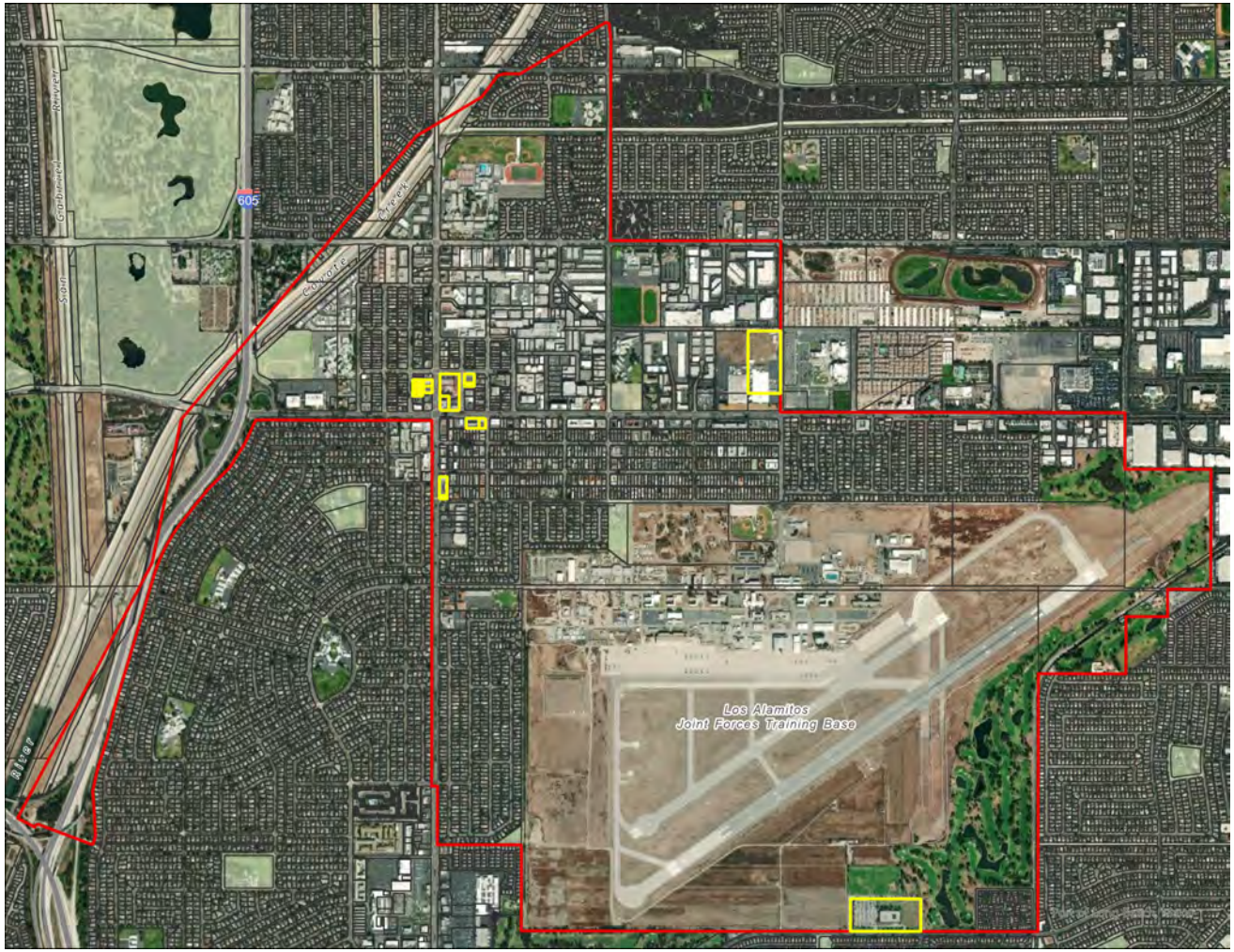
- Statewide need established by the California Department of Housing & Community Development
- Regional need distributed by the Southern California Association of Governments
- Based on population growth, employment, proximity to transit.

	Los Alamitos Regional Housing Needs Allocation 2021–2029					
	Extremely Low Income	Very-low Income[1]	Low Income	Moderate Income	Above-Moderate Income	Total Allocation
Housing Units	97	97	119	145	311	769
	Notes: [1] Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very-low income, or 97 units.					
	Source: Based on SCAG's 6th cycle Final RHNA Allocation, adopted March 2021.					

Housing Inventory

City of Los Alamitos Housing Element Update Inventory of Available Sites									
Address	Site ID	Acres	Very Low	Low	Moderate	Above Moderate	Total Units	Zoning	Density (du/ac)
4655 Lampson Ave	Lampson	12.4	78	48	60	186	372	C-F to R4	30
11021 Reagan Street	Town Center	0.35	1	2	1		4	TCMU	60
3636 Katella Avenue	Town Center	0.7	2	2	3		7	TCMU	60
11182 Los Alamitos Blvd	Town Center	0.74	2	3	2		7	TCMU	60
11182 Los Alamitos Blvd	Town Center	0.13	1		1		2	TCMU	60
4411 Katella Avenue	Arrowhead	11	78	48	57	147	330	P-L-I to R4	30
10956 Los Alamitos Blvd	Town Center	0.68	2	2	2		6	TCMU	60
10900 Los Alamitos Blvd	Town Center	3.1	10	9	9		28	TCMU	60
10900 Pine Street	Town Center	0.48	11	8	9		28	TCMU	60
10902 Pine Street	Town Center	0.17	4	3	3		10	TCMU	60
10909 Los Alamitos Blvd	Town Center	0.17	1		1		2	TCMU	60
10909 Los Alamitos Blvd	Town Center	0.17	1	1			2	TCMU	60
10909 Los Alamitos Blvd	Town Center	0.17	1		1		2	TCMU	60
10909 Los Alamitos Blvd	Town Center	0.17	1	1			2	TCMU	60
10909 Los Alamitos Blvd	Town Center	0.17	1		1		2	TCMU	60
10909 Los Alamitos Blvd	Town Center	0.29	1	1	1		3	TCMU	60
10909 Los Alamitos Blvd	Town Center	0.29	1	1	1		3	TCMU	60
Total		31.18	196	129	152	333	810		

Housing Inventory Sites



Policy Direction

- No substantial change in City's Policy framework.
- Updates to Zoning Ordinance to comply with State law changes.
- Create an R-4 Zone that allows 30-36 units per acre (applies to sites 4 and 7)
- Town Center: Allow 60 units per acre, and assign limited number of affordable units to many parcels (inclusionary requirement)
- Promote Accessory Dwelling Units and Junior Accessory Dwelling Units

Next Steps

- Provide the Draft Element for 2-week public comment period
- Submittal to HCD for 60 day review
- Prepare and circulate CEQA documentation
- Amendments and resubmittal to HCD
- Planning Commission hearing
- City Council hearing

From: City of Los Alamitos <agonzalezlecumberri@cityoflosalamitos.org>
Sent: Friday, October 1, 2021 12:00 PM
To: Ron Noda <RNoda@cityoflosalamitos.org>
Subject: Los Al Weekly E-Newsletter!

CITY OF
Los Alamitos
California

Weekly E-Newsletter

The City of Los Alamitos is committed to creating quality of life for Los Alamitos residents. City staff remain hard at work all year long to continually provide essential services for the community and make it a priority to keep you informed.

My City ❤ My Los Al

This Week's Highlights!



Mark your calendars for the upcoming MemorialCare Miller Children's and Women's Hospital Long Beach Trunk or Treat on Saturday, October 23! The event will take place at Little Cottonwood Park (4000 Farquhar Avenue, Los Alamitos) from 5:00 p.m. to 7:30 p.m. Come enjoy a night of safe trick or treating, carnival games, music, food, costume contests, and take home your very own pumpkin for free from the Financial Partners Credit Union Pumpkin Patch!

Limited supply on pumpkins from Financial Partners.



Now is the time to get rid of all the that extra paper you cleared out during your Spring Cleaning. If you haven't organized yet, now is your chance!

Join the City of Los Alamitos for a FREE Annual Shred Event on October 11, 2021 at the Community Center! (10911 Oak St.) We hope to see you there.



If you live in Los Alamitos now is the time to start decorating your house for the annual Halloween Decorating Contest! On Tuesday, October 26th a group of judges will be driving around the different Los Alamitos neighborhoods and picking the spookiest houses they see! Be on the lookout for the judges between 6 p.m. and 8 p.m.! There will be a first and second place house selected for each neighborhood and winners will be announced the next day on Wednesday, October 27th via Facebook and Instagram @losalrecreation.

Los Alamitos
Recreation & Community Services
Creating Quality of Life

Los Al's Dine-In Dough & House

My City ♥ My Los Al

Lunch will be served at 11:30 a.m. every **Tuesday** and **Thursday**. Pre-registration is recommended. Please call at (562) 430-1073 a minimum of 48 hours in advance to register. **$5.00 Fee Requirement.** Ages 50+ No Refunds. **Menu Subject to Change.**

The Los Alamitos Recreation & Community Services Department has a dine-in lunch experience with restaurant style menu options from local eateries.



The Dough House is open Tuesday and Thursday from 8:00 a.m. to 11:15 a.m. and offers pastries and bread from local restaurants upon availability at a suggested donation. Join us for a morning cup of coffee.

OCTOBER LUNCH MENU



Tuesday, October 5
Vons
- Soup
- Salad
- Bread

Thursday, October 7
Paul's Place
- Club Sandwich
- Pasta Salad
- Chips

Tuesday, October 12
California Cocina
- Chicken Tacos
- Beans

Thursday, October 14
Chick Fil-A
- Chicken Sandwich
- Fruit
- Chips

Tuesday, October 19
Flame Broiler
- Beef
- Rice
- Veggies

Thursday, October 21
Costco
- Cheese Pizza
- Salad

Tuesday, October 26
El Pollo Loco
- Grilled Chicken
- Mashed Potatoes
- Corn

Thursday, October 28
Ameci Pizza & Pasta
- Alfredo Pasta
- Garlic Bread
- Apple Pie

DONUTS HOUSE
EPSON

10909 Oak Street Los Alamitos, CA 90720
Program subject to change or cancellation due to COVID-19 restrictions

Have you heard of Los Al's Dine-in & Dough House? If not, check out the City of Los Alamitos Recreation's dine-in lunch experience with a restaurant style menu options from local eateries.

For additional questions, please call Los Alamitos Community Center at

(562) 430-1073.


ESCAPE LOS AL
THE ORIGINAL ESCAPE ROOM
A REAL-LIFE ESCAPE ROOM ADVENTURE
CITYOFLOSALAMITOS.ORG/RECRECATION
STARTS
Sept. 6th
through
Nov. 24th
3 People
$40 / person
4 People
$35 / Person
5 People
$30 / Person
6 People
$25 / Person
No Refunds
Shipwreck
Do you think you can take on the challenge of the Los Alamitos "Shipwreck" Escape Room? If so, registration is open! To register, you can come in person to the Los Alamitos Community Center (10911 Oak St. Los Alamitos, CA 90720) or email khoward@cityoflosalamitos.org. For additional questions, please call the Los Alamitos Community Center at (562) 430-1073.

The 2021-2029 General Plan Housing Element sets strategies for the City of Los Alamitos housing decisions. A draft will be circulated for a 16-day public review & comment period beginning on October 11 through October 27, 2021.
Please mail comments to:

City of Los Alamitos Development Services Department
Attention: Tom Oliver, Associate Planner
3191 Katella Avenue
Los Alamitos, CA 90720

Or email to: Toliver@cityoflosalamitos.org

The Planning Commission will provide a public hearing for the General Plan Housing Element on Wednesday, October 27, 2021 at 7:00pm in the Los Alamitos City Council Chambers located at 3191 Katella Avenue. A review draft will be available to view at www.cityoflosalamitos.org/2035-general-plan
and the following locations:

- Los Alamitos-Rossmoor Library: 12700 Montecito Road, Seal Beach
- Los Alamitos City Hall: 3191 Katella Avenue, Los Alamitos
- Los Alamitos Community Center: 10911 Oak Street, Los Alamitos





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10844 Ellis Avenue
Fountain Valley, CA 92708-7018
www.ocsan.gov

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Contact the **Construction Hotline 714.378.2965** or **ConstructionHotline@ocsan.gov** if you have any questions.

Connect with us **@OCSanDistrict**

Orange County Sanitation District (OC San) is the public agency that provides wastewater collection, treatment, and recycling services for approximately 2.6 million people in central and northwest Orange County.



Please join me in welcoming Brandi Villegas to the City of Los Alamitos. Brandi was recruited for the Accountant position in the Finance Department. Brandi has a Bachelor's Degree in Business Administration from Cal State University of Los Angeles. She has seven years of accounting experience, three of which were in the public sector. Brandi resides in Orange County with her husband and their two

children.

COMING SOON:
CURB PAINTING SERVICES

CITY COUNCIL APPROVAL:

ON JUNE 21, 2021, THE LOS ALAMITOS CITY COUNCIL AUTHORIZED STREET CURB ADDRESS PAINTING SERVICES FOR THE 2021 CALENDAR YEAR, ON A STRICTLY DONATION BASIS WITH CANNING HUNGER.

APPROVED CURB DESIGN:



EACH WORKER WILL:

- HAVE A COPY OF THE PUBLIC WORKS PERMIT
- HAVE A PERSONAL ID BADGE
- BE WEARING AN ORANGE/WHITE CANNING HUNGER SHIRT

ONCE THE WORK IS COMPLETED, WHAT HAPPENS NEXT?

ONCE EACH ADDRESS HAS BEEN CHECKED FOR QUALITY AND ACCURACY, A REPRESENTATIVE WILL STOP BY TO OFFER A TAX-DEDUCTIBLE RECEIPT TO EVERY RESIDENT WHO CHOOSES TO MAKE A DONATION FOR THE SERVICE.

HAVE QUESTIONS?

- **CONTACT GREG WITH CANNING HUNGER AT 1-888-354-FOOD(3663)**
- **TO CONTACT THE PUBLIC WORKS DIVISION, PLEASE CALL (562) 431-3538 EXTENSION 301**

My City ♥ My Los Al

Upcoming Curb Address Painting Services: On June 21, 2021, the Los Alamitos City Council authorized street curb address painting services for the 2021 calendar year with Canning Hunger. For the duration of 7 weeks, commencing at the end of September, the Canning Hunger team will be out completing street curb painting.

Workers will have a copy of the City's Public Works permit, a personal ID badge, and will wear an orange/white shirt. Donations are optional, not required. Have questions? Please feel free to contact the Public Works Division at (562) 431-3538 extension 301.

For additional information, make sure to follow all City departments below on social media.

City of Los Alamitos Recreation and Community Services Department:
Facebook, Twitter, Nextdoor, Youtube, Instagram @losalrecreation

Los Alamitos Police Department:
Facebook, Instagram, Twitter, Nextdoor

City of Los Alamitos Administration:
Facebook , Nextdoor

For questions regarding the content in this email please visit https://link.edgepilot.com/s/482951d1/FJ0pTXzD4EaF_FmTIC-qTQ?u=http://www.cityoflosalamitos.org/ or email Recreation Coordinator, Alejandro Gonzalez Lecumberri , at Agonzalezlecumberri@cityoflosalamitos.org. To add a subscriber to this mailing list, please email the additional email address to Agonzalezlecumberri@cityoflosalamitos.org.

For more information, please visit
https://link.edgepilot.com/s/482951d1/FJ0pTXzD4EaF_FmTIC-qTQ?u=http://www.cityoflosalamitos.org/ .



We encourage you to visit the City of Los Alamitos website
for more information regarding City resources.
Cityoflosalamitos.org

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The 2021-2029 General Plan Housing Element sets strategies for the City of Los Alamitos housing decisions. A draft will be circulated for a 16-day public review & comment period beginning on October 11 through October 27, 2021.

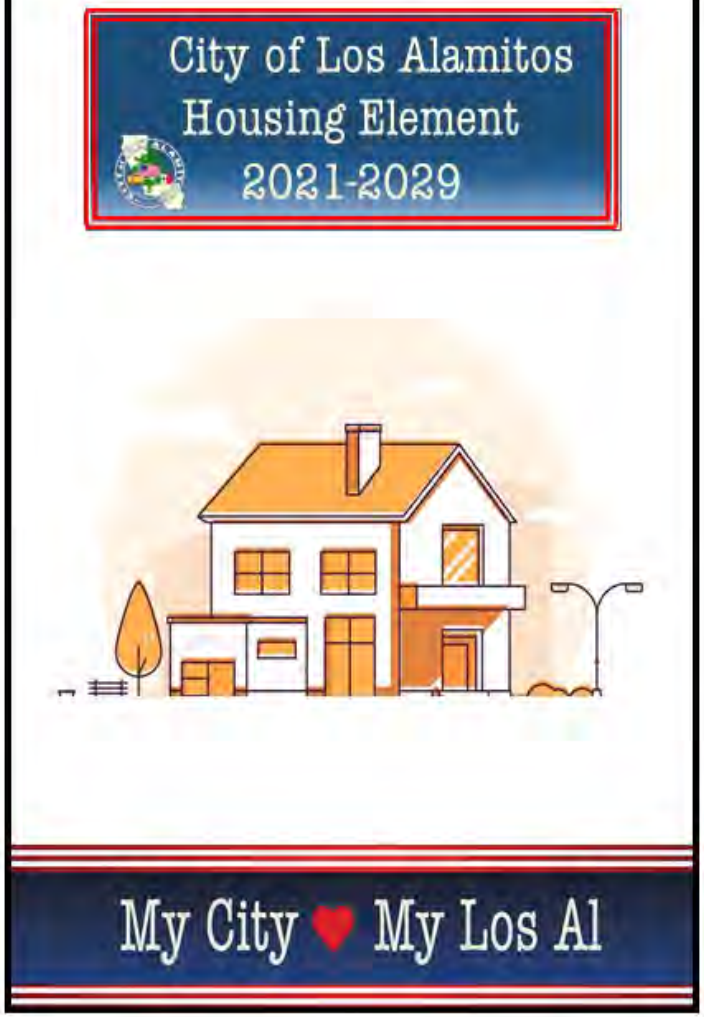
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11405 HARRISBURG RD
LOS ALAMITOS CA 907203917

SUONG MY NGUYEN
11407 HARRISBURG RD
LOS ALAMITOS CA 907203917

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CYPRESS CA 906303605

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LITTLETON CO 801236303

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CORONA DEL MAR CA 926253108

MARIAN VILLEGAS
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DANA POINT CA 926291911

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MORRO BAY CA 934421590

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LOS ALAMITOS CA 907204813

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KERI GONZALEZ
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DOWNEY CA 902425104

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LONG BEACH CA 908043119

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6245 ARUBA CT
CYPRESS CA 906305333

PAUL V FLEMING LIVIN TR KLEIN
81307 JASMINE CT
LA QUINTA CA 922538196

QUAN S & P FAMILY TRUST
PO BOX 2222
LOS ALAMITOS CA 907207222

SANDER ROGOFF
1710 EMERALD COVE WAY
SEAL BEACH CA 907406226

MARIA ROGERS
11388 HARRISBURG RD
LOS ALAMITOS CA 907203916

SAGE HILL THE
1 VIA LUNA ST
DANA POINT CA 926294086

HEATHER STOTLANDTR RAPHAEL
3822 GREEN AVE
LOS ALAMITOS CA 907203306

KESKY L E & D J 2016 TRUST
3292 WENDY WAY
LOS ALAMITOS CA 907204341

KEVIN S FALSKEN
909 ELECTRIC AVE #214
SEAL BEACH CA 907408900

L L BELL BELL
5601 STANFORD AVE
GARDEN GROVE CA 928452436

CINDY W S FAMILY TR LOUIE
17795 MONTEZUMA CIR
FOUNTAIN VALLEY CA 927085218

LISA SPRING DAYAN-KEYLON
9658 RAVEN CIR
FOUNTAIN VALLEY CA 927086614

MARINA ORIS
62 SCARLET BLOOM
IRVINE CA 926188808

KEANG H KHO , JANE S KHO
11363 ROCHELLE ST
LOS ALAMITOS CA 907203950

KENNETH M BRANDBERRY
12856 MARTHA ANN DR
LOS ALAMITOS CA 907204963

LAWHON LYNNE C LIVING TRUST
11352 CHERRY ST
LOS ALAMITOS CA 907203912

TAKEMOTO & KWAN FAMILY TRUST
11343 ROCHELLE ST
LOS ALAMITOS CA 907203950

KERRAN M LAKIN
11333 ROCHELLE ST
LOS ALAMITOS CA 907203950

BRUCE HITCHMAN
120 TUSTIN AVE #C
NEWPORT BEACH CA 926634729

GARY S MATSUBARA
11382 PINE ST
LOS ALAMITOS CA 907203922

C & M REALTY INVESTMENTS LLC
11332 CHERRY ST
LOS ALAMITOS CA 907203912

PAUL N GRIECO JR
11302 CHERRY ST
LOS ALAMITOS CA 907203912

CHRISTOPHER S SIPES , KAORI N SIPES
11361 CHERRY ST
LOS ALAMITOS CA 907203911

SAM HARP , ELIZABETH HARP
11351 CHERRY ST
LOS ALAMITOS CA 907203911

ALICE Z A Z LIVING TR HOBBS
2992 SALMON DR
LOS ALAMITOS CA 907204655

DAVID R LUDWIG & KRISTIN A LUDWIG
11311 CHERRY ST
LOS ALAMITOS CA 907203911

MILAN STEPHEN ANDRUS
11293 ROCHELLE ST
LOS ALAMITOS CA 907203948

MARY HARDWICK BOLTON
11273 ROCHELLE ST
LOS ALAMITOS CA 907203948

CAMMISO JOSEPH LIVING TRUST
11292 CHERRY ST
LOS ALAMITOS CA 907203910

MARTIN FAMILY TRUST
11272 CHERRY ST
LOS ALAMITOS CA 907203910

RYAN LEITNER , ELZBIETA LEITNER
11262 CHERRY ST
LOS ALAMITOS CA 907203910

ORANGE COUNTY FLOOD CONTROL DISTRICT
300 N FLOWER ST #6TH
SANTA ANA CA 927035001

ISAIAS LUGO HERNANDEZ
11242 CHERRY ST
LOS ALAMITOS CA 907203910

JOE RIPLEY
11271 CHERRY ST
LOS ALAMITOS CA 907203909

JOSEPH NAPOLITANO
11261 CHERRY ST
LOS ALAMITOS CA 907203909

JOHN P LAURAIN & CHARLOTTE E LAURAIN
11362 REAGAN ST
LOS ALAMITOS CA 907203925

SOUTH COUNTY ESTATES INC
24881 ALICIA PKWY #227
LAGUNA HILLS CA 926534617

ANDREW S FEINOUR , SHEILA FEINOUR
11342 REAGAN ST
LOS ALAMITOS CA 907203925

JANET LEE HALE
11351 REAGAN ST
LOS ALAMITOS CA 907203908

TIMOTHY PLAYTER , KELLIE PLAYTER
11341 REAGAN ST
LOS ALAMITOS CA 907203908

GAIL C FRANK
11312 REAGAN ST
LOS ALAMITOS CA 907203925

SUZANNE M CONDON
11302 REAGAN ST
LOS ALAMITOS CA 907203925

JUSTINO JIMENEZ
11311 REAGAN ST
LOS ALAMITOS CA 907203908

ROBERT DAVID MAGIE & MELANIE R MAGIE
11301 REAGAN ST
LOS ALAMITOS CA 907203908

HOBERT FAMILY TRUST
11362 PINE ST
LOS ALAMITOS CA 907203922

GERALD L LAYTON
11342 PINE ST
LOS ALAMITOS CA 907203922

MELODY L M TR LIZAK
11332 PINE ST
LOS ALAMITOS CA 907203922

MICHAEL A ROBERTS & KELLEY A ROBERTS
11302 PINE ST
LOS ALAMITOS CA 907203922

THOMAS R NIGRO
100 PACIFICA #220
IRVINE CA 926187441

TOUPHIE N TORN , SIM KEO
11262 REAGAN ST
LOS ALAMITOS CA 907203924

VIVIAN AFANA
11291 REAGAN ST
LOS ALAMITOS CA 907203923

BILLY T HART
11271 REAGAN ST
LOS ALAMITOS CA 907203923

CRAIG MATTHEW HOUCK
11242 REAGAN ST
LOS ALAMITOS CA 907203924

DONIELLE L SILVERA
11241 REAGAN ST
LOS ALAMITOS CA 907203923

DAVID M WALL , JANET V WALL
3001 E OCEAN BLVD
LONG BEACH CA 908032537

JAMES L FAMILY TR BELL
3252 ORANGEWOOD AVE
LOS ALAMITOS CA 907203830

PLATO ENTS LLC
3742 KATELLA AVE #400
LOS ALAMITOS CA 907203172

JIMMY NOCON , CYNTHIA NOCON
11391 HARRISBURG RD
LOS ALAMITOS CA 907203915

DUANE L LEE
3541 THOR AVE
LOS ALAMITOS CA 907203928

KENNETH E D E DECLAR TR HUSS
2861 COAST CIR #C
HUNTINGTON BEACH CA 926491816

RICHARD W GOLDSMITH
11401 HARRISBURG RD
LOS ALAMITOS CA 907203917

MARGARET MARY DAU
3709 FARQUHAR AVE
LOS ALAMITOS CA 907203954

WAHL HERBERT W LIVING TRUST
3695 FARQUHAR AVE
LOS ALAMITOS CA 907203987

ESTHER KE HSU
876 VIA DEL MONTE
PALOS VERDES ESTATES CA 902741664

LEE PAUL LING THE LEE FAMILY TR
13011 BAHIA DR
CERRITOS CA 907037310

BAKER J SPECIAL NEEDS TRUST
1 VIA LUNA ST
DANA POINT CA 926294086

BILL R WADDLE
6466 SAN ANDRES AVE
CYPRESS CA 906305324

BRUCE E SEATON
4338 VIA LARGO
CYPRESS CA 906303452

FIRST DONALD MICHAEL
230 SAVONA WALK
LONG BEACH CA 908035026

GREEN ENTERPRISES
13337 SOUTH ST #683
CERRITOS CA 907037308

QUAN DANIEL & RITA FAM TRUST
12286 BRIDGEWATER WAY
SEAL BEACH CA 907402775

JAMES YUAN LONG GER
6260 MAJORCA CIR
LONG BEACH CA 908034813

TONY H KALE & TRANG T T NGUYEN
11404 HARRISBURG RD
LOS ALAMITOS CA 907203971

NAOMI S COHEN
34 SIDNEY BAY DR
NEWPORT COAST CA 926572105

SASAN FARAJIAN , TARA FARAJIAN
2782 KEMPTON DR
LOS ALAMITOS CA 907204618

MICKIE J M J REVOC TR PARKHOUSE
6475 E PACIFIC COAST HWY
LONG BEACH CA 908034201

SHIH LIN LUE
PO BOX 595
LOS ALAMITOS CA 907200595

VANNEL PRAK
3676 HOWARD AVE
LOS ALAMITOS CA 907203651

JEFFREY R FREDERICKSON
15 CAMEO CRST
LAGUNA NIGUEL CA 926779211

BRIAN B GORMAN
3351 KENILWORTH DR
LOS ALAMITOS CA 907203839

JAGDEEP SINGH
11418 KNOTT ST
GARDEN GROVE CA 928411425

FARQUHAR INVESTMENTSL 3611
3552 GREEN AVE #201
LOS ALAMITOS CA 907203250

SLIMMER L & D LIVING TRUST
PO BOX 715
LOS ALAMITOS CA 907200715

EDWARD ZOHRABIAN
101 VISTA DEL GOLFO
LONG BEACH CA 908034158

KATHRYN C MITCHELL
17211 SANDRA LEE LN
HUNTINGTON BEACH CA 926494354

PAULA L CURTISS
3672 GREEN AVE
LOS ALAMITOS CA 907203238

FIRST DONALD MICHAEL
230 SAVONA WALK
LONG BEACH CA 908035026

FIVE BY FIVE INVESTORS
3532 KATELLA AVE #111
LOS ALAMITOS CA 907203144

FIVE BY FIVE INVESTORS
3532 KATELLA AVE #111
LOS ALAMITOS CA 907203144

ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY RD
IRVINE CA 926020125

ESTRELLITA ARMS LLC
100 WILSHIRE BLVD #2000
SANTA MONICA CA 904011116

STEVEN J GERSCHULTZ
3602 COURTSIDE CIR
HUNTINGTON BEACH CA 926492912

WUESTHOFF FAMILY TRUST
320 COVINA AVE
LONG BEACH CA 908031906

TONY H KALE & TRANG T T NGUYEN
11404 HARRISBURG RD
LOS ALAMITOS CA 907203971

LINDA E PATOW
10251 KINGS ST
LOS ALAMITOS CA 907202230

TIMOTHY D BONNEY
4403 FAIRWAY DR
LAKEWOOD CA 907123761

ALICIA HASTRUP
10434 CASANES AVE
DOWNEY CA 902412911

GERALDINE A WUESTHOFF
320 COVINA AVE
LONG BEACH CA 908031906

KLISTOFF LLC
16935 EDGEWATER LN
HUNTINGTON BEACH CA 926494205

DEDOLA FAMILY LLC
3822 KATELLA AVE
LOS ALAMITOS CA 907203302

STEPHEN S ASAKI
3791 GREEN AVE
LOS ALAMITOS CA 907203207

GEORGES F ELKHOURY & REBECCA L ELKHOURY
PO BOX 91865
LONG BEACH CA 908091865

KALE MARY A C TRUST
362 REDONDO AVE #8
LONG BEACH CA 908144672

KATELLA LLC
3810 KATELLA AVE
LOS ALAMITOS CA 907203302

DALE L COOPER & DOROTHY E COOPER
11406 HARRISBURG RD
LOS ALAMITOS CA 907203971

BLACKBURN J & T LIVING TRUST
1717 ASPENWOOD LN
HUNTINGTON BEACH CA 926482714

THE LEMARA GROUP LLC
640 E ARMANDO DR
LONG BEACH CA 908073503

GREEN AVE LLC
3862 DENWOOD AVE
LOS ALAMITOS CA 907203935

K DEAN ZITKO
18566 CALERA LN
HUNTINGTON BEACH CA 926486832

WILLIAM GERALD BERTRAM
2543 LADOGA AVE
LONG BEACH CA 908152308

ANDRE B T DUONG
2470 IRVINE COVE CRES
LAGUNA BEACH CA 926511036

DAVID L C CHIU
937 N GRANADA AVE
ALHAMBRA CA 918011129

CROWN PROFESSIONAL
40 N INTERSTATE 35 #7B2
AUSTIN TX 787014358

CROWN PROFESSIONAL
40 N INTERSTATE 35 #7B2
AUSTIN TX 787014358

REAGAN PROPERTIES LTD
3532 KATELLA AVE #111
LOS ALAMITOS CA 907203144

MERBERT HSU & SANDY HSU
21 FRESCO
IRVINE CA 926034103

D & L LIGHTNER PROPERTIES LLC
237 CANAL ST
NEWPORT BEACH CA 926631843

STEVEN J GERSCHULTZ
3602 COURTSIDE CIR
HUNTINGTON BEACH CA 926492912

HELEN M LACASTO
11361 PINE ST
LOS ALAMITOS CA 907203921

CELERINO ARMENTA
11341 PINE ST
LOS ALAMITOS CA 907203921

ASHLEY D NICHOLLS & AMELIA L A NICHOLLS
11331 PINE ST
LOS ALAMITOS CA 907203921

DANIEL MARK COOKSEY
39 RADIANCE LN
RANCHO SANTA MARGARITA CA 926888718

SAFEWAY INC
1371 OAKLAND BLVD #200
WALNUT CREEK CA 945968408

HINDS INVESTMENT
505 LOMAS SANTA FE DR #170
SOLANA BEACH CA 920751333

CINDY ROBIN TISDALE VANN , MATTHEW W VANN
11291 PINE ST
LOS ALAMITOS CA 907203919

TRACY J JARVIS
11271 PINE ST
LOS ALAMITOS CA 907203919

WINNIE KWAN
11241 PINE ST
LOS ALAMITOS CA 907203919

HINDS INVESTMENT
505 LOMAS SANTA FE DR #170
SOLANA BEACH CA 920751333

HINDS INVESTMENT
505 LOMAS SANTA FE DR #170
SOLANA BEACH CA 920751333

SBMC RETAIL PORTFOLIO LLC
433 N CAMDEN DR #800
BEVERLY HILLS CA 902104412

HINDS 2019 FAMILY TRUST
18903 BRITTANY PL
ROWLAND HEIGHTS CA 917484961

YAVITZ I LLC JACK IN THE BOX INC
9330 BALBOA AVE
SAN DIEGO CA 921231516

WEBB FAMILY HOLDINGS B LLC
2120 HARBOR BLVD
COSTA MESA CA 926278513

WANG DENNIS LIVING TRUST
1155 S GRAND AVE #2010
LOS ANGELES CA 900152275

FARQUHAR INVESTMENT GROUP
PO BOX 1013
LOS ALAMITOS CA 907201013

ISABELLA M TR A DUGAN
12691 ABBOTT ST
GARDEN GROVE CA 928414901

PAUL V FLEMING LIVIN TR KLEIN
81307 JASMINE CT
LA QUINTA CA 922538196

RICHARD G HUNNICUTT , NANCY L HUNNICUTT
6590 EAGLE RIDGE CT
GILROY CA 950203020

FARQUHAR INVESTMENT GROUP
6621 E PACIFIC COAST HWY #255
LONG BEACH CA 908034241

ROBERT MICHAEL GOUGH
3562 HOWARD AVE
LOS ALAMITOS CA 907203689

HOWARD STREET PARTNERS
5167 E VISTA HERMOSA ST
LONG BEACH CA 908153933

SOMMER STAPLE INC
3532 KATELLA AVE #111
LOS ALAMITOS CA 907203144

PAUL E KENTISH
3510 LAKE AVE
NEWPORT BEACH CA 926633148

DENNIS R GERBER
5860 SPINNAKER BAY DR
LONG BEACH CA 908036818

GREEN AVENUE PARTNERS LLC
608 SILVER SPUR RD #360
ROLLING HILLS ESTATES CA 902743723

GREEN AVENUE PARTNERS LLC
608 SILVER SPUR RD #360
ROLLING HILLS ESTATES CA 902743723

PEREZ HELEN THE PEREZ FAMILY TR
5728 PINE CT
CYPRESS CA 906303816

3611 FARQUHAR INVESTMENTS LLC
3552 GREEN AVE
LOS ALAMITOS CA 907203243

11110 LOS ALAMITOS LLC
11110 LOS ALAMITOS BLVD #208
LOS ALAMITOS CA 907203602

SPOT INVESTMENTS
3638 SAGE CANYON DR
ENCINITAS CA 920247917

RICHARD T AHN
16811 BOLERO LN
HUNTINGTON BEACH CA 926493027

OLDE LAS BUILDING LLC
3129 THE STRAND
HERMOSA BEACH CA 902542356

11110 LOS ALAMITOS LLC
11110 LOS ALAMITOS BLVD #208
LOS ALAMITOS CA 907203602

HB INVESTMENT GROUP LLC
3722 E BROADWAY
LONG BEACH CA 908036105

GARY L KRAMER
2010 N TUSTIN AVE
SANTA ANA CA 927057827

LAURA C OCONNOR
2224 LOMINA AVE
LONG BEACH CA 908152117

MC DONALDS CORP
4431 CORPORATE CENTER DR #121
LOS ALAMITOS CA 907208520

KARL JOSEPH TURNER
361 NEW HAMPSHIRE WAY
PLACENTIA CA 928705023

KAWAI PROPERTY TRUST
2025 W 231ST ST
TORRANCE CA 905015407

KAWAI PROPERTY TRUST
2025 W 231ST ST
TORRANCE CA 905015407

CITY OF LOS ALAMITOS
3191 KATELLA AVE
LOS ALAMITOS CA 907202335

BANK JPMORGAN CHASE NA
PO BOX 8265
WICHITA FALLS TX 763078265

WOLFGANG EBNER
8202 ALONDRA BLVD
PARAMOUNT CA 907234402

JOEL A FRUEHAN
PO BOX 3411
SEAL BEACH CA 907402411

MICHELE SUE DUVALL
9081 COLLIER LN
WESTMINSTER CA 926836466

EDWIN RAY GEIGER
17702 IRVINE BLVD #100
TUSTIN CA 927803236

LINDA L RUSSELL
4451 FARQUHAR AVE
LOS ALAMITOS CA 907203719

THOMAS H BOSWELL
11832 KENSINGTON RD
LOS ALAMITOS CA 907204419

WANG 2020 FAMILY TRUST
19018 FIKSE LN
CERRITOS CA 907038201

BILL FAMILY TR BENNETT
21901 OCEANVIEW LN
HUNTINGTON BEACH CA 926468218

JOHN F ESPINOZA
268 BUSH ST #3728
SAN FRANCISCO CA 941043503

STEVEN MARINOFF JR
12661 SILVER FOX RD
LOS ALAMITOS CA 907205261

PETER K WONG
4391 FARQUHAR AVE
LOS ALAMITOS CA 907203718

ERIC KOHN , MARY EMLEN
PO BOX 891
LONG BEACH CA 908010891

KWON H FAMILY TR FAM TR LEE
12335 ROSE ST
CERRITOS CA 907038125

MESHKINPOUR & MEHRI-MESH TRUST
PO BOX 733
LOS ALAMITOS CA 907200733

DUANE MELVIN LYNCH
4421 HOWARD AVE
LOS ALAMITOS CA 907203738

VINCENT B CISNEROS , KATHARINE A CISNEROS
11421 SNARK ST
LOS ALAMITOS CA 907203926

RICHARD A MALLEY
3561 HOWARD AVE
LOS ALAMITOS CA 907205307

ALICIA J A ARIAS , A FAMILY TR ARIAS
11441 SNARK ST
LOS ALAMITOS CA 907203926

MELEIKA MAHA
8855 E CLOUDVIEW WAY
ANAHEIM CA 928081679

JOHN D MC DONNELL
18160 COTTONWOOD RD #760
SUNRIVER OR 977079317

DH GREEN PROPERTIES LLC
4439 WHITNEY DR
EL MONTE CA 917311533

YOSHIO NARAHARA
7212 EMERSON AVE
WESTMINSTER CA 926836106

RICHARD R R R VERDUGO , B D REVOC TR VERDUGO
1230 GUNSMOKE RD
NORCO CA 928603877

BYRD DAVID N TR 2013 BYRD FAMILY TR
21 ACORN DR
SUMMIT NJ 079014103

JAMES A SPINA & CAMILLE A SPINA
28 VIA CORSICA
DANA POINT CA 926293357

BRADLEY C FAMILY LIV TR HAND
3971 MARION AVE
LOS ALAMITOS CA 907202241

DONNA L SHALBEY , D 2010 BYPASS TR SHALBEY
11151 LOCH LOMOND RD
LOS ALAMITOS CA 907202910

DENNIS D LAMBERT
5712 EBERLE ST
LAKEWOOD CA 907131839

BELLA VITA ESTATES LLC
3292 WENDY WAY
LOS ALAMITOS CA 907204341

VIVIAN J V CRITTENDEN , J CRITTENDEN
4312 HOWARD AVE
LOS ALAMITOS CA 907203709

HERMAN BARIN & ALEXANDRINA BARIN
4302 HOWARD AVE
LOS ALAMITOS CA 907203764

RAYMOND DE MOTTA , BOBBIE JEAN DE MOTTA
4361 HOWARD AVE
LOS ALAMITOS CA 907203708

GEORGE K SYRENGELAS
18278 MOUNT STEWART CIR
FOUNTAIN VALLEY CA 927086444

JOHN F MARTINEZ
PO BOX 892080
TEMECULA CA 925892080

JOHN F MARTINEZ
PO BOX 892080
TEMECULA CA 925892080

SHAGENA M S SEPARATE PRO TRUST
PO BOX 135
LOS ALAMITOS CA 907200135

ENTRUST ADMIN, NARENDA VASANT RAU IRA
16682 ROBERT LN
HUNTINGTON BEACH CA 926474241

MARIA I VELA
4322 GREEN AVE #4
LOS ALAMITOS CA 907203543

HELEN BRASTOFF
1131 E MAIN ST #107
TUSTIN CA 927804400

CRYAN J SEPARATE PROP TRUST
2861 COAST CIR #C
HUNTINGTON BEACH CA 926491816

AMADO PETE RODRIGUEZ
5796 STRATMORE AVE
CYPRESS CA 906304622

ROBERT DUANE LESTER
4292 HOWARD AVE
LOS ALAMITOS CA 907203766

ELEPHANTS EAR 1031 LLC
12340 SEAL BEACH BLVD #B413
SEAL BEACH CA 907402792

ROBERT H BARNES
4262 HOWARD AVE #A
LOS ALAMITOS CA 907203724

SWUN SI THE JKS TR
6245 ARUBA CT
CYPRESS CA 906305333

SHOKOOHI MEHDI THE SHOKOOHI LIVING TR
910 S JAY CIR
ANAHEIM CA 928082105

JERRY L JONES
4540 CHANTRY CT
CYPRESS CA 906303501

MAY YEE R R PACE , M Y TR PACE
6443 BIXBY TERRACE DR
LONG BEACH CA 908154700

DIANE J GARMAN
4291 HOWARD AVE
LOS ALAMITOS CA 907203768

DIANE J WASKO
4281 HOWARD AVE
LOS ALAMITOS CA 907203768

JACK C ROWAN & MARY T ROWAN
545 ORLENA AVE
LONG BEACH CA 908141854

JASON HICKOX
4292 GREEN AVE
LOS ALAMITOS CA 907203554

MIR M MADANI
1344 VIA CORONEL
PALOS VERDES ESTATES CA 902741938

LAWRENCE J EWASKA
11 COVINGTON DR
PALM DESERT CA 922600607

JOIE D J D NOWKA
4252 GREEN AVE
LOS ALAMITOS CA 907203554

JUDY KOONG J K LIVIN TR DENNIS
19856 MERRIBROOK DR
SARATOGA CA 950705460

FORDHAM GREEN LLC
3061 INVERNESS DR
LOS ALAMITOS CA 907204208

WEAVER JUDY LYNN TR J L WEAVER REAL ESTATE TR
16052 MELODY LN
HUNTINGTON BEACH CA 926492354

DONALD SQUILLACE , KATARINA SQUILLACE
PO BOX 2325
SEAL BEACH CA 907401325

BETTY M CLAYTON
4405 GREEN AVE #1
LOS ALAMITOS CA 907203529

MELINDA A FRIZZELL , DONALD C FRIZZELL
6485 E SURREY DR
LONG BEACH CA 908154744

ANDREW G CHAPRALIS
11264 JAMAICA ST
CYPRESS CA 906305316

SWUN SI THE JKS TR
6245 ARUBA CT
CYPRESS CA 906305333

EITAN BARAZANI
3332 CORTESE DR
LOS ALAMITOS CA 907204306

FORDHAM GREEN LLC
3061 INVERNESS DR
LOS ALAMITOS CA 907204208

HENRY Y OTA
5801 IRIS CIR
LA PALMA CA 906231856

VASILIOS K SYRENGELAS
8852 SEASPRAY DR
HUNTINGTON BEACH CA 926462652

JOHN T J LIVING TR BIERMAN
6283 E RIO GRANDE DR
ANAHEIM CA 928074041

ANNE V NGUYEN , TUAN M TRAN
9701 CENTRAL AVE
GARDEN GROVE CA 928442401

TUESDAY COWS LLC
1305 HOEFFER DR
ALHAMBRA CA 918012856

LORINDA SMOCK
3118 NE BARRINGTON CT
BEND OR 977017601

W PRESLEY I PARTNERSHIP
4185 PORTE DE MERANO #155
SAN DIEGO CA 921221946

TOWN SQUARE PROPERTIES
PO BOX 15928
BEVERLY HILLS CA 902091928

BRENT D JAFFE & AYREEN H JAFFE
11452 CHERRY ST
LOS ALAMITOS CA 907203914

JUANA L GONZALES
3682 THOR AVE
LOS ALAMITOS CA 907203930

JULIE E PFEIFER
3672 THOR AVE
LOS ALAMITOS CA 907203930

ROBERT E R E REVOC TR MCGREGOR
11422 CHERRY ST
LOS ALAMITOS CA 907203914

DONALD L AGOLD & LAURA L AGOLD
191 ENCHANTED DR
ENCHANTED OAKS TX 751569002

ARIAS FAMILY LIVING TRUST
11382 CHERRY ST
LOS ALAMITOS CA 907203912

VU NGUYEN & NGOC LAM
3681 THOR AVE
LOS ALAMITOS CA 907203929

CLYDE E FOSS
3671 THOR AVE
LOS ALAMITOS CA 907203929

RUBEN M RAMIREZ
11409 HARRISBURG RD
LOS ALAMITOS CA 907203917

JOHN W BANTLE
11381 CHERRY ST
LOS ALAMITOS CA 907203911

WILLIAM T COMBS III & DANIELLE A COMBS
3642 THOR AVE
LOS ALAMITOS CA 907203930

GAKNERAS ALBERT TRUST
3612 THOR AVE
LOS ALAMITOS CA 907203930

XIMING WANG , DONGWEN CHEN
3602 THOR AVE
LOS ALAMITOS CA 907203930

HOWARD HARRISON HAYUNGS
3651 THOR AVE
LOS ALAMITOS CA 907203929

JOHN J BENAVIDES & J 2015 TR BENAVIDES
3641 THOR AVE
LOS ALAMITOS CA 907203929

BRIAN L MORGAN & JANELLE D MORGAN
11372 HARRISBURG RD
LOS ALAMITOS CA 907203916

GREGORY A KAUTZ
11392 REAGAN ST
LOS ALAMITOS CA 907203925

BAKER J SPECIAL NEEDS TRUST
1 VIA LUNA ST
DANA POINT CA 926294086

SHASHA JOSEPH & AMY 2021 TRUST
11381 REAGAN ST
LOS ALAMITOS CA 907203908

MARILYN A DELCOURE
2717 MONTECITO DR
FALLBROOK CA 920288164

BOB G BLOOM
5232 HOWARD AVE
LOS ALAMITOS CA 907202720

JOHN C FALLAN
5212 HOWARD AVE
LOS ALAMITOS CA 907202720

SHARON R TOOMEY
5202 HOWARD AVE
LOS ALAMITOS CA 907202720

DAVID D D QUINN & S LIVING TR QUINN
5172 HOWARD AVE
LOS ALAMITOS CA 907202718

DANIEL WEBBER , KIMBERLY WEBBER
5162 HOWARD AVE
LOS ALAMITOS CA 907202718

JACKIE HARRIS
16672 CHARLES LN
HUNTINGTON BEACH CA 926474604

ARUNKUMAR MUTHALAMPET , SARITHA GOPALAKRISHNAN
5132 HOWARD AVE
LOS ALAMITOS CA 907202718

AARON M ADKINSON , CRYSTELA A JACINTO
5102 HOWARD AVE
LOS ALAMITOS CA 907202718

STACI M GONZALEZ & EDUARDO GONZALEZ
5092 HOWARD AVE
LOS ALAMITOS CA 907202716

PETER M KELLY
5072 HOWARD AVE
LOS ALAMITOS CA 907202716

FRANK W FORMAN
5052 HOWARD AVE
LOS ALAMITOS CA 907202716

GARABET MUTAFYAN
5032 HOWARD AVE
LOS ALAMITOS CA 907202716

FRED S LOPEZ & KAREN M LOPEZ
5022 HOWARD AVE
LOS ALAMITOS CA 907202716

GLEN M VITUG & JUDY TAYAG VITUG
4992 HOWARD AVE
LOS ALAMITOS CA 907202714

JUNE K MATSUO
11054 COBBLESTONE DR
RANCHO CORDOVA CA 956704275

GERALD E CAMPAGNA
4962 HOWARD AVE
LOS ALAMITOS CA 907202714

HOWARD L KNUCHELL
11151 ENTERPRISE DR
LOS ALAMITOS CA 907202603

JOSEPH D HASTIE & JENNIFER E HASTIE
4922 HOWARD AVE
LOS ALAMITOS CA 907202714

JAMES LOREN MELCHER , 2014 J MELCHER
4902 HOWARD AVE
LOS ALAMITOS CA 907202714

PATRICIA A LARSON
4882 HOWARD AVE
LOS ALAMITOS CA 907202641

NEUBAUER ELECTRIC INC
11072 VIA EL MERCADO
LOS ALAMITOS CA 907202812

WINNERS CIRCLE INVESTMENTS LLC
11132 WINNERS CIR #103
LOS ALAMITOS CA 907202885

WINNERS CIRCLE AUTO GROUP
3441 SAUSALITO ST
LOS ALAMITOS CA 907202123

ALLIED CAPITAL DEVELOPMENT LLC
10851 BLOOMFIELD ST
LOS ALAMITOS CA 907202504

LEE WALTER CRANE
11061 WINNERS CIR
LOS ALAMITOS CA 907202813

MATILDE D SPURGEON
11222 MINDORA ST
LOS ALAMITOS CA 907202731

ANNA T CHRISTENSEN & DENNIS G CHRISTENSEN
11192 MINDORA ST
LOS ALAMITOS CA 907202729

PAUL A FASSOTH JR, JENNIFER R FASSOTH
11182 MINDORA ST
LOS ALAMITOS CA 907202729

BRADEN GARY A LIVING TRUST
11320 MAPLE ST
LOS ALAMITOS CA 907203947

WALTER J YESENOSKY
11221 MINDORA ST
LOS ALAMITOS CA 907202730

WILLIAM A CORBIN
5181 HOWARD AVE
LOS ALAMITOS CA 907202717

DANNETTE PEREZ
5182 TRIPOLI AVE
LOS ALAMITOS CA 907202739

KYUNG M PARK
11161 MINDORA ST
LOS ALAMITOS CA 907202741

JANG BOCK J B PARK & S S REVOC LIVING TR PARK
11151 MINDORA ST
LOS ALAMITOS CA 907202741

JOE BETTENCOURT
17918 ARLINE AVE
ARTESIA CA 907014105

GEORGE E TOWNSHEND & LINDA TOWNSHEND
11132 MINDORA ST
LOS ALAMITOS CA 907202729

JOHN D DIGNAN
11112 MINDORA ST
LOS ALAMITOS CA 907202729

HUGH D MACINNES & KAYOKO T MACINNES
11102 MINDORA ST
LOS ALAMITOS CA 907202729

JOHN F ELLINGER
11141 MINDORA ST
LOS ALAMITOS CA 907202741

STANLEY & MARYLS DAVIDSO TRUST
11111 MINDORA ST
LOS ALAMITOS CA 907202740

DANIEL P BALDAUF & JANE S BALDAUF
5181 KEARSARGE AVE
LOS ALAMITOS CA 907202724

MARK R LINDHOLM
11101 MINDORA ST
LOS ALAMITOS CA 907202740

ROUSE 1999 TRUST
4148 S FORK RD
CODY WY 824148010

RICHARD H LUBAN
PO BOX 260650
ENCINO CA 914260650

KATELLA PROPERTIES
5420 KATELLA AVE
LOS ALAMITOS CA 907202810

JAMES P JACKSON
13421 MILAN ST
WESTMINSTER CA 926831703

LEE PROPERTIES CO
13620 LINCOLN WAY #300
AUBURN CA 956033264

BWOLFF PROPERTIES LLC
3771 KATELLA AVE #300
LOS ALAMITOS CA 907203115

MHS INVESTMENTS LLC
18766 JEFFREY AVE
CERRITOS CA 907036170

BARBARA A E CAVANAUGH , B 2013 TR CAVANAUGH
11082 MINDORA ST
LOS ALAMITOS CA 907202727

MARC MYERS , KRISTIN MYERS
5211 ANTIETAM AVE
LOS ALAMITOS CA 907202701

JOHN MULLIS
5191 ANTIETAM AVE
LOS ALAMITOS CA 907202704

NARONG SUREDECHAKUL
700 SEA BREEZE DR
SEAL BEACH CA 907405749

LOS ALAMITOS LTD PARTNERSHIP
2025 NEWPORT BLVD #200
COSTA MESA CA 926279544

DAVID SHAWAN LIOU
5171 HOWARD AVE
LOS ALAMITOS CA 907202717

GUIZADO LIVING TRUST
5161 HOWARD AVE
LOS ALAMITOS CA 907202717

RONALD W LOOFBOURROW & R W LOOFBOURROW
5162 TRIPOLI AVE
LOS ALAMITOS CA 907202739

MICHAEL F MCGOUGAN & TERESITA R MCGOUGAN
5151 HOWARD AVE
LOS ALAMITOS CA 907202717

MARTIN IRA KENIGSBERG
5152 TRIPOLI AVE
LOS ALAMITOS CA 907202739

CHRISTOPHER M CAUDANA & BARBARA A CAUDANA
5132 TRIPOLI AVE
LOS ALAMITOS CA 907202739

JAY ALAN DOERRER
5161 TRIPOLI AVE
LOS ALAMITOS CA 907202738

PAUL KUBIATKO & JUNE E GEE
5151 TRIPOLI AVE
LOS ALAMITOS CA 907202738

RUSSELL HINES , LINDSAY ORTON
5121 HOWARD AVE
LOS ALAMITOS CA 907202717

ERIC FAMILY TR ARROYO
5122 TRIPOLI AVE
LOS ALAMITOS CA 907202739

LEWIS FAMILY TRUST
5082 HOWARD AVE
LOS ALAMITOS CA 907202716

ALISSA N YEE , ROBERT R VIRGA
5112 TRIPOLI AVE
LOS ALAMITOS CA 907202739

JUNG-HOON SHIN , HWA-YOUNG JEONG
5121 TRIPOLI AVE
LOS ALAMITOS CA 907202738

MICHAEL ANDREW KAAE
5111 TRIPOLI AVE
LOS ALAMITOS CA 907202738

LORENA J L J LIVING TR BARTLETT
5172 KEARSARGE AVE
LOS ALAMITOS CA 907202725

BUSTER FAMILY TR BLAN
5162 KEARSARGE AVE
LOS ALAMITOS CA 907202725

CATHY S JONES
5161 KEARSARGE AVE
LOS ALAMITOS CA 907202724

KWAN YONG JUNG , EUNHA RYU
5152 KEARSARGE AVE
LOS ALAMITOS CA 907202725

JEFFREY L HOGAN
3261 TIGERTAIL DR
LOS ALAMITOS CA 907204835

FELIX GONZALEZ
5131 KEARSARGE AVE
LOS ALAMITOS CA 907202724

ELLIOT WILLIAMS , WILLIAMS ELLECIA
5162 ANTIETAM AVE
LOS ALAMITOS CA 907202705

STEVEN G ROSSO
5152 ANTIETAM AVE
LOS ALAMITOS CA 907202705

TIMOTHY D BROWN
5122 KEARSARGE AVE
LOS ALAMITOS CA 907202725

JONGSMA K & J FAM TRUST
5121 KEARSARGE AVE
LOS ALAMITOS CA 907202724

CAROL O JOHNSON
5092 KEARSARGE AVE
LOS ALAMITOS CA 907202723

MARILYN S TRM SAILORS
5111 KEARSARGE AVE
LOS ALAMITOS CA 907202724

JOSEPH B CUSEO
5122 ANTIETAM AVE
LOS ALAMITOS CA 907202705

FOUNTAIN LIVING TRUST
5112 ANTIETAM AVE
LOS ALAMITOS CA 907202705

KEITH M JONES
5081 HOWARD AVE
LOS ALAMITOS CA 907202715

HUALI TONG
5071 HOWARD AVE
LOS ALAMITOS CA 907202715

KAZUTADA YOKOI , PHYLLIS N YOKOI
5072 TRIPOLI AVE
LOS ALAMITOS CA 907202737

WILLIAM H LIGHT
5061 HOWARD AVE
LOS ALAMITOS CA 907202715

JAMES P COYNE & LINDA K COYNE
5062 TRIPOLI AVE
LOS ALAMITOS CA 907202737

KENNETH CARL PARKER & KIMBERLY KAYE PARKER
5052 TRIPOLI AVE
LOS ALAMITOS CA 907202737

SHEILA J WILLEY
5071 TRIPOLI AVE
LOS ALAMITOS CA 907202736

GERALD E MARTES
5061 TRIPOLI AVE
LOS ALAMITOS CA 907202736

CAROLYN WOODRUFF
5031 HOWARD AVE
LOS ALAMITOS CA 907202715

SANDRA M GRIFFIN
5032 TRIPOLI AVE
LOS ALAMITOS CA 907202737

TIMOTHY RUTLEDGE HALL
11212 BENNINGTON ST
LOS ALAMITOS CA 907202744

FLORENCE L SOUTHARD
4902 BELLE AVE
CYPRESS CA 906303519

ROBERT W FELDMAN
11162 BENNINGTON ST
LOS ALAMITOS CA 907202742

KHODABUX S KADIMI
1275 BLUE SKY DR
CARDIFF BY THE SEA CA 920071004

TINGLE RAYMOND H THE
5072 KEARSARGE AVE
LOS ALAMITOS CA 907202723

CAROLYN T C E SYLVIA , C T 1995 REVOC SYLVIA
5081 KEARSARGE AVE
LOS ALAMITOS CA 907202722

DAVID G VAN WINKLE
5062 KEARSARGE AVE
LOS ALAMITOS CA 907202723

FRANCISCO PENA
5052 KEARSARGE AVE
LOS ALAMITOS CA 907202723

KRISTIN ANN WOITOVICH
1233 BEAULIEU CT
SAN JOSE CA 951255912

JOHNNIE SUE J S LIVI TR BRUCE
5082 ANTIETAM AVE
LOS ALAMITOS CA 907202703

RICK DIFFEE & VALLI S DOUKAS-DIFFEE
5062 ANTIETAM AVE
LOS ALAMITOS CA 907202703

MARIANNE Z FOUST
5052 ANTIETAM AVE
LOS ALAMITOS CA 907202703

DEAN KELLY V TRUST
5031 KEARSARGE AVE
LOS ALAMITOS CA 907202722

CLAUSEN FAMILY TRUST
11142 BENNINGTON ST
LOS ALAMITOS CA 907202742

DOMINGO F LEON
3605 LONG BEACH BLVD #235
LONG BEACH CA 908074024

SHANA PRECHTI
11102 BENNINGTON ST
LOS ALAMITOS CA 907202709

DOROTHY M PHILLIPS
5928 CANTALOUPE AVE
VAN NUYS CA 914014312

JONATHAN BROWN
11221 BENNINGTON ST #1
LOS ALAMITOS CA 907202745

JAN BURBA
11211 BENNINGTON ST
LOS ALAMITOS CA 907202745

MATHEW SORENSON
11182 BUNKER HILL DR
LOS ALAMITOS CA 907202713

CAMELIA E WEIGEL-JOLLY
11201 BENNINGTON ST
LOS ALAMITOS CA 907202745

LOUIS E HOFFMAN
11171 BENNINGTON ST
LOS ALAMITOS CA 907202708

DELMER HUFFMAN
11161 BENNINGTON ST
LOS ALAMITOS CA 907202708

JAMES LEE FUNK & RUTH ANN FUNK
11152 BUNKER HILL DR
LOS ALAMITOS CA 907202713

THOMAS SYLVESTER SAWYER
11142 BUNKER HILL DR
LOS ALAMITOS CA 907202713

JIMENEZ TRUST
8051 E DAMAR ST
LONG BEACH CA 908083232

LAFATA FAMILY TRUST
11161 BUNKER HILL DR
LOS ALAMITOS CA 907202712

DANNIE BOSLER
11141 BUNKER HILL DR
LOS ALAMITOS CA 907202712

ROBERT J STEVENS
11131 BUNKER HILL DR
LOS ALAMITOS CA 907202712

W J KOBATA
271 NEWPORT AVE #C
LONG BEACH CA 908035990

CHARLES LESTON GALL
11121 BENNINGTON ST
LOS ALAMITOS CA 907202708

DUFF J & J 2020 FAM TRUST
11122 BUNKER HILL DR
LOS ALAMITOS CA 907202713

APRIL CATRINA LEIVAS
11112 BUNKER HILL DR
LOS ALAMITOS CA 907202713

TONY FAMILY TR MIHATOV
11792 PASEO BONITA
LOS ALAMITOS CA 907204172

ALAN CASTILLO
16 BRYNWOOD LN
LADERA RANCH CA 926940530

ERNEST J ORTIZ SR & JOANNE LYNN ORTIZ
11092 BUNKER HILL DR
LOS ALAMITOS CA 907202711

CLYDE E MAILES
11082 BUNKER HILL DR
LOS ALAMITOS CA 907202711

ROBERT G KIZANIS & VELOMY N KIZANIS
11121 BUNKER HILL DR
LOS ALAMITOS CA 907202712

DAVID BRUCE THOMPSON , D B THOMPSON
11111 BUNKER HILL DR
LOS ALAMITOS CA 907202712

FRANKLIN M HELDMAN & JULIE A HELDMAN
11091 BUNKER HILL DR
LOS ALAMITOS CA 907202710

SHEPHERD AHLM , MARGARET AHLM
11081 BUNKER HILL DR
LOS ALAMITOS CA 907202710

JANE M EUGE
11192 TARAWA DR
LOS ALAMITOS CA 907202735

EDWARD W FAMILY LIVI TR BRAAT
11182 TARAWA DR
LOS ALAMITOS CA 907202735

TALBOT J JAEGER
11152 TARAWA DR
LOS ALAMITOS CA 907202735

MAROLYN B BRIESE
11142 TARAWA DR
LOS ALAMITOS CA 907202735

URSULA A RHEE
11191 TARAWA DR
LOS ALAMITOS CA 907202734

RICHARD A MAGDAUG
11181 TARAWA DR
LOS ALAMITOS CA 907202734

GRADY L LIVING TR BRYANT
2954 PUNTA DEL ESTE DR
HACIENDA HEIGHTS CA 917456626

DOUGLAS A MAYWALD & SHELLEY M MAYWALD
11842 AMETHYST ST
GARDEN GROVE CA 928451203

NICHOLE COSGROVE OUDYK
11141 TARAWA DR
LOS ALAMITOS CA 907202734

ABOLSON M & ABOULHOSN S TRUST
11131 TARAWA DR
LOS ALAMITOS CA 907202734

JOSEPH E NAPOLES & JEANNETTE NAPOLES
11152 RANGER DR
LOS ALAMITOS CA 907202649

WILLIAM PATRICK W P TR JENNINGS
11142 RANGER DR
LOS ALAMITOS CA 907202649

JEFFREY A CASE
11122 TARAWA DR
LOS ALAMITOS CA 907202735

ROBERT E BINGHAM , CELIA BINGHAM
11112 TARAWA DR
LOS ALAMITOS CA 907202735

MARGARET EVELYN DECHKO
11092 TARAWA DR
CYPRESS CA 907202733

DOROTHY LORETTA ANGOLD
11082 TARAWA DR
LOS ALAMITOS CA 907202733

JAMES P KADLAC
11121 TARAWA DR
LOS ALAMITOS CA 907202734

RONALD P SMITH & DONNA M SMITH
11111 TARAWA DR
LOS ALAMITOS CA 907202734

RENNAN QUIJANO , QUIJANO ANGELI SUAREZ
11122 RANGER DR
LOS ALAMITOS CA 907202649

CYNTHIA D SALAZAR
11112 RANGER DR
LOS ALAMITOS CA 907202649

WESLEY R SAWYERS
11091 TARAWA DR
LOS ALAMITOS CA 907202732

LAURENT HENTGES
2201 E WILLOW ST #D
SIGNAL HILL CA 907552142

AMELIA C ROSARIO
11092 RANGER DR
LOS ALAMITOS CA 907202647

STEPHEN G CARR & AMY K CARR
11082 RANGER DR
LOS ALAMITOS CA 907202647

FREDRICK E URFER JR
5161 ANTIETAM AVE
LOS ALAMITOS CA 907202704

JAMES M COURSE III
5151 ANTIETAM AVE
LOS ALAMITOS CA 907202704

KATELLA PROFESSIONAL BUILDING
450 NEWPORT CENTER DR #490
NEWPORT BEACH CA 926607619

LING SIOE CAROTHERS
5121 ANTIETAM AVE
LOS ALAMITOS CA 907202704

H & S ENERGY LLC
2860 N SANTIAGO BLVD #2ND
ORANGE CA 928671722

MCGREGORY M & K LIVING TRUST
5081 ANTIETAM AVE
LOS ALAMITOS CA 907202702

GUILLERMO PAREDES , CHRISTINA PAREDES
5071 ANTIETAM AVE
LOS ALAMITOS CA 907202702

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PO BOX 358
LOS ALAMITOS CA 907200358

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PO BOX 892080
TEMECULA CA 925892080

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5021 ANTIETAM AVE
LOS ALAMITOS CA 907202702

MICHAEL A REED
5011 ANTIETAM AVE
LOS ALAMITOS CA 907202702

SHERIDAN LYN FAMILY TRUST
11081 BENNINGTON ST
LOS ALAMITOS CA 907202706

DAVID F D F STEINS , A H 2106 REVOC TR STEINS
18115 VINEWAY PL
ARLINGTON WA 982237407

JAMES T SMITH
11042 BUNKER HILL DR
LOS ALAMITOS CA 907202711

JOHN F MARTINEZ
PO BOX 892080
TEMECULA CA 925892080

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PO BOX 3013
HUNTINGTON BEACH CA 926053013

COOK THAD S THE T S COOK 2013 TR
11051 BUNKER HILL DR
LOS ALAMITOS CA 907202710

BARBARA J MCCLURE
187 WOODDUCK LN
CAVE JUNCTION OR 975239727

BRIAN KEITH JOHNS & CYNTHIA E JOHNS
11011 BUNKER HILL DR
LOS ALAMITOS CA 907202710

RICHARD D R D TR LEITNER
3272 QUAIL RUN RD
LOS ALAMITOS CA 907203048

DONN E FAMILYTR LOE
109 PRINCETON CIR
SEAL BEACH CA 907402515

GILLIAN P LEE
11022 TARAWA DR
LOS ALAMITOS CA 907202733

SUSAN S REVOC TR FORSTER
11061 TARAWA DR
LOS ALAMITOS CA 907202732

RALPH S DORWIN JR
11051 TARAWA DR
LOS ALAMITOS CA 907202732

RICHARD W MACIEL MACIEL JR
11021 TARAWA DR
LOS ALAMITOS CA 907202732

TIMOTHY ANDREW MOORE
11062 RANGER DR
LOS ALAMITOS CA 907202647

SANDRA BAKER
11042 RANGER DR
LOS ALAMITOS CA 907202647

TIMOTHY POWERS & ANGELA POWERS
11022 RANGER DR
LOS ALAMITOS CA 907202647

BRYCE RICKS & MCKENZIE L RICKS
11012 RANGER DR
LOS ALAMITOS CA 907202647

SAMUEL MUNOZ
131 N BROADWAY
REDONDO BEACH CA 902773135

ANA R PARMENTER
4832 HOWARD AVE
LOS ALAMITOS CA 907202641

PETER P KASZAS & ZITA Z KASZAS
4802 HOWARD AVE
LOS ALAMITOS CA 907202641

MARK GRAMENZ & GRAMENZ SCHERI
4792 HOWARD AVE
LOS ALAMITOS CA 907202622

ROBERT H MOORE JR & PATRICIA A MOORE
4752 HOWARD AVE
LOS ALAMITOS CA 907202622

ESPINOZA MADELINE THE ESPINOZA FAMILY TR
4742 HOWARD AVE
LOS ALAMITOS CA 907202622

KAREN E THOMAS A ROMANO , K E LIVING TR ROMANO
4712 HOWARD AVE
LOS ALAMITOS CA 907202622

TALBOT J J JAEGER , D JAEGER
4702 HOWARD AVE
LOS ALAMITOS CA 907202622

CHARLES ELKIND , ROKAMA ELKIND
11181 RANGER DR
LOS ALAMITOS CA 907202648

RIEDBERGER PAMELA THE P RIEDBERGER FAMILY TR
11192 TICONDEROGA DR
LOS ALAMITOS CA 907202653

TIMOTHY D HOSTETLER
11161 RANGER DR
LOS ALAMITOS CA 907202648

JOE R VALDIVIA , LAURA A VALDIVIA
11151 RANGER DR
LOS ALAMITOS CA 907202648

SUZANNE FERGUSON
313 14TH ST
SEAL BEACH CA 907406508

ROBERT LEE TORRES
11152 TICONDEROGA DR
LOS ALAMITOS CA 907202653

CLINT A MOSLEY
11191 TICONDEROGA DR
LOS ALAMITOS CA 907202652

JEFFREY L TOMLIN & WENDY ANN TOMLIN
11181 TICONDEROGA DR
LOS ALAMITOS CA 907202652

LAURA CHRISTENSEN
11151 TICONDEROGA DR
LOS ALAMITOS CA 907202652

CATHERINE ANN C A RE TR DRISCOLL
11141 TICONDEROGA DR
LOS ALAMITOS CA 907202652

JOHN KHOA DO , NGAN K TRAN
11121 RANGER DR
LOS ALAMITOS CA 907202648

PETER W GRANDIA
11111 RANGER DR
LOS ALAMITOS CA 907202648

MICHAEL G AWAD
11132 TICONDEROGA DR
LOS ALAMITOS CA 907202653

SANCHEZ LIVING TRUST
11122 TICONDEROGA DR
LOS ALAMITOS CA 907202653

HEATHER VAN VOLKINBURG
11102 TICONDEROGA DR
LOS ALAMITOS CA 907202653

MARGENE T WARD
11091 RANGER DR
LOS ALAMITOS CA 907202646

CHET DAPHNE L WEBSTE TRUST CORBIN
11061 RANGER DR
LOS ALAMITOS CA 907202646

LOIS T WADDLE
11092 TICONDEROGA DR
LOS ALAMITOS CA 907202651

STEVEN ASCHOFF
11062 TICONDEROGA DR
LOS ALAMITOS CA 907202651

SHERI L WARREN
11131 TICONDEROGA DR
LOS ALAMITOS CA 907202652

WILLIAM J PUHL
11111 TICONDEROGA DR
LOS ALAMITOS CA 907202652

BARYE HABIB
11101 TICONDEROGA DR
LOS ALAMITOS CA 907202652

THOMAS A GIDDINGS , NORMA N GIDDINGS
11061 TICONDEROGA DR
LOS ALAMITOS CA 907202650

OROZCO FAMILY TRUST
4751 HOWARD AVE
LOS ALAMITOS CA 907202661

JASON PATTERSON , JENNIFER IM
11182 MIDWAY DR
LOS ALAMITOS CA 907202634

CHRISTINE C ZAMARRIP TR AAKER
11172 MIDWAY DR
LOS ALAMITOS CA 907202634

JOSE CUELLAR , LUZMILA HERNANDEZ
4721 HOWARD AVE
LOS ALAMITOS CA 907202661

GREGORY D BOHNET
11201 MIDWAY DR
LOS ALAMITOS CA 907202635

JAMES CROOKS
20451 ALISA LN
HUNTINGTON BEACH CA 926465301

HUBERT FAMILY LIVING TRUST
11181 MIDWAY DR
LOS ALAMITOS CA 907202633

RONALD KOELLER , CONNIE KOELLER
11151 MIDWAY DR
LOS ALAMITOS CA 907202633

BRYAN CARLSON , KELLY CARLSON
11182 ENTERPRISE DR
LOS ALAMITOS CA 907202604

JOSE VELASCO , SOVINA VELASCO
11152 ENTERPRISE DR
LOS ALAMITOS CA 907202604

LINDA LOU RUSSELL
4451 FARQUHAR AVE
LOS ALAMITOS CA 907203719

JAMES BOWER & DEENA BOWER
11112 MIDWAY DR
LOS ALAMITOS CA 907202634

BELL DAVID & TAWNY TRUST
11121 MIDWAY DR
LOS ALAMITOS CA 907202633

EDWARD GALLEGOS & PATRICIA Z GALLEGOS
11102 MIDWAY DR
LOS ALAMITOS CA 907202634

N PETER HUGHES JR
11082 MIDWAY DR
LOS ALAMITOS CA 907202632

EDWARD A E CUNNINGHAM & LV 2013 TR CUNNINGHAM
11101 MIDWAY DR
LOS ALAMITOS CA 907202633

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THUY NGUYEN
11140 MIDWAY DR
LOS ALAMITOS CA 90720

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6114 CORSICA CIR
LONG BEACH CA 908034855

KLAUS FAMILY TR WOJAK
11102 ENTERPRISE DR
LOS ALAMITOS CA 907202604

LARRY L PAUSTELL
11092 ENTERPRISE DR
LOS ALAMITOS CA 907202602

GEORGIANNA M LEONARD
11072 ENTERPRISE DR
LOS ALAMITOS CA 907202602

PAUL FAMILY TR STEVENS
4682 HOWARD AVE
LOS ALAMITOS CA 907202620

KYLE S OI
4652 HOWARD AVE
LOS ALAMITOS CA 907202620

VENEGAS T M SEPARATE PRO TRUST
10415 BROOKSHIRE AVE
DOWNEY CA 902412608

CARMEN DE LEON
4612 HOWARD AVE
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VECCHIO REAL ESTATE CORP, HOWARD TRUST 4602
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SANTA ANA CA 927051466

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4562 HOWARD AVE
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BYRON FOWLER & JACQUELINE FOWLER
4552 HOWARD AVE
LOS ALAMITOS CA 907202618

MULLINS FAM YEAR 2021 L OF TRUST
4681 HOWARD AVE
LOS ALAMITOS CA 907202660

AAVO MIHKELSON
11191 ENTERPRISE DR
LOS ALAMITOS CA 907202603

ALLIANCE TRUST COMPANY TR
11192 ESSEX DR
LOS ALAMITOS CA 907202608

DUSTIN M IVES
11181 ENTERPRISE DR
LOS ALAMITOS CA 907202603

HOWARD L KNUCHELL
11151 ENTERPRISE DR
LOS ALAMITOS CA 907202603

CHAD DONVITO , LAURA DONVITO
11182 ESSEX DR
LOS ALAMITOS CA 907202608

RUBIN JOY FAMILY TRUST
11154 ESSEX DR
LOS ALAMITOS CA 907202608

KEVIN A JONES & EVA JONES
11211 ESSEX DR
LOS ALAMITOS CA 907202609

ANTONIO TRUJILLO , VANESSA CHICAS
11181 ESSEX DR
LOS ALAMITOS CA 907202607

MARINA A LECOU
11161 ESSEX DR
LOS ALAMITOS CA 907202607

THOMAS R OLSZEWKSI , CYNTHIA OLSZEWSKI
11131 ENTERPRISE DR
LOS ALAMITOS CA 907202603

PINTHUY TIM & RAOTANA C TIM
11121 ENTERPRISE DR
LOS ALAMITOS CA 907202603

DAVID S DE KONING , CHERYL D DE KONING
11132 ESSEX DR
LOS ALAMITOS CA 907202608

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821 RODEO RD
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11091 ENTERPRISE DR
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HOWARD SERENA M TRUST
11081 ENTERPRISE DR
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11121 ESSEX DR
LOS ALAMITOS CA 907202607

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11091 ESSEX DR
LOS ALAMITOS CA 907202605

JILL SHARON RISBON ABUSHAM
11081 ESSEX DR
LOS ALAMITOS CA 907202605

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4611 HOWARD AVE
LOS ALAMITOS CA 907202619

MICHAEL E PIERCE & CHRISTY A PIERCE
11192 LANGLEY DR
LOS ALAMITOS CA 907202630

FRANK J DESTRA & MANDI D DESTRA
11162 LANGLEY DR
LOS ALAMITOS CA 907202630

MANUEL MADLA & HEATHER MADLA
11152 LANGLEY DR
LOS ALAMITOS CA 907202630

ALTON V COROTAN , CAROLEE B COROTAN
11161 LANGLEY DR
LOS ALAMITOS CA 907202629

EDWIN C PAUL
4561 HOWARD AVE
LOS ALAMITOS CA 907202659

EDDIE R MANFRO , JEANINE Y MANFRO
4551 HOWARD AVE
LOS ALAMITOS CA 907202659

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16371 ARDSLEY CIR
HUNTINGTON BEACH CA 926492113

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3571 THOR AVE
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11162 SARATOGA DR
LOS ALAMITOS CA 907202640

HARRIETTE A FARAGI
11132 LANGLEY DR
LOS ALAMITOS CA 907202630

CARLOS M MENDIGOCHEA & NICOLE BRANDT
11122 LANGLEY DR
LOS ALAMITOS CA 907202630

HOBBS JOEL D THE JOEL HOBBS TR
11092 LANGLEY DR
LOS ALAMITOS CA 907202628

OCTAVIO LANDEROS & YADIRA LANDEROS
11082 LANGLEY DR
LOS ALAMITOS CA 907202628

LOUELLA M L M LIVING TR FAIRCHILD
11131 LANGLEY DR
LOS ALAMITOS CA 907202629

TRACIE M CASTILLO
11121 LANGLEY DR
LOS ALAMITOS CA 907202629

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11051 RANGER DR
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LOS ALAMITOS CA 907202614

OELKERS 2016 FAMILY TRUST
4611 GREEN AVE
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16208 HIGH VISTA LN
CHINO HILLS CA 917095222

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4608 KATELLA AVE
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DIANA RABER
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LOS ALAMITOS CA 907202611

BRIAN ARAKAKI
11022 SARATOGA DR
LOS ALAMITOS CA 907202638

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4562 KATELLA AVE
LOS ALAMITOS CA 907202655

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11181 SARATOGA DR
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ERB GILBERT J THE G J & R M ERB LIVING TR
11161 SARATOGA DR
LOS ALAMITOS CA 907202639

ALEXANDROS G VARONOS & VARONOS GAROFITA
11182 LEXINGTON DR
LOS ALAMITOS CA 907203722

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11162 LEXINGTON DR
LOS ALAMITOS CA 907203722

DANIEL BENNETT & TENELE BENNETT
11131 SARATOGA DR
LOS ALAMITOS CA 907202639

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STEVEN GLORE & SABINE M GLORE
11122 LEXINGTON DR
LOS ALAMITOS CA 907203722

TUAN DINH TRAN , THUY THI VU
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LOS ALAMITOS CA 907202637

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6092 BARBADOS AVE
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VINOD DAVE , DAVE NIRANJANA
11092 LEXINGTON DR
LOS ALAMITOS CA 907203517

SCOTT A CONLEY , SAY J CONLEY
11072 LEXINGTON DR
LOS ALAMITOS CA 907203517

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11061 SARATOGA DR
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LOS ALAMITOS CA 907203517

WILSON VALDIVIESO , RAMON OLIVIA
11042 LEXINGTON DR
LOS ALAMITOS CA 907203517

LESFEENA LEE
11011 SARATOGA DR
LOS ALAMITOS CA 907202637

BUHLER LIVING TRUST
3692 KEMPTON DR
LOS ALAMITOS CA 907204112

CHONG PARK
3682 KEMPTON DR
LOS ALAMITOS CA 907204112

DAVID R D R ROGERSON & M M REVOC ROGERSON
3672 KEMPTON DR
LOS ALAMITOS CA 907204112

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JANE WEDDINGTON FLAGG , JANE WEDDINGTON
12192 PINE ST
LOS ALAMITOS CA 907204124

ANTHONY D MEEKS & JAIME J MEEKS
12182 PINE ST
LOS ALAMITOS CA 907204124

PAUL R PARK , NORMA 2010 TR PARK
12162 CHERRY ST
LOS ALAMITOS CA 907204110

LARRY K TR DAVIS
12152 CHERRY ST
LOS ALAMITOS CA 907204110

CARLEEN K JOHNSTON
12132 CHERRY ST
LOS ALAMITOS CA 907204110

CAROLE BROWN MILLS
12122 CHERRY ST
LOS ALAMITOS CA 907204110

DAVENPORT MARY E THE DAVENPORT LIVING TR
12102 CHERRY ST
LOS ALAMITOS CA 907204110

HANCOCK FAMILY TRUST
3701 KEMPTON DR
LOS ALAMITOS CA 907204113

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12141 CHERRY ST
LOS ALAMITOS CA 907204109

LEE C WAGONER & MARLENE E WAGONER
12131 CHERRY ST
LOS ALAMITOS CA 907204109

CODY SURRATT & AMY SURRATT
12111 CHERRY ST
LOS ALAMITOS CA 907204109

REILLY BARBARA A TRUST
12101 CHERRY ST
LOS ALAMITOS CA 907204109

ELWIN D SULLENS
12082 CHERRY ST
LOS ALAMITOS CA 907204108

RICHARD R HOLLIS
12072 CHERRY ST
LOS ALAMITOS CA 907204108

BARSZCZ FRANCES C LIVING TRUST
12052 CHERRY ST
LOS ALAMITOS CA 907204108

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12042 CHERRY ST
LOS ALAMITOS CA 907204108

INGE REALTY COMPANY
12461 HARBOR BLVD
GARDEN GROVE CA 928403811

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LOS ALAMITOS CA 907204107

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12051 CHERRY ST
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TRAVIS REID & LISA KIM
12041 CHERRY ST
LOS ALAMITOS CA 907204107

DAVID JOHN FERGUSON & FERGUSON VICTORIA JONES
12162 REAGAN ST
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12142 REAGAN ST
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12122 REAGAN ST
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JEFFRY MUCKENTHALER & CYNTHIA MUCKENTHALER
12112 REAGAN ST
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CRAIG P CHAMBERLAIN
12161 REAGAN ST
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12121 REAGAN ST
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STEPHEN T SCHIOTIS , JEAN M SCHIOTIS
12101 REAGAN ST
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12132 PINE ST
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12112 PINE ST
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JEFFREY WORDEN & ARTEMIS SOTIROPOULUS
12102 PINE ST
LOS ALAMITOS CA 907204124

NATHANIEL BOROFF , SAMANTHA LACY
12082 REAGAN ST
LOS ALAMITOS CA 907204134

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DENNIS R DOLAN , THERESE M DOLAN
12082 PINE ST
LOS ALAMITOS CA 907204144

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12031 REAGAN ST
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12021 CHERRY ST
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LOS ALAMITOS CA 907204171

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11961 CHERRY ST
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CHRISTOPHER B ECKERT
11951 CHERRY ST
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STAHL LIVING TRUST
11922 CHERRY ST
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11872 CHERRY ST
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11861 CHERRY ST
LOS ALAMITOS CA 907204103

WAYNE F FAMILY TR KRIEHN
11841 CHERRY ST
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ANDREWS M D & D L FAM TRUST
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GRANT NEWTON & DIANA NEWTON
11722 REAGAN ST
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11712 REAGAN ST
LOS ALAMITOS CA 907204128

LAWRENCE E DAVIS JR
11771 REAGAN ST
LOS ALAMITOS CA 907204127

HAN JOHN TR 2010 HAN FAMILY TR
11751 REAGAN ST
LOS ALAMITOS CA 907204127

BRUCE BALRIDGE
11772 PINE ST
LOS ALAMITOS CA 907204161

SHARIAR Z BAVAFA
11752 PINE ST
LOS ALAMITOS CA 907204161

JASON FAMILY TR JONES
11731 REAGAN ST
LOS ALAMITOS CA 907204127

CARLIN BELL WARNER
11671 REAGAN ST
LOS ALAMITOS CA 907204125

BRIDGET C SHELLY
11742 PINE ST
LOS ALAMITOS CA 907204161

MOYNIHAN FAMILY TRUST
11732 PINE ST
LOS ALAMITOS CA 907204161

KEVIN S KASHA , GINA R KASHA
11712 PINE ST
LOS ALAMITOS CA 907204161

REX DAVID JOHNSTON JR
11712 CHERRY ST
LOS ALAMITOS CA 907204102

LINDOW TRUST
3732 VISTA DE ORA
LOS ALAMITOS CA 907204140

RICHARD L FAMILY REV TR HERZ
3722 VISTA DE ORA
LOS ALAMITOS CA 907204140

MICHAEL A BORN
3721 VISTA DE ORA
LOS ALAMITOS CA 907204140

EDWARD BRUCE BRISSON
3712 VISTA DE ORA
LOS ALAMITOS CA 907204140

JOHN D MAC ARTHUR
11701 CHERRY ST
LOS ALAMITOS CA 907204101

ANTHONY M BALLEIN
3702 VISTA DE ORA
LOS ALAMITOS CA 907204140

COTLER FAMILY TRUST
3711 VISTA DE ORA
LOS ALAMITOS CA 907204140

JON RISSA TR BILSON
3701 VISTA DE ORA
LOS ALAMITOS CA 907204140

STEVEN J SCIACCA , TAMI J SCIACCA
3732 LA COLMENA WAY
LOS ALAMITOS CA 907204149

JEROME A DOMANCHICH , LARAINA P DOMANCHICH
3722 LA COLMENA WAY
LOS ALAMITOS CA 907204149

JAMES CHARLES DECELLO , TONI MICHELLE DECELLO
3731 LA COLMENA WAY
LOS ALAMITOS CA 907204148

LANCE HIGA , ROSALIND HIGA
3712 LA COLMENA WAY
LOS ALAMITOS CA 907204149

JEANNE C HENSLEY
3682 LA COLMENA WAY
LOS ALAMITOS CA 907204175

DONALD E MAUK
11031 SARATOGA DR
LOS ALAMITOS CA 907202637

BRAD HAMM , KATY HAMM
3691 LA COLMENA WAY
LOS ALAMITOS CA 907204146

ALAN SCHROEDER & GINA CELSO
11702 REAGAN ST
LOS ALAMITOS CA 907204128

KURTIS B READ , MONA MANSOORI
3672 VISTA DE ORA
LOS ALAMITOS CA 907204140

KIMM CARL W THE KIMM LIVING TR
3662 VISTA DE ORA
LOS ALAMITOS CA 907204140

YOLANDA M CAMPBELL
11632 REAGAN ST
LOS ALAMITOS CA 907204126

DANIEL R MURRAY & LESLIE R MURRAY
11701 REAGAN ST
LOS ALAMITOS CA 907204127

STEVEN CLYDE WARNER
11671 REAGAN ST
LOS ALAMITOS CA 907204125

WILLIAM RIDGEWAY JR
11702 PINE ST
LOS ALAMITOS CA 907204161

EDWARD MARK GREEN
11672 PINE ST
LOS ALAMITOS CA 907204159

THOMAS L DENTON & RAQUEL DENTON
11661 REAGAN ST
LOS ALAMITOS CA 907204125

PATTI JEAN P J REVOC TR GEORGE
11641 REAGAN ST
LOS ALAMITOS CA 907204125

YONG JONG KIM
11631 REAGAN ST
LOS ALAMITOS CA 907204125

RUSSELL G KNOX
11652 PINE ST
LOS ALAMITOS CA 907204159

WONG YUH HUA WANG
11642 PINE ST
LOS ALAMITOS CA 907204159

CLARENCE M HORIO
3672 LA COLMENA WAY
LOS ALAMITOS CA 907204175

WILLIAM H CRISSMAN & PAMELA S CRISSMAN
3662 LA COLMENA WAY
LOS ALAMITOS CA 907204175

LUCY A ROJO
3671 LA COLMENA WAY
LOS ALAMITOS CA 907204146

LUYBEN FAMILY LIVING TRUST
3651 LA COLMENA WAY
LOS ALAMITOS CA 907204146

MARILYN LOWERY-DECROIX
3632 LA COLMENA WAY
LOS ALAMITOS CA 907204147

PATRICK DONOVAN , DONOVAN LORI
11612 PINE ST
LOS ALAMITOS CA 907204159

EDWARD G HUGHES
3641 LA COLMENA WAY
LOS ALAMITOS CA 907204146

MIKA H MAUNULA & LAURA L NEWSOM
3631 LA COLMENA WAY
LOS ALAMITOS CA 907204146

SAINT HEDWIG CHURCH
13280 CHAPMAN AVE
GARDEN GROVE CA 928404414

SAINT HEDWIG CHURCH
13280 CHAPMAN AVE
GARDEN GROVE CA 928404414

STEVEN R KRUID & TANYA DOMINGUEZ
12181 PINE ST
LOS ALAMITOS CA 907204123

JAMES K LEE , ELAINE C LEE
12171 PINE ST
LOS ALAMITOS CA 907204123

JAMES R POE
12192 PASEO BONITA
LOS ALAMITOS CA 907204120

BARYE ASIM , MARIA BARYE
12172 PASEO BONITA
LOS ALAMITOS CA 907204120

GIBSON MARILYNN G THE M G GIBSON LIVING TR
12181 PASEO BONITA
LOS ALAMITOS CA 907204119

SIDNEY WAYNE OVERSTREET
12171 PASEO BONITA
LOS ALAMITOS CA 907204119

BRYAN PAUL PETERSEN , DEBORAH ANN PETERSEN
12151 PINE ST
LOS ALAMITOS CA 907204123

KATHLEEN A D HOENISCH , E HOENISCH
12141 PINE ST
LOS ALAMITOS CA 907204123

RICHARD W FOLSTAD
12121 PINE ST
LOS ALAMITOS CA 907204123

RICHARD G FRANCAIS , LISA FRANCAIS
12111 PINE ST
LOS ALAMITOS CA 907204123

CAROLINE M C M CUTULI
15038 93RD PL NE
BOTHELL WA 980116834

WILLIAM NOTTINGHAM
12152 PASEO BONITA
LOS ALAMITOS CA 907204120

CRANS FAMILY TRUST
12132 PASEO BONITA
LOS ALAMITOS CA 907204120

JORGE A J BURGOS , C FAMILY TR BURGOS
12122 PASEO BONITA
LOS ALAMITOS CA 907204120

JAMES G KIM
12102 PASEO BONITA
LOS ALAMITOS CA 907204120

JOHN F FAMILY LIVING TR TOPP
12091 PINE ST
LOS ALAMITOS CA 907204121

CHARLES O MECKLER
12051 PINE ST
LOS ALAMITOS CA 907204169

THEODORE A CRESSNER , LINDA S CRESSNER
12041 PINE ST
LOS ALAMITOS CA 907204169

FERGUS P OFARRELL , CARMEL M MANNING
12021 PINE ST
LOS ALAMITOS CA 907204169

MATTHEW A M GENOVESE , D FAMILY TR GENOVESE
12092 PASEO BONITA
LOS ALAMITOS CA 907204167

DAVID SACKS
12052 PASEO BONITA
LOS ALAMITOS CA 907204118

RANDALL W HILL & DIANA D HILL
12042 PASEO BONITA
LOS ALAMITOS CA 907204118

JULIA SONG
PO BOX 2020
MANHATTAN BEACH CA 902672020

RUNOLFSSON S M LIVING TRUST
12161 PASEO BONITA
LOS ALAMITOS CA 907204119

CHRISTOPHER COLEMAN
12141 PASEO BONITA
LOS ALAMITOS CA 907204119

STEPHEN G ROSSI & JOREZA G ROSSI
12131 PASEO BONITA
LOS ALAMITOS CA 907204119

SIDNEY RAY BROWNE
12111 PASEO BONITA
LOS ALAMITOS CA 907204119

PRATTY CAROLYN A TRUST
12101 PASEO BONITA
LOS ALAMITOS CA 907204119

JAMES R POE
12192 PASEO BONITA
LOS ALAMITOS CA 907204120

KELMAN ROBERT S THE, KELMAN
3062 SAINT ALBANS DR
LOS ALAMITOS CA 907204459

BUNTING LIVING TRUST
416 BARKER AVE
OREGON CITY OR 970453568

RAYMOND G LIOGYS
12021 PASEO BONITA
LOS ALAMITOS CA 907204168

WILLIAM E HARRIS
12011 PINE ST
LOS ALAMITOS CA 907204169

JOSEPH S FASULO , BARBARA B FASULO
12001 PINE ST
LOS ALAMITOS CA 907204169

CHARLOTTE M COCHRANE
11961 PINE ST
LOS ALAMITOS CA 907204164

MICHELLE LEAH SOMOANO
11951 PINE ST
LOS ALAMITOS CA 907204164

MATTHEW GINOCCHIO & MONIQUE GINOCCHIO
12012 PASEO BONITA
LOS ALAMITOS CA 907204118

COASTAL FAMILY PROPERTIES LLC
12002 PASEO BONITA
LOS ALAMITOS CA 907204118

SABA F FATTALEH , DIANA MENTAS
11962 PASEO BONITA
LOS ALAMITOS CA 907204157

ARDAVAN MEHDIZADEH , CORINNE M KAVENY
11952 PASEO BONITA
LOS ALAMITOS CA 907204157

VIRGINIA AGNELLI
11931 PINE ST
LOS ALAMITOS CA 907204164

DARRENN L PLATT & JENNIFER A PLATT
28620 BRUSH CANYON DR
YORBA LINDA CA 928876404

MARK D BALIAN
11901 PINE ST
LOS ALAMITOS CA 907204164

RONALD R MCKEEVER
11891 PINE ST
LOS ALAMITOS CA 907204162

VARDKES SEVANTSIAN
11871 PINE ST
LOS ALAMITOS CA 907204162

THOMAS J SPOTSKEY
11932 PASEO BONITA
LOS ALAMITOS CA 907204157

HIBARD EMILY 2020 TRUST
11912 PASEO BONITA
LOS ALAMITOS CA 907204157

PAUL E IRVIN
11902 PASEO BONITA
LOS ALAMITOS CA 907204157

WAYNE HENRIKSEN
11882 PASEO BONITA
LOS ALAMITOS CA 907204155

NANCY C LUEBBEN
11872 PASEO BONITA
LOS ALAMITOS CA 907204155

PATRICIA A ALDRIDGE
12001 PASEO BONITA
LOS ALAMITOS CA 907204168

DENNIS DALRYMPLE & GINA DALRYMPLE
11971 PASEO BONITA
LOS ALAMITOS CA 907204156

RALPH GONZALEZ
11951 PASEO BONITA
LOS ALAMITOS CA 907204156

CAROL D FRANK FARRAR , W FARRAR
11941 PASEO BONITA
LOS ALAMITOS CA 907204156

JOEL H FAMILY REVOC TR ROJAS
11921 PASEO BONITA
LOS ALAMITOS CA 907204156

GEORGE R FAMILY TR SAGEN
11911 PASEO BONITA
LOS ALAMITOS CA 907204156

JOHN D PIBURN & WENDY G PIBURN
11891 PASEO BONITA
LOS ALAMITOS CA 907204154

KAY MAITLEN
11881 PASEO BONITA
LOS ALAMITOS CA 907204154

NEYLAN PATRICK & LINDA TRUST
13633 ROSECRANS AVE
SANTA FE SPRINGS CA 906705024

SCOTT L MORRELL
925 N LIONBRIDGE PL
EAGLE ID 836161608

FRANCES C ROBERTS
11831 PINE ST
LOS ALAMITOS CA 907204162

DUBB BETTY F TRUST
11821 PINE ST
LOS ALAMITOS CA 907204162

SETSUKEN IWAKOSHI
11801 PINE ST
LOS ALAMITOS CA 907204162

RICARDO J ORTIZ
11852 PASEO BONITA
LOS ALAMITOS CA 907204155

ANDREW BROWNELL , KRISTIN BROWNELL
11842 PASEO BONITA
LOS ALAMITOS CA 907204155

DAVID R CARDONA & ELIZABETH A CARDONA
11832 PASEO BONITA
LOS ALAMITOS CA 907204155

BRANDON GODFREY
11812 PASEO BONITA
LOS ALAMITOS CA 907204155

STADLER MICHAEL J THE STADLER REVOC LIVING TR
11802 PASEO BONITA
LOS ALAMITOS CA 907204155

DEVIN MICHAEL SHATSKY , ELIZABETH ANNE SHATSKY
11771 PINE ST
LOS ALAMITOS CA 907204160

JAN E LEMON , J K LEMON
11761 PINE ST
LOS ALAMITOS CA 907204160

MATTHEW SCOTT FAGAN , CANDICE LEIGH FAGAN
11721 PINE ST
LOS ALAMITOS CA 907204174

CHRISTI A PETERSON
3070 MARNA AVE
LONG BEACH CA 908084401

JOHN ROBERT TRSURVIVORS MC DANIEL
11772 PASEO BONITA
LOS ALAMITOS CA 907204172

MARK D BELMAR & JANET BELMAR
11762 PASEO BONITA
LOS ALAMITOS CA 907204172

GUSTAVO ALVARADO , LINDA M ALVARADO
3541 ROSSMOOR WAY
LOS ALAMITOS CA 907204166

PATRICIA MURPHY HUNTER
11712 PASEO BONITA
LOS ALAMITOS CA 907204153

RICARDO J ORTIZ
11852 PASEO BONITA
LOS ALAMITOS CA 907204155

MARY M STARKSEN
11841 PASEO BONITA
LOS ALAMITOS CA 907204154

JANET E DAGOSTINO
11821 PASEO BONITA
LOS ALAMITOS CA 907204154

BARBARA ANN ROSENBERGER
11811 PASEO BONITA
LOS ALAMITOS CA 907204154

SPIRO LAMBRAKIS
11771 PASEO BONITA
LOS ALAMITOS CA 907204152

GARY E STEWART
11761 PASEO BONITA
LOS ALAMITOS CA 907204152

PEDRO CARVAJAL , YURIKO CARVAJAL
3521 ROSSMOOR WAY
LOS ALAMITOS CA 907204176

JENNIE M COLE
11711 PASEO BONITA
LOS ALAMITOS CA 907204173

LIZANNE GIERCZAK
11701 PINE ST
LOS ALAMITOS CA 907204174

AKER FAMILY TRUST
11671 PINE ST
LOS ALAMITOS CA 907204158

GORDON M CRANE
11661 PINE ST
LOS ALAMITOS CA 907204158

DARREL R COX , ANNE LE BLANC
11641 PINE ST
LOS ALAMITOS CA 907204158

PAUL W CLARK
11631 PINE ST
LOS ALAMITOS CA 907204158

MARY ANNE M M A FAMI TRUST CUILTY
11682 PASEO BONITA
LOS ALAMITOS CA 907204151

JAY ERNEST SCHWANTES
11672 PASEO BONITA
LOS ALAMITOS CA 907204151

LEONARD LOPEZ & HOLLY LOPEZ
11652 PASEO BONITA
LOS ALAMITOS CA 907204151

KENNETH D WARNER
11642 PASEO BONITA
LOS ALAMITOS CA 907204151

ALEJANDRO M TOVARES JR & MARIA TOVARES
3601 LA COLMENA WAY
LOS ALAMITOS CA 907204146

JEFFREY R HURT , DONNA HURT
3591 LA COLMENA WAY
LOS ALAMITOS CA 907204145

MICHAEL F HANSARD & TERESA L HANSARD
11701 PASEO BONITA
LOS ALAMITOS CA 907204173

DALRYMPLE FAMILY TRUST
11681 PASEO BONITA
LOS ALAMITOS CA 907204150

MILDRED E NICOLINI
11661 PASEO BONITA
LOS ALAMITOS CA 907204150

DEAN A HILL , FABIOLA L HILL
11651 PASEO BONITA
LOS ALAMITOS CA 907204150

SAINT HEDWIG CHURCH
13280 CHAPMAN AVE
GARDEN GROVE CA 928404414

SCHOOL LOS ALAMITOS UNIFIED DISTRICT
10652 REAGAN ST
LOS ALAMITOS CA 907202429

SCHOOL LOS ALAMITOS UNIFIED DISTRICT
10652 REAGAN ST
LOS ALAMITOS CA 907202429

JOHN SURVIVORS TR MERLE
8702 ACACIA DR
CYPRESS CA 906302196

JOHN SURVIVORS TR MERLE
8702 ACACIA DR
CYPRESS CA 906302196

ROSSMORE_ LOS ALIMITOS AREA SEWER DISTRICT
PO BOX 542
LOS ALAMITOS CA 907200542

CITY OF LOS ALAMITOS
3191 KATELLA AVE
LOS ALAMITOS CA 907202335

CITY OF LOS ALAMITOS
3191 KATELLA AVE
LOS ALAMITOS CA 907202335

CITY OF LOS ALAMITOS
3191 KATELLA AVE
LOS ALAMITOS CA 907202335

KATELLA PROPERTY OWNER LLC
500 N STATE COLLEGE BLVD #730
ORANGE CA 928686619

CHESTNUT SIX PROPERTIES LLC
9550 JONQUIL AVE
WESTMINSTER CA 926836921

CHURCH COTTONWOOD
PO BOX 1207
LOS ALAMITOS CA 907201207

SCHOOL LOS ALAMITOS UNIFIED DISTRICT
10293 BLOOMFIELD ST
LOS ALAMITOS CA 907202264

CHURCH COTTONWOOD
PO BOX 1207
LOS ALAMITOS CA 907201207

SCHOOL LOS ALAMITOS UNIFIED DISTRICT
10293 BLOOMFIELD ST
LOS ALAMITOS CA 907202264

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

J B & COPPERSMITH A FAM TRUST
3031 BURNEY PL
LOS ALAMITOS CA 907204007

INSTITUTE OF ELECTRICAL & ELECTRONICS ENGS INC
10662 LOS VAQUEROS CIR
LOS ALAMITOS CA 907202513

INSTITUTE OF ELECTRICAL & ELECTRONIC ENGINEERS INC
10622 LOS VAQUEROS CIR
LOS ALAMITOS CA 90720

TWOMEY HOLDINGS
10551 HUMBOLT ST
LOS ALAMITOS CA 907205411

G & G RYAN LLC
401 EVENING STAR LN
NEWPORT BEACH CA 926605706

VDAP PROPERTIES
26440 LA ALAMEDA #270
MISSION VIEJO CA 926918307

SCHOOL LOS ALAMITOS UNIFIED DISTRICT
3191 KATELLA AVE
LOS ALAMITOS CA 907202335

SCHOOL LAUREL DISTRICT
PO BOX 217
LOS ALAMITOS CA 907200217

WESTPOINT INVESTMENT LLC
739 LORRAINE BLVD #B01
LOS ANGELES CA 900056201

BENNETT INVESTMENTS LLC
6082 IRONGATE CIR
HUNTINGTON BEACH CA 926481014

EDMOND G THOMPSON , JUDITH A THOMPSON
573 VIA DEL MONTE
PALOS VERDES ESTATES CA 902741205

JEHOICH BROTHERS LLC
10813 LOS VAQUEROS CIR
LOS ALAMITOS CA 907202517

LOS VAQUEROS LLC
PO BOX 5306
LOS ALAMITOS CA 907215306

SCHOOL LOS ALAMITOS UNIFIED DISTRICT
10652 REAGAN ST
LOS ALAMITOS CA 907202429

THE CHURCH OF JESUS, CHRIST OF LATTER-DAY SAINTS
36 S STATE ST #1900
SALT LAKE CITY UT 841111478

JCB INC TINICUM CORP
4411 KATELLA AVE
LOS ALAMITOS CA 907203514

JCB INC TINICUM CORP
4411 KATELLA AVE
LOS ALAMITOS CA 907203514

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS APG LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

LOS ALAMITOS OFFICE LLC
100 BAYVIEW CIR #310
NEWPORT BEACH CA 926608910

CGM KATELLA LLC
414 WALNUT AVE
HUNTINGTON BEACH CA 926485158

CGM KATELLA LLC
414 WALNUT AVE
HUNTINGTON BEACH CA 926485158

ANN M A M SEP PPTY TR BURGE
10630 HUMBOLT ST
LOS ALAMITOS CA 907202448

CHB INVESTMENT CO
2240 STANLEY AVE #10
SIGNAL HILL CA 907553934

G & W PROPERTIES LLC
3575 LONG BEACH BLVD
LONG BEACH CA 908073904

CHURCH COMMUNITY, CONGREGATIONAL OF LOS
4111 KATELLA AVE
LOS ALAMITOS CA 907203406

CHURCH COMMUNITY, CONGREGATIONAL OF LOS
4111 KATELLA AVE
LOS ALAMITOS CA 907203406

LOS ALAMITOS RHF HOUSING INC
911 N STUDEBAKER RD
LONG BEACH CA 908154900

JCB INC TINICUM CORP
4411 KATELLA AVE
LOS ALAMITOS CA 907203514

JCB INC TINICUM CORP
4411 KATELLA AVE
LOS ALAMITOS CA 907203514

CGM KATELLA LLC
414 WALNUT AVE
HUNTINGTON BEACH CA 926485158

CGM KATELLA LLC
414 WALNUT AVE
HUNTINGTON BEACH CA 926485158

ANN M A M PPTY TR BURGE
3101 OAK KNOLL DR
ROSSMOOR CA 907204502

SEVERSON GROUP INC
PO BOX 3601
LOS ALAMITOS CA 907200399

PAUL ROHDENBURG
1605 CRESTVIEW AVE
SEAL BEACH CA 907405725

TAORMINA FAMILY CAPITAL FUND LLC
PO BOX 820
ANAHEIM CA 928150820

COLONY ASSET MANAGEMENT
PO BOX 820
ANAHEIM CA 928150820

GANAHL LUMBER COMPANY
1220 E BALL RD
ANAHEIM CA 928055921

XIANG TIAN LOS ALAMITOS LLC
5670 WILSHIRE BLVD #1740
LOS ANGELES CA 900365656

SUKIMA HOSPITALITY GROUP LLC
16027 BROOKHURST ST #G328
FOUNTAIN VALLEY CA 927081551

SCHWEITZ FAMILY TRUST
397 S TRACY LN
ORANGE CA 928694653

TUBAFOR COUNTRY LLC
PO BOX 105
LOS ALAMITOS CA 907200105

KENNETH L TIPTON
10560 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202114

JOSEPH M PLECNIK , ANNE MARIE PLECNIK
1880 SAN ANSELINE AVE
LONG BEACH CA 908153114

KENNETH L TIPTON
10560 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202114

CLJ COMPANY
5737 KANAN RD #439
AGOURA HILLS CA 913011601

W K S LAND CORP
2735 CARSON ST #200
LAKEWOOD CA 907124036

TUBAFOR COUNTRY LLC
10608 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202116

WAVELL SHOWCASE & FIXTURE INC
PO BOX 727
LOS ALAMITOS CA 907200727

SOLT CATALINA LLC
PO BOX 69637
WEST HOLLYWOOD CA 900690637

SOLT CATALINA LLC
PO BOX 69637
WEST HOLLYWOOD CA 900690637

BIMBO BAKERIES USA INC
7301 SOUTH FWY
FORT WORTH TX 761344004

LOS ALAMITOS LLC
10630 HUMBOLT ST
LOS ALAMITOS CA 907202448

LOS ALAMITOS LLC
10630 HUMBOLT ST
LOS ALAMITOS CA 907202448

LOS ALAMITOS LLC
10630 HUMBOLT ST
LOS ALAMITOS CA 907202448

BLOOMFIELD STREET PROPERTY LLC
10701 BLOOMFIELD ST
LOS ALAMITOS CA 907202503

BLOOMFIELD INDUSTRIAL PARK
122 N HARBOR BLVD #200
FULLERTON CA 928321845

BURKE-ALAMITOS BUSINESS CENTER LLC
260 BAKER ST #100
COSTA MESA CA 926264579

LOS ALAMITOS LLC
10630 HUMBOLT ST
LOS ALAMITOS CA 907202448

DON WILSON STAPLES LLC
23705 CRENSHAW BLVD #200
TORRANCE CA 905055298

DON WILSON STAPLES LLC
23705 CRENSHAW BLVD #200
TORRANCE CA 905055298

MICHAEL DIDONNA
3152 SHAKESPEARE DR
LOS ALAMITOS CA 907203817

DEBORAH JOHN JOSEPH TRUST MURRAY
40173 CALLE EBANO
INDIO CA 922037534

LOS ALAMITOS LLC
10630 HUMBOLT ST
LOS ALAMITOS CA 907202448

SAMUEL F SHON & WANDA L SHON
10602 HUMBOLT ST
LOS ALAMITOS CA 907202448

LOS ALAMITOS DEVELOPMENT CO
1303 AVOCADO AVE #220
NEWPORT BEACH CA 926607841

MAYFIELD FAMILY TRUST
4581 CRESCENT AVE
CYPRESS CA 906302152

SAMUEL F SHON & WANDA L SHON
10602 HUMBOLT ST
LOS ALAMITOS CA 907202448

MAYFIELD FAMILY TRUST
4581 CRESCENT AVE
CYPRESS CA 906302152

BLUEWATER ASSOCIATES LLC
10552 HUMBOLT ST
LOS ALAMITOS CA 907202439

BLUEWATER ASSOCIATES LLC
10552 HUMBOLT ST
LOS ALAMITOS CA 907202439

LOS ALAMITOS LLC
10630 HUMBOLT ST
LOS ALAMITOS CA 907202448

BLUEWATER ASSOCIATES LLC
10552 HUMBOLT ST
LOS ALAMITOS CA 907202439

MARK P MULLIGAN
7242 WALNUT AVE
BUENA PARK CA 906201758

MARK P MULLIGAN
7242 WALNUT AVE
BUENA PARK CA 906201758

CHESTNUT EIGHT PROPERTIES LLC
10761 CHESTNUT ST
LOS ALAMITOS CA 907202388

THOMAS E BAU
21 KELLY LN
LADERA RANCH CA 926941463

DON WILSON STAPLES LLC
23705 CRENSHAW BLVD #200
TORRANCE CA 905055298

CHERRY AVE HOLDINGS LLC
1008 WINDSOR DR
LAFAYETTE CA 945494126

DON WILSON STAPLES LLC
23705 CRENSHAW BLVD #200
TORRANCE CA 905055298

DANIEL V F TWOMEY
10551 HUMBOLT ST
LOS ALAMITOS CA 907205411

BLOOMFIELD INDUSTRIAL PARK
122 N HARBOR BLVD #200
FULLERTON CA 928321845

ROBERT J HAMRA & RAMZA HAMRA
9862 LARSON CIR
VILLA PARK CA 928611303

ROBERT J HAMRA & RAMZA HAMRA
9862 LARSON CIR
VILLA PARK CA 928611303

ROBERT J HAMRA & RAMZA HAMRA
9862 LARSON CIR
VILLA PARK CA 928611303

ROBERT J HAMRA & RAMZA HAMRA
9862 LARSON CIR
VILLA PARK CA 928611303

CAROL ELECTRIC CO
3822 CERRITOS AVE
LOS ALAMITOS CA 907202420

RAUN FAMILY TRUST
6 MARBLE CREEK LN
COTO DE CAZA CA 926795146

GRATING PACIFIC INC
3651 SAUSALITO ST
LOS ALAMITOS CA 907202436

CHRYSTEEN FAMILY TR BRAUN
6 MARBLE CREEK LN
TRABUCO CANYON CA 926795146

STORAGE EQUITIES INC
PO BOX 25025
GLENDALE CA 912215025

CHERRY AVE HOLDINGS LLC
1008 WINDSOR DR
LAFAYETTE CA 945494126

GANAHL LUMBER COMPANY
1220 E BALL RD
ANAHEIM CA 928055921

GANAHL LUMBER COMPANY
1220 E BALL RD
ANAHEIM CA 928055921

CHERRY AVE HOLDINGS LLC
1008 WINDSOR DR
LAFAYETTE CA 945494126

BARRY C BINDER
10791 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202309

SCHOOL LOS ALAMITOS DISTRICT
10652 REAGAN ST
LOS ALAMITOS CA 907202429

UNITED STATES POSTAL SERVICE
10650 REAGAN ST
LOS ALAMITOS CA 907208800

MIRA MAR HOLDINGS LLC
1008 WINDSOR DR
LAFAYETTE CA 945494126

SOLT CERRITOS LLC
PO BOX 69637
WEST HOLLYWOOD CA 900690637

SOLT CERRITOS LLC
PO BOX 69637
WEST HOLLYWOOD CA 900690637

DENNIS M ZIMMERMAN
5583 RIVIERA WALK
LONG BEACH CA 908033949

GRATING PACIFIC INC
3651 SAUSALITO ST
LOS ALAMITOS CA 907202436

COMBWAGON LLC
3712 CERRITOS AVE
LOS ALAMITOS CA 907202419

RONALD T MOBLEY
7209 MONROE AVE
BUENA PARK CA 906203827

SCSLM PRPERTY LLC
3626 CERRITOS AVE
LOS ALAMITOS CA 907202417

SCSLM PROPERTY LLC
6444 E SPRING ST #280
LONG BEACH CA 908151553

EXTRA SPACE PROPERTIES 132 LLC
PO BOX 320099
ALEXANDRIA VA 223204099

PANOS A KEFALLINOS
3652 CERRITOS AVE
LOS ALAMITOS CA 907202417

US BANK NATIONAL ASSOC
2800 E LAKE ST
MINNEAPOLIS MN 554061930

CALIFORNIA INTERSCHOLASTIC, FEDERATION
10922 PINE ST
LOS ALAMITOS CA 90720

CALIFORNIA INTERSCHOLASTIC, FEDERATION
10932 PINE ST
LOS ALAMITOS CA 907202428

N S P S LTD HOFS HUT RESTAURANTS INC
PO BOX 15928
BEVERLY HILLS CA 902091928

10956 LOS ALAMITOS KATELLA LLC
12550 WHITTIER BLVD
WHITTIER CA 906021042

CITY OF LOS ALAMITOS
3191 KATELLA AVE
LOS ALAMITOS CA 907202335

N S P S LTD HOFS HUT RESTAURANTS INC
830 S HILL ST #371
LOS ANGELES CA 900143144

HUNG HOANG
8663 GARDEN GROVE BLVD
GARDEN GROVE CA 928441209

ANGELITA P MARISCAL
10842 PINE ST
LOS ALAMITOS CA 907202427

5 STAR REALTY LLC
PO BOX 256
TUSTIN CA 927810256

SHIRLEY SABO
9607 OAKMORE RD
LOS ANGELES CA 900354021

BARIN FAMILY TRUST
4250 AVENIDA SEVILLA
CYPRESS CA 906303416

CITY OF LOS ALAMITOS
PO BOX 147
LOS ALAMITOS CA 907200147

DANIEL D FAMILY TR AGUILAR
10812 PINE ST
LOS ALAMITOS CA 907202427

BENJAMIN P AVALOS , FAMILY AVALOS
10802 PINE ST
LOS ALAMITOS CA 907202427

DE LEON LUPE THE DE LEON FAMILY TR
3652 THOR AVE
LOS ALAMITOS CA 907203930

MARTIN MANOR LLC
9506 VILLA ISLE DR
VILLA PARK CA 928612323

ROBERT E BACON
11 RUE SAINT CLOUD
NEWPORT BEACH CA 926605909

MANUEL E FLORES
10821 PINE ST
LOS ALAMITOS CA 907202426

LEWIS J R SPECIAL NEEDS TRUST
140 LANDERS ST #1
SAN FRANCISCO CA 941141744

YOSHIO GST EXEMPT TR NARAHARA
7212 EMERSON AVE
WESTMINSTER CA 926836106

MICHAEL DAVID THAXTO TR SCHKLOVEN
2802 IROQUOIS AVE
LONG BEACH CA 908151508

MICHAEL DAVID THAXTO TR SCHKLOVEN
2802 IROQUOIS AVE
LONG BEACH CA 908151508

HALLOCK DERICKSON DAVIS
363 VISTA BAYA
NEWPORT BEACH CA 926603635

VCA REAL PROPERTY ACQUISITON CORP
12401 W OLYMPIC BLVD
LOS ANGELES CA 900641022

VCA REAL PROPERTY ACQUISITON CORP
12401 W OLYMPIC BLVD
LOS ANGELES CA 900641022

VCA REAL PROPERTY ACQUISITON CORP
12401 W OLYMPIC BLVD
LOS ANGELES CA 900641022

DOUGLAS W WILLEY
3344 KALLIN AVE
LONG BEACH CA 908084207

DOUGLAS W WILLEY
3344 KALLIN AVE
LONG BEACH CA 908084207

ALYENE MCNALLY
6703 E PREMIUM ST
LONG BEACH CA 908084136

JIRAYR BARIN & MARIYA BARIN
10 VILLAGER
IRVINE CA 926022460

BLOOM REAL ESTATE LLC
PO BOX 4556
KETCHUM ID 833404601

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038861

LOS ALAMITOS MEDICAL CENTER, NHP
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

DANIEL V TWOMEY
212 5TH ST
SEAL BEACH CA 907406115

LOS ALAMITOS MEDICAL CENTER INC
1000 S FREMONT AVE #18
ALHAMBRA CA 918038861

LOS ALAMITOS MEDICAL CENTER INC, PDP
LOS ALAMITOS DEV LLC
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

THURBER LLC
PO BOX 1127
LOS ALAMITOS CA 907201127

TIMOTHY J DE WEESE
5310 E EL PRADO AVE
LONG BEACH CA 908153909

ANNE E FAMILY LIVING TR NIETO
5191 CANTERBURY DR
CYPRESS CA 906303605

RICHARD P ROSE
3662 FENLEY DR
LOS ALAMITOS CA 907202210

DANIEL V TWOMEY
212 5TH ST
SEAL BEACH CA 907406115

TENET HEALTHSYSTEM HOSPITALS INC
1000 S FREMONT AVE #18
ALHAMBRA CA 918038800

DANIEL V TWOMEY
212 5TH ST
SEAL BEACH CA 907406115

LEEK LLC
10841 BLOOMFIELD ST
LOS ALAMITOS CA 907202504

WAVELL SHOWCASE & FIXTURE INC
PO BOX 727
LOS ALAMITOS CA 907200727

FUBAR PROPERTIES LLC
10821 BLOOMFIELD ST #C
LOS ALAMITOS CA 907206769

KYLE STREET PROPERTY JW LLC
5528 AZURE WAY
LONG BEACH CA 908034823

LOS ALAMITOS MEDICAL CENTER INC
1000 S FREMONT AVE #18
ALHAMBRA CA 918038861

LOS ALAMITOS MEDICAL CENTER INC, PDP
LOS ALAMITOS DEV LLC
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038800

LOS ALAMITOS MEDICAL CENTER, NHP
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038800

LOS ALAMITOS MEDICAL CENTER, NHP
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

LOS ALAMITOS MEDICAL CENTER, NHP
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038800

LOS ALAMITOS MEDICAL CENTER,
WINDROSE LOS ALAMITOS
550 HERITAGE DR #200
JUPITER FL 334583030

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038861

DOUGLAS D LINDOW
10891 KYLE ST
LOS ALAMITOS CA 907202410

MARK BRODERSEN
10871 KYLE ST
LOS ALAMITOS CA 907202410

JUDITH L GALLO
13471 SHOOTING STAR CIR
WESTMINSTER CA 926832657

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038800

LOS ALAMITOS MEDICAL CENTER, NHP
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038800

LOS ALAMITOS MEDICAL CENTER, NHP
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038800

LOS ALAMITOS MEDICAL CENTER, NHP
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

TENET HEALTHSYSTEM HOSPITALS INC
100 S FREMONT AVE #18
ALHAMBRA CA 918013018

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038800

LOS ALAMITOS MEDICAL CENTER, NHP
3394 CARMEL MOUNTAIN RD #200
SAN DIEGO CA 921211073

TENET HEALTHSYSTEM HOSPITALS INC
100 S FREMONT AVE #18
ALHAMBRA CA 918013018

DON WILSON STAPLES LLC
23705 CRENSHAW BLVD #200
TORRANCE CA 905055298

DON WILSON STAPLES LLC
23705 CRENSHAW BLVD #200
TORRANCE CA 905055298

ALLAN M FAMILY REVOC TR SOTO
7960 MCFADDEN AVE
WESTMINSTER CA 926837162

LOS ALAMITOS MEDICAL CENTER
1000 S FREMONT AVE #18
ALHAMBRA CA 918038800

CHESTNUT SIX PROPERTIES LLC
9550 JONQUIL AVE
WESTMINSTER CA 926836921

TENET HEALTHSYSTEM HOSPITALS INC
1000 S FREMONT AVE #18
ALHAMBRA CA 918038861

TENET HEALTHSYSTEM HOSPITALS INC
1000 S FREMONT AVE #18
ALHAMBRA CA 918038861

JUDITH L GALLO
13471 SHOOTING STAR CIR
WESTMINSTER CA 926832657

CHARLES W DURNIN
6010 LIDO LN
LONG BEACH CA 908034105

DON WILSON STAPLES LLC
23705 CRENSHAW BLVD #200
TORRANCE CA 905055298

AJP REAL ESTATE LLC
10951 CHERRY ST
LOS ALAMITOS CA 907202401

BETSIE L GARCIA
8901 STILWELL DR
HUNTINGTON BEACH CA 926467110

CHERRY STREET M O B LLC
10931 CHERRY ST
LOS ALAMITOS CA 907202496

ABG PROPERTY 1 LLC
2392 S BATEMAN AVE
IRWINDALE CA 91010

WYSON LLC
10911 CHERRY ST
LOS ALAMITOS CA 907202468

SHARON YAMANAKA
10771 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202309

10952 REAGAN ST LLC
10952 REAGAN ST
LOS ALAMITOS CA 907202400

DAVID M WALL & JANET V WALL
3001 E OCEAN BLVD
LONG BEACH CA 908032537

ABG PROPERTY 1 LLC
2392 S BATEMAN AVE
IRWINDALE CA 91010

REGAN STREET LLC
16591 CAROUSEL LN
HUNTINGTON BEACH CA 926492115

ST ISIDORE HISTORICAL PLZ INC
PO BOX 1434
LOS ALAMITOS CA 907201434

YOUTH SHELTER CASA
10911 REAGAN ST
LOS ALAMITOS CA 907202434

YOUTH SHELTER CASA
10911 REAGAN ST
LOS ALAMITOS CA 907202434

PRECIOUS LIFE SHELTER INC
10901-10905 REAGAN ST
LOS ALAMITOS CA 907202434

JVA CAPITAL GROUP LLC
10761 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202309

JUN HYANG SEOB TR 2015 H S JUN TR
13336 E FERN PINE CIR
CERRITOS CA 90701

LOAN T TRAN
10845 CHERRY ST
LOS ALAMITOS CA 907202443

PRECIOUS LIFE SHELTER INC
PO BOX 414
LOS ALAMITOS CA 907200414

DON WILSON STAPLES LLC
23705 CRENSHAW BLVD #200
TORRANCE CA 905055298

DON WILSON STAPLES LLC
23705 CRENSHAW BLVD #200
TORRANCE CA 905055298

JETTON & MILLER PROPERTIES
192 SUMMERFIELD CT #102
ROANOKE VA 240194581

JETTON & MILLER PROP
192 SUMMERFIELD CT #102
ROANOKE VA 240194581

JETTON & MILLER PROPERTIES
192 SUMMERFIELD CT #102
ROANOKE VA 240194581

ALFRED V HERNANDEZ
629 S SHIELDS DR
ANAHEIM CA 928043280

MARC W DRUCKER
3981 SAN BONITO AVE
LOS ALAMITOS CA 907202246

ANTONIA P HOMERES
20932 CALLAWAY AVE
LAKEWOOD CA 907151904

FRANK MARTINEZ
10842 REAGAN ST
LOS ALAMITOS CA 907202433

HELEN BEATRICE PORRAS
10832 REAGAN ST
LOS ALAMITOS CA 907202433

PRECIOUS LIFE SHELTER INC
PO BOX 414
LOS ALAMITOS CA 907200414

PRECIOUS LIFE SHELTER INC
PO BOX 414
LOS ALAMITOS CA 907200414

PRECIOUS LIFE SHELTER INC
PO BOX 414
LOS ALAMITOS CA 907200414

KARL K KAISER & D FAMILY TR KAISER
2872 TIGERTAIL DR
LOS ALAMITOS CA 907204933

CLEMENT CHENG , YING ZHASNG
4522 KATELLA AVE #200
LOS ALAMITOS CA 907202624

DONALD B MIKAMI
3480 WINDSOR CT
COSTA MESA CA 926261626

REX T WANG
1339 CARHART CIR
FULLERTON CA 928332359

HAGOP A YANIKIAN
10822 REAGAN ST
LOS ALAMITOS CA 907202433

REGEC FAMILY TRUST
10812 REAGAN ST
LOS ALAMITOS CA 907202433

MATTAZARO TERESA THE
3466 ARMOURDALE AVE
LONG BEACH CA 908083131

CHUN YEN CHEN , HAN HESTER YESHUN
3862 GREEN AVE
LOS ALAMITOS CA 907203306

MATT HERRICK
11801 NORGROVE LN
LOS ALAMITOS CA 907204220

SHU-MING CHEN
12427 PATRICIA DR
CERRITOS CA 907037140

ALAN KATO , NANCY KATO
10811 REAGAN ST
LOS ALAMITOS CA 907202432

ALAN KATO & NANCY KATO
10811 REAGAN ST
LOS ALAMITOS CA 907202432

ANGELA SORIANO
10801 REAGAN ST
LOS ALAMITOS CA 907202432

RAYMOND J MC HUGH , PAMELA M MC HUGH
312 COLLEGE PARK DR
SEAL BEACH CA 907402506

SHAMILA SENANAYAKE , SENANAYAKE CHANAKA
8352 GAY ST
CYPRESS CA 906302043

ORHYS LLC
10771 REAGAN ST
LOS ALAMITOS CA 907202430

APEX BCD LLC
11618 JERRY ST
CERRITOS CA 907037419

APEX BCD INC
11618 JERRY ST
CERRITOS CA 907037419

CHEN FAMILY BYPASS TRUST
11632 MARTHA ANN DR
LOS ALAMITOS CA 907204042

CHEN FAMILY BYPASS TRUST
11632 MARTHA ANN DR
LOS ALAMITOS CA 907204042

ALAMITOS DEVELOPMENT LLC
10934 PORTAL DR
LOS ALAMITOS CA 907202519

TESORO SOUTH COAST COMPANY LLC
PO BOX 592809
SAN ANTONIO TX 782590190

NORTH WEST KATELLA LLC GARFIELD BEACH CVS LLC
1 CVS DR
WOONSOCKET RI 028956146

JACK ERNANDES , PATRICIA A ERNANDES
350 REDONDO AVE
LONG BEACH CA 908142617

JACK ERNANDES , PATRICIA A ERNANDES
350 REDONDO AVE
LONG BEACH CA 908142617

BARTON A KUBELKA
6552 HAVENWOOD CIR
HUNTINGTON BEACH CA 926486642

EDMUND A KENDZIERSKI
4048 MISTRAL DR
HUNTINGTON BEACH CA 926492140

HUANG FAMILY TRUST
3332 ROSSMOOR WAY
LOS ALAMITOS CA 907204345

THOMAS P INGRAM
10931 CHESTNUT ST
LOS ALAMITOS CA 907202385

DAVID M WALL
3001 E OCEAN BLVD
LONG BEACH CA 908032537

JOHN LOPEZ
24192 HOLLYOAK #B
ALISO VIEJO CA 926566971

HIDAYAT LLC
517 1_2 FERNLEAF AVE
CORONA DEL MAR CA 926252197

JAIME CHAVEZ
10762 OAK ST
LOS ALAMITOS CA 907202355

JRG PROPERTIES LLC
315 S VIOLET LN
ORANGE CA 928694760

HOPE FAMILY TR ARMENTA
11341 PINE ST
LOS ALAMITOS CA 907203921

KACIN K CELIK & J 2019 TR CELIK
10472 DEL NORTE WAY
LOS ALAMITOS CA 907202202

ESTHER MEJIA
10951 WALNUT ST
LOS ALAMITOS CA 907202345

R JOSEPH DECKER
231 16TH ST
SEAL BEACH CA 907406514

RICHARD A MAURER
7544 E SADDLEHILL TRL
ORANGE CA 928692311

BENJAMIN B RIOS
10923 WALNUT ST
LOS ALAMITOS CA 907202345

JOSEPH T RAMIREZ
10911 WALNUT ST
LOS ALAMITOS CA 907202345

KOUNG Y CHEN
3131 COLERIDGE DR
LOS ALAMITOS CA 907204018

COASTAL COMMERCIAL INVESTMENT HOLDINGS LLC
11061 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907203201

JAMES CURRAN
1211 BENNINGTON DR
SANTA ANA CA 927052331

ALDA DEL PRETE
5371 HUNTLEY AVE
GARDEN GROVE CA 928451925

JEFFREY RIPPE , LISA ANN RIPPE
10832 WALNUT ST
LOS ALAMITOS CA 907202320

DE MEIRE FAMILY LIVING TRUST
100 OCEAN AVE
SEAL BEACH CA 907406027

DANNETTE PEREZ , MICHELE BASHIR
5182 TRIPOLI AVE
LOS ALAMITOS CA 907202739

JAMES E HIATT
PO BOX 860
LOS ALAMITOS CA 907200860

DAVID W W LIVING TR LIAO
PO BOX 595
LOS ALAMITOS CA 907200595

PETRA FAMILY TR RAMIREZ
10872 WALNUT ST
LOS ALAMITOS CA 907202358

CHESTNUT SIX PROPERTIES LLC
9550 JONQUIL AVE
WESTMINSTER CA 926836921

MIRHOSSEINI MOHSEN , ELAHE AMANI
6490 E EL JARDIN ST
LONG BEACH CA 908154631

LUCY GOMEZ L G REVOC TR MEYER
10891 WALNUT ST
LOS ALAMITOS CA 907202359

PAUL R HESSE
7 PRESTON
IRVINE CA 926184044

ANTONIO GUARDADO
10791 WALNUT ST
LOS ALAMITOS CA 907202364

WILLIAM J RUZGIS
PO BOX 2354
SEAL BEACH CA 907401354

JEFFREY R VARGAS
10851 WALNUT ST
LOS ALAMITOS CA 907202319

GUTIERREZ FAMILY TRUST
10845 WALNUT ST
LOS ALAMITOS CA 907202319

DAVID WALL , JANET WALL
3001 E OCEAN BLVD
LONG BEACH CA 908032537

KASUMI NO 2
3591 SUNFLOWER CIR
SEAL BEACH CA 907403134

LOS ALAMITOS POST NO, 716AMERICAN LEGION
3252 FLORISTA ST
LOS ALAMITOS CA 907202306

VINCENT M FAMILY TR ROA
10852 OAK ST
LOS ALAMITOS CA 907202314

FROMDAHL DENNIS A THE FROMDAHL FAMILY TR
4640 LUNA CT
CYPRESS CA 907204070

JAMES A HARBIN , CBANNA S HARBIN
6347 STANFORD CT
CYPRESS CA 906304000

WJB PROPERTY HOLDINGS LLC
1607 E MCFADDEN AVE #B
SANTA ANA CA 927054315

KACIN K CELIK & J 2019 TR CELIK
10472 DEL NORTE WAY
LOS ALAMITOS CA 907202202

MICHAEL MC ALISTER
PO BOX 697
NEW YORK NY 100280044

ANTONIO GUARDADO
10791 WALNUT ST
LOS ALAMITOS CA 907202364

MARTIN R BEYER & CARRIE BEYER
10781 WALNUT ST
LOS ALAMITOS CA 907202357

NAOMI RAINEY
374 BAYSIDE DR N
LONG BEACH CA 908031942

FRANCES BRAITHWAITE
10814 OAK ST
LOS ALAMITOS CA 907202314

CAITLYN E MARSH , TARA M MARSH
10802 OAK ST
LOS ALAMITOS CA 907202343

JAMES HARBIN & CHANNA HARBIN
PO BOX 15926
LONG BEACH CA 908150926

MELVIN E BRUNETTI
645 13TH ST
MANHATTAN BEACH CA 902664832

MATTHEW HERRICK , AUTUMN C FORD
3071 WALKER LEE DR
LOS ALAMITOS CA 907205246

JAIME CHAVEZ
10764 OAK ST
LOS ALAMITOS CA 907202355

ALAMITOS CO LLC
PO BOX 2465
LOS ALAMITOS CA 907207465

THOMAS B RITCHIE & PATRICIA RITCHIE
8050 E RING ST
LONG BEACH CA 90808

DEBORAH CENDEJAS
403 E AVALON CT
UPLAND CA 917842075

DANNY L CHRISTENSEN , ELIZABETH ANN CHRISTENSEN
250 MIRA MAR AVE
LONG BEACH CA 908036126

DAVID JESSUP
10712 CHESTNUT ST
LOS ALAMITOS CA 907202324

SOUTHLAND CIVIC CREDIT UNION
8545 FLORENCE AVE
DOWNEY CA 902404014

RICHARD T ANDERSON & ANNA M ANDERSON
10671 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202137

HARTY FAMILY TRUST
10702 CHESTNUT ST
LOS ALAMITOS CA 907202324

SEAN SCOTT LEWIS
11294 JAMAICA ST
CYPRESS CA 906305316

DAVID WALL , JANET WALL
3001 E OCEAN BLVD
LONG BEACH CA 908032537

DAVID WALL , JANET WALL
3001 E OCEAN BLVD
LONG BEACH CA 908032537

KENNETH L TIPTON
10560 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202114

RAYMOND E LE COMPTE
3272 ROWENA DR
ROSSMOOR CA 907205232

ANDREW G ZANDSTRA
16602 AMBERWOOD WAY
CERRITOS CA 907031150

KOUNG Y CHEN
3131 COLERIDGE DR
LOS ALAMITOS CA 907204018

JESSICA MEE J REVOC TR KO
3155 SAINT ALBANS DR
LOS ALAMITOS CA 907204504

DK & J INC
412 MARINA DR
SEAL BEACH CA 907406025

PAUL R HESSE
7 PRESTON
IRVINE CA 926184044

SARKIS MANOUKIAN
3441 SAUSALITO ST
LOS ALAMITOS CA 907202123

NEW BLOOD LLC
10571 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202113

GOVIND INVESTMENTS INC
10591 LOS ALAMITOS BLVD
LOS ALAMITOS CA 907202113

SARKIS MANOUKIAN
3441 SAUSALITO ST
LOS ALAMITOS CA 907202123

ADRIANNE J CHAVEZ-ROBLES
10762 WALNUT ST
LOS ALAMITOS CA 907202356

CHARLES D CLIFTON
12730 ROSE AVE
LOS ANGELES CA 900661731

MEE HING Y M CHU , M H REVOC TR CHU
127 TUBEFLOWER
IRVINE CA 926180870

THOMAS RAY SWINGLE
1750 BIDWELL AVE
CHICO CA 959269670

REX LEE CHENG
8 CALLE ANACAPA
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10711 CHESTNUT ST
LOS ALAMITOS CA 907202323

OLYMPIA O REVOC TR STAPAKIS
2821 TUCKER LN
LOS ALAMITOS CA 907204763

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MATTHEW HERRICK
10701 CHESTNUT ST
LOS ALAMITOS CA 907202323

LIU SIMON & KARINA FAM TRUST
11 PARMA
IRVINE CA 926021656

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10683 CHESTNUT ST
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375 FREMONT AVE
LOS ALTOS CA 940244000

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GEORGE IDF72 TR YOUDEEM
12011 BROWNING AVE
SANTA ANA CA 927053303

DANNETTE PEREZ , MICHELE BASHIR
5182 TRIPOLI AVE
LOS ALAMITOS CA 907202739

THAHELD FAMILY TRUST
48125 TWIN PINES RD
BANNING CA 922209662

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PO BOX 3147
LOS ALAMITOS CA 90720

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10661 CHESTNUT ST
LOS ALAMITOS CA 907202143

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10651 CHESTNUT ST
LOS ALAMITOS CA 907202143

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LONG BEACH CA 908031942

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3621 THOR AVE
LOS ALAMITOS CA 907203929

HAKANSON ENTERPRISES LLC
4865 DOGWOOD AVE
SEAL BEACH CA 907403046

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11971 PINE ST
LOS ALAMITOS CA 907204164

ROBERT D KESSLEER
12748 WRIGHT AVE
CHINO CA 917103259

DON F KING
7947 PAINTER AVE
WHITTIER CA 906022414

JOHN MARINO & MAUREEN MARINO
10632 WALNUT ST
LOS ALAMITOS CA 907202139

EUGENE W LASSERS
4420 FAIRWAY DR
LAKEWOOD CA 907123762

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10741 WALNUT ST
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3532 KATELLA AVE #111
LOS ALAMITOS CA 907203144

JONATHAN INTERNATIONAL LLC
4883 CORSICA DR
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78980 MONTEGO BAY CIR
BERMUDA DUNES CA 922031572

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ARSAK KAZANCI
12162 PINE ST
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4445 AVENIDA CARMEL
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10702 OAK ST
LOS ALAMITOS CA 907202366

10692 OAK STREET LLC
10692 OAK ST
LOS ALAMITOS CA 907202138

REINHARD HANS BRAUNSTEIN & SHIRLEY BRAUNSTEIN
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RANCHO MIRAGE CA 922702335

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10683 MAPLE ST
CYPRESS CA 906304978

SHAW JOU BYPASS CHENG
4149 BIRCHWOOD AVE
SEAL BEACH CA 907402808

13 DA F PRESERVATION TRUST
909 ELECTRIC AVE #214
SEAL BEACH CA 907408900

MARVIN H FIELDS
356 1ST ST
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19428 AMHURST CT
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10572 CHESTNUT ST
LOS ALAMITOS CA 907202150

DOUGLASS FAMILY LLC
25071 CALLE MADERA
LAKE FOREST CA 926302146

LOS ALAMITOS LUXURY APARTMENTS LLC
2520 N SANTIAGO BLVD
ORANGE CA 928671831

CURTIS W Q LEE
12309 PROVINCETOWN ST
SEAL BEACH CA 907402784

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3527 W SAVANNA ST #1
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10820 LOS AL PROPERTIES LLC
9550 JONQUIL AVE
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3991 TOLAND CIR
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3981 TOLAND CIR
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DONNA SIEGEL
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LOS ALAMITOS CA 907202267

JOHN J REVOC TR YOUDEEM
3635 W 227TH ST
TORRANCE CA 905052522

FRANK C GROTE
9902 FARNHAM AVE
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MICHAEL HARDY , ELIZABETH HARDY
9882 FARNHAM AVE
LOS ALAMITOS CA 907202266

HAN MU , YU MU
9872 FARNHAM AVE
LOS ALAMITOS CA 907202266

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5372 GOLDENROD CIR
HUNTINGTON BEACH CA 926494579

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JEAN A WALKER
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LOS ALAMITOS CA 907202237

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9922 KYLE ST
LOS ALAMITOS CA 907202237

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5217 SOWMA WAY
CYPRESS CA 906302924

RIMOUN SOLIMAN SELIM GHALY
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ANAHEIM CA 928013205

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LOS ALAMITOS CA 907202234

THEODORE R WHEELER & LORI A WHEELER
3911 KINMOUNT ST
LOS ALAMITOS CA 907202234

YOUGANG FANG , HUIWEN CHEN
9862 FARNHAM AVE
LOS ALAMITOS CA 907202266

SCOTT G HALBERG & RACHEL H HALBERG
9861 FARNHAM AVE
LOS ALAMITOS CA 907202268

DEREK C SMITH & FANNIE M SMITH
12752 CHRISTY LN
LOS ALAMITOS CA 907204941

SCHOOL LOS ALAMITOS UNIFIED DISTRICT
11591 MONTECITO RD
LOS ALAMITOS CA 907204045

ANDREAS J GOLDSCHMIDT
3962 TOLAND CIR
LOS ALAMITOS CA 907202261

NORMAN G FAMILY TRUTE
3952 TOLAND CIR
LOS ALAMITOS CA 907202261

ZAMBRANO T & D C FAM TRUST
3942 TOLAND CIR
LOS ALAMITOS CA 907202261

JAMES F KOBLENSKY
3932 TOLAND CIR
LOS ALAMITOS CA 907202261

JANE W TING
10022 KAYLOR AVE
LOS ALAMITOS CA 907202228

ROBERT L BRAYTON
3961 TOLAND CIR
LOS ALAMITOS CA 907202261

KATHLEEN JANICE BLANKENSHIP
3951 TOLAND CIR
LOS ALAMITOS CA 907202261

DOUG C CHAMBERS
3941 TOLAND CIR
LOS ALAMITOS CA 907202261

HOANG FAMILY TRUST
9951 KYLE ST
LOS ALAMITOS CA 907202236

EDWIN R NELSON & VAN NELSON
9952 MAPLE ST
LOS ALAMITOS CA 907202270

LARSON ERIC & JAMIE 2017 TRUST
3922 TOLAND CIR
LOS ALAMITOS CA 907202261

DAVID A HAINLEY
3931 TOLAND CIR
LOS ALAMITOS CA 907202261

AKIKO MASHBURN
3921 TOLAND CIR
LOS ALAMITOS CA 907202261

LISA HERAN PERLES
3912 TOLAND CIR
LOS ALAMITOS CA 907202261

STEPHEN R KOLSTAD , TERESA S KOLSTAD
3902 TOLAND CIR
LOS ALAMITOS CA 907202261

MARCO K WONG , EDNA CREUS-WONG
3911 TOLAND CIR
LOS ALAMITOS CA 907202261

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9951 MAPLE ST
LOS ALAMITOS CA 907202240

SOMPOP MANNIL
9573 AUGUSTA CT
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10081 KAYLOR AVE
LOS ALAMITOS CA 907202227

ANTONIO TOPACIO , VICTORIA TOPACIO
10071 KAYLOR AVE
LOS ALAMITOS CA 907202227

HOBBS R & C 2016 FAM TRUST
3861 FENLEY DR
LOS ALAMITOS CA 907202213

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PO BOX 875
WHITTIER CA 906080875

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10051 KAYLOR AVE
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10041 KAYLOR AVE
LOS ALAMITOS CA 907202227

BRYAN M SHIGEKUNI
10031 KAYLOR AVE
LOS ALAMITOS CA 907202227

JIM THOMPSON , DEBORAH THOMPSON
10021 KAYLOR AVE
LOS ALAMITOS CA 907202227

RAGHU R NANDAN , S FAMILY TR NANDAN
3841 FENLEY DR
LOS ALAMITOS CA 907202213

SCOTT C S C EMMONS , L A LIVING TR EMMONS
3822 HOLDEN CIR
LOS ALAMITOS CA 907202218

RICHARD M FAMILY TR LUNDE
3832 HOLDEN CIR
LOS ALAMITOS CA 907202218

MARTIN F OBERACKER
3821 FENLEY DR
LOS ALAMITOS CA 907202213

DUANE E OKAMOTO & LINDA M OKAMOTO
5374 E VILLAGE RD
LONG BEACH CA 908081634

RUI HU , FANGYUAN TIAN
3812 HOLDEN CIR
LOS ALAMITOS CA 907202218

DAVID MAY 2013 D WOODS & P FAMILY TR WOODS
3802 HOLDEN CIR
LOS ALAMITOS CA 907202218

HO JUNG LEE
3831 HOLDEN CIR
LOS ALAMITOS CA 907202217

OWENS FAMILY TRUST
3821 HOLDEN CIR
LOS ALAMITOS CA 907202217

ISSAM NASRALLAH & RAGHIDA NASRALLAH
3811 HOLDEN CIR
LOS ALAMITOS CA 907202217

JOSEPH K HAMAI , JANIE HAMAI
3801 HOLDEN CIR
LOS ALAMITOS CA 907202217

DAMIEN MURPHY , TRISHA MURPHY
3901 TOLAND CIR
LOS ALAMITOS CA 907202261

JENNY J S KIM & SEUNG I KIM
10011 KAYLOR AVE
LOS ALAMITOS CA 907202227

ANNA LIZA I ALDIANO
3881 TOLAND AVE
LOS ALAMITOS CA 907202259

NICK PARDASANI
3861 TOLAND AVE
LOS ALAMITOS CA 907202259

JAMES Y KIM & JOANNE J KIM
9961 KAYLOR AVE
LOS ALAMITOS CA 907202225

BRUCE R MENKE & CATHLEEN V MENKE
3862 TOLAND AVE
LOS ALAMITOS CA 907202260

ARMSTRONG LYNDA K TRUST
3842 TOLAND AVE
LOS ALAMITOS CA 907202260

RUSSELL J LAUTEN
3841 TOLAND AVE
LOS ALAMITOS CA 907202259

JAY J KIM
3821 TOLAND AVE
LOS ALAMITOS CA 907202259

MOHAMED A IBRAHIM
3822 TOLAND AVE
LOS ALAMITOS CA 907202260

PATTY ANN FUNG
3802 TOLAND AVE
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MEZA MARTIN TRUST
3801 TOLAND AVE
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8260 E KEVIN ST
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9941 KYLE ST
LOS ALAMITOS CA 907202236

STEVEN TIMOTHY S T HUFF & A C FAMILY TR HUFF
9931 KYLE ST
LOS ALAMITOS CA 907202236

JACQUELINE S GIANFORMAGGIO , NICHOLAS GIANFORMAGGIO
9921 KYLE ST
LOS ALAMITOS CA 907202236

STEVEN MARK MASURA , CHERYL KATHERINE MASURA
9942 MAPLE ST
LOS ALAMITOS CA 907202270

RONNIE A ARTUZ & JOCEL C ARTUZ
9932 MAPLE ST
LOS ALAMITOS CA 907202270

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3871 KINMOUNT ST
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9932 KAYLOR AVE
LOS ALAMITOS CA 907202226

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9941 KAYLOR AVE
LOS ALAMITOS CA 907202225

OKUI SPA FAMILY TRUST
3781 FENLEY DR
LOS ALAMITOS CA 907202211

GAMARNIK DINA LIVING TRUST
10810 WALKER ST #201
CYPRESS CA 906305011

MARK JOHN JOSEPH
3782 HOLDEN CIR
LOS ALAMITOS CA 907202216

BRADEN J MILES
3762 HOLDEN CIR
LOS ALAMITOS CA 907202216

ROBERT J CONWAY
3702 HOLDEN CIR
LOS ALAMITOS CA 907202216

KUSUMOTO W & J 2012 TRUST
3718 HOLDEN CIR
LOS ALAMITOS CA 907202216

CRAIG R HALKER
3791 HOLDEN CIR
LOS ALAMITOS CA 907202215

CHRISTOPHER MATTHEW ARNOULT &
BETHANY MARIE ARNOULT
3781 HOLDEN CIR
LOS ALAMITOS CA 907202215

KENNETH D WARE JR, LASHAWN D WARE
3762 TOLAND AVE
LOS ALAMITOS CA 907202258

GARY W BICKEL
3761 HOLDEN CIR
LOS ALAMITOS CA 907202215

CHHOUR-CHAN FAMILY TRUST
3721 HOLDEN CIR
LOS ALAMITOS CA 907202215

STANLEY T WIJESEKERA
3742 TOLAND AVE
LOS ALAMITOS CA 907202258

GARY O NEHRENBERG
3722 TOLAND AVE
LOS ALAMITOS CA 907202258

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3711 HOLDEN CIR
LOS ALAMITOS CA 907202215

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TICHAUER
3691 FENLEY DR
LOS ALAMITOS CA 907202275

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10491 SIERRA CIR
LOS ALAMITOS CA 907202254

DAGMAR O BARKER
10471 SIERRA CIR
LOS ALAMITOS CA 907202254

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LOS ALAMITOS CA 907202254

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10442 SIERRA CIR
LOS ALAMITOS CA 907202254

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LOS ALAMITOS CA 907202250

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10461 SIERRA CIR
LOS ALAMITOS CA 907202254

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3962 SAN MATEO AVE
LOS ALAMITOS CA 907202251

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LOS ALAMITOS CA 907202250

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ARNOLD SCOTT & VICKI FAM TRUST
3993 MARION AVE
LOS ALAMITOS CA 907202241

WAYNE G SETINEK
3994 SHASTA AVE
LOS ALAMITOS CA 907202252

MICHAEL HARPER , JOHANNA LOZANO
3995 SHASTA AVE
LOS ALAMITOS CA 907202252

ERSIN SELCUK UNAL
3992 SHASTA AVE
LOS ALAMITOS CA 907202252

LI ZHANG & JENNIFER ZHANG
3991 SHASTA AVE
LOS ALAMITOS CA 907202252

INGEBRIGT B HANSON
3981 MARION AVE
LOS ALAMITOS CA 907202241

MATTHEW MAGAR & MARIA MAGAR
3961 MARION AVE
LOS ALAMITOS CA 907202241

JAMES L ALYEA
3951 MARION AVE
LOS ALAMITOS CA 907202241

MICKELSON KEVIN & DENISE TRUST
3972 SHASTA AVE
LOS ALAMITOS CA 907202252

JOHN F FISCHER
832 GROVE VIEW RD
OCEANSIDE CA 920572201

MIKE COIL , JAMIE TUBBS
3952 SHASTA AVE
LOS ALAMITOS CA 907202252

FALLON 2004 LIVING TRUST
3971 SHASTA AVE
LOS ALAMITOS CA 907202252

THOMAS W T W FELL III
3961 SHASTA AVE
LOS ALAMITOS CA 907202252

ROBERT P FITZ-ROY
3996 SAN BONITO AVE
LOS ALAMITOS CA 907202247

JEFFERSON K GIVEN & STEPHANIE G GIVEN
3994 SAN BONITO AVE
LOS ALAMITOS CA 907202247

GEATANO ANTHONY SCOTT DE
3995 SAN BONITO AVE
LOS ALAMITOS CA 907202246

EMPEY JOSEPHINE C THE J EMPEY LIVING TR
3994 MYRA AVE
LOS ALAMITOS CA 907202245

CALUB LIVING TRUST
3993 SAN BONITO AVE
LOS ALAMITOS CA 907202246

EMALINE F BUCKINGHAM
3991 SAN BONITO AVE
LOS ALAMITOS CA 907202246

BRUN MICHAEL P THE M, P & S W BRUN 2018 LIVING REVOC TR
3992 MYRA AVE
LOS ALAMITOS CA 907202245

ALLURI MASINA LIVING TRUST
3972 SAN BONITO AVE
LOS ALAMITOS CA 907202247

JOHN MC MENAMY , SUSAN MC MENAMY
3962 SAN BONITO AVE
LOS ALAMITOS CA 907202247

SANDRA C FIELD
3971 SAN BONITO AVE
LOS ALAMITOS CA 907202246

SUCHARIT SARKAR & PAMI MUKHERJEE
3982 MYRA AVE
LOS ALAMITOS CA 907202245

SYNG B OH & TAMI D OH
3961 SAN BONITO AVE
LOS ALAMITOS CA 907202246

RICHARD SCOTT HAYNES
3962 MYRA AVE
LOS ALAMITOS CA 907202245

ALAN J CADDICK
3995 MYRA AVE
LOS ALAMITOS CA 907202244

SANDRA BENSON , JERRY BRAKEMAN
3991 MYRA AVE
LOS ALAMITOS CA 907202244

GEORGE T GJERSVOLD
3026 MARNA AVE
LONG BEACH CA 908084401

LOUIS R LOPEZ
3971 MYRA AVE
LOS ALAMITOS CA 907202244

LISA R ORTIZ , RAUL R ORTIZ
3961 MYRA AVE
LOS ALAMITOS CA 907202244

HARRY GOLDMAN
3932 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202253

GARY A ROBINSON
3941 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202262

HONG ALLEN THE HONG FAMILY TR
3922 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202253

DOROTHY M BLAYDES
3912 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202253

SUTIDA BERGQUIST
3911 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202262

LAURIE A MCCLINTOCK
15181 CHICAGO AVE
RIVERSIDE CA 925088820

MATTHEW R BORGEN & LESLIE D BORGEN
3901 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202262

MARJORIE J CADY
10371 HUMBOLT ST
LOS ALAMITOS CA 907202223

ELIZABETH B TRIESCHMAN
3882 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202249

HESED LIVING TRUST
3872 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202249

JEFFREY L SCHADE , ESTELA L SCHADE
3862 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202249

JACKELINA G CARACHURE
10391 LASSEN ST
LOS ALAMITOS CA 907202238

CAROL J LA VACHE
10371 LASSEN ST
LOS ALAMITOS CA 907202238

EDWARD JOSEPH ROTONDO , CHONG SOOK FAMILY ROTONDO
10492 DEL NORTE WAY
LOS ALAMITOS CA 907202202

MICHAEL H GALINDO , MEGAN M GALINDO
10482 DEL NORTE WAY
LOS ALAMITOS CA 907202202

JERRY J COHN
10473 DEL NORTE WAY
LOS ALAMITOS CA 907202201

DONALD RIVERS
3642 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202204

ROBERT S KEESTER
10472 EL DORADO WAY
LOS ALAMITOS CA 907202203

DANIEL A CANO
3622 SAN JOAQUIN AVE
LOS ALAMITOS CA 907202204

RITA ROY
10481 EL DORADO WAY
LOS ALAMITOS CA 907202203

QUAN SINH MAC
10471 EL DORADO WAY
LOS ALAMITOS CA 907202203

RAY L VYCIUS
3942 SAN MATEO AVE
LOS ALAMITOS CA 907202251

STANLEY M BURSTEIN
3922 SAN MATEO AVE
LOS ALAMITOS CA 907202251

JAMES J WRIGHT
3912 SAN MATEO AVE
LOS ALAMITOS CA 907202251

KENNETH J K FRIEDMAN & S LIVING TR FRIEDMAN
3941 SAN MATEO AVE
LOS ALAMITOS CA 907202250

RICHARD ALVIN CALDWELL
10331 KINGS ST
LOS ALAMITOS CA 907202232

ANITA R SPINELL , PALACIOS SPINELL
10321 KINGS ST
LOS ALAMITOS CA 907202232

MICHAEL A SYRENGELAS
10301 KINGS ST
LOS ALAMITOS CA 907202232

JOSEPH PARMET
3902 SAN MATEO AVE
LOS ALAMITOS CA 907202251

JOE EAGAN
34638 CAMINO CAPISTRANO
DANA POINT CA 926241333

LEE JASON G THE LEE FAMILY TR
10341 HUMBOLT ST
LOS ALAMITOS CA 907202223

VICTOR C VETURIS JR
10332 HUMBOLT ST
LOS ALAMITOS CA 907202224

JULIE HARTONG , WILLIAM HARTONG
10312 HUMBOLT ST
LOS ALAMITOS CA 907202224

WILLIAM E LIMMER & JEANNE E LIMMER
10302 HUMBOLT ST
LOS ALAMITOS CA 907202224

GRETCHEN J D G R ELY , G J FAMILY TR ELY
10321 HUMBOLT ST
LOS ALAMITOS CA 907202223

TOD BEEBE
10282 KINGS ST
LOS ALAMITOS CA 907202231

AARON MICHAEL TOUT
10291 KINGS ST
LOS ALAMITOS CA 907202230

CARL MINUSKIN
10262 KINGS ST
LOS ALAMITOS CA 907202231

ARNOLD D WESTRA
3951 SHASTA AVE
LOS ALAMITOS CA 907202252

HALF FAST LLC
START RTE 1 BOX 91
KERNVILLE CA 93238

MARY E CARDARELLI , B SUB
10281 KINGS ST
LOS ALAMITOS CA 907202230

YINXING INVESTMENT LLC
10505 VALLEY BLVD #346
EL MONTE CA 917312414

MARK E CULLEN
10272 HUMBOLT ST
LOS ALAMITOS CA 907202222

ALVIN A PATOW
10251 KINGS ST
LOS ALAMITOS CA 907202230

DONALD A KELLER
10241 KINGS ST
LOS ALAMITOS CA 907202230

JOHN R LIVING TR SISK
10231 KINGS ST
LOS ALAMITOS CA 907202230

TONY LIU
10252 HUMBOLT ST
LOS ALAMITOS CA 907202222

GAOYI PENG , SUILING HU
10242 HUMBOLT ST
LOS ALAMITOS CA 907202222

LLOYD HARTLEY L H KOCH , M J FAMILY TR KOCH
10362 LASSEN ST
LOS ALAMITOS CA 907202239

JACOB C BRUMMEL , ANDREA N BRUMMEL
10352 LASSEN ST
LOS ALAMITOS CA 907202239

DARREN THOMAS MCLACHLAN , JAMIE SPENCER MCLACHLAN
10332 LASSEN ST
LOS ALAMITOS CA 907202239

JUNG BIN CHOI , SUJIN CHOI
10322 LASSEN ST
LOS ALAMITOS CA 907202239

SIDNEY CARL STAXRUD JR
10311 HUMBOLT ST
LOS ALAMITOS CA 907202223

DOROTHY P KAVANAU
10312 LASSEN ST
LOS ALAMITOS CA 907202239

JOHN H BOWEN
10361 LASSEN ST
LOS ALAMITOS CA 907202238

BUDDY L MERRIMAN , CHRISTINA JEAN MERRIMAN
10341 LASSEN ST
LOS ALAMITOS CA 907202238

MICHAEL RAY SHAW , JILL MARIE SHAW
10462 DEL NORTE WAY
LOS ALAMITOS CA 907202202

ROBERT M BARKER
10442 DEL NORTE WAY
LOS ALAMITOS CA 907202202

SPIRO CHRIS KYRIAKOS
10432 DEL NORTE WAY
LOS ALAMITOS CA 907202202

MICHAEL D FOOTE , MELISSA M FOOTE
10331 LASSEN ST
LOS ALAMITOS CA 907202238

JOHN FRANCIS REYES
10321 LASSEN ST
LOS ALAMITOS CA 907202238

BRIAN NELSON & SHANAEYA NELSON
10422 DEL NORTE WAY
LOS ALAMITOS CA 907202202

ALICE B ROLFING
10291 HUMBOLT ST
LOS ALAMITOS CA 907202221

ARMEN ALEXANDER AVAKIAN , JACQUELYNN MONIQUE AVAKIAN
10281 HUMBOLT ST
LOS ALAMITOS CA 907202221

RICHARD J FISLER
10261 HUMBOLT ST
LOS ALAMITOS CA 907202221

JOHN H CHANDLER & CHRISTINE S CHANDLER
10251 HUMBOLT ST
LOS ALAMITOS CA 907202221

DIANNE M D M IRREVOC TR BECK
10241 HUMBOLT ST
LOS ALAMITOS CA 907202221

DONALD E ERICKSON
3952 SAN BONITO AVE
LOS ALAMITOS CA 907202247

T & L INVESTMENT LLC
3972 MARION AVE
LOS ALAMITOS CA 907202241

CLARENCE A ERDMANN & MARY A ERDMANN
3941 SAN BONITO AVE
LOS ALAMITOS CA 907202246

KIGHT BRIAN & ALISA 2013 TRUST
3952 MYRA AVE
LOS ALAMITOS CA 907202245

DANIEL C BUTLER , CHARLOTTA S BUTLER
3942 MYRA AVE
LOS ALAMITOS CA 907202245

PETER TASSOS PELONIS , AGATHA PELONIS
10211 KINGS ST
LOS ALAMITOS CA 907202230

GENEVIEVE M CAMERON , BRAD J CAMERON
10201 KINGS ST
LOS ALAMITOS CA 907202230

ROBERT L HIRST
10212 HUMBOLT ST
LOS ALAMITOS CA 907202222

ROBERT C GROFF
10202 HUMBOLT ST
LOS ALAMITOS CA 907202222

VINCE AZA-BISETTI TR AZA
10181 KINGS ST
LOS ALAMITOS CA 907202229

BATES FAMILY TRUST
10171 KINGS ST
LOS ALAMITOS CA 907202229

ANH TRONG NGUYEN
10192 HUMBOLT ST
LOS ALAMITOS CA 907202220

ARTHUR TAMP HULSEY
10172 HUMBOLT ST
LOS ALAMITOS CA 907202220

NANCY T YOUNG
3951 MYRA AVE
LOS ALAMITOS CA 907202244

ROBERT P WAHLSTROM
3931 MYRA AVE
LOS ALAMITOS CA 907202244

REYNOLDS PATTY D 2003 TRUST
3921 MYRA AVE
LOS ALAMITOS CA 907202244

TERRY LYNN T DAVISON
3901 MYRA AVE
LOS ALAMITOS CA 907202244

GARY JULIAN LOE
3891 MYRA AVE
LOS ALAMITOS CA 907202242

JAMES L PHILLIPS , YVONNE M PHILLIPS
10221 HUMBOLT ST
LOS ALAMITOS CA 907202221

WILLIAM R KONEGNI & ROBIN D KONEGNI
10201 HUMBOLT ST
LOS ALAMITOS CA 907202221

CLIFFORD E WELLS
10191 HUMBOLT ST
LOS ALAMITOS CA 907202219

BENJAMIN JAE SUNG KIM
10171 HUMBOLT ST
LOS ALAMITOS CA 907202219

CHAD C KURZ , KELLY W KURZ
10151 HUMBOLT ST
LOS ALAMITOS CA 907202219

LUIS MARIO VAZQUEZ JR & GLORIA ALICIA VAZQUEZ
3892 FENLEY DR
LOS ALAMITOS CA 907202214

SUSAN GUTHRIE ALVAREZ
3882 FENLEY DR
LOS ALAMITOS CA 907202214

MAFI EUGENE THE E & G MAFI LIVING TR
3862 FENLEY DR
LOS ALAMITOS CA 907202214

CHARLES FAMILY TR HOHERD
3842 FENLEY DR
LOS ALAMITOS CA 907202214

MICHAEL A LUEVANO
3762 FENLEY DR
LOS ALAMITOS CA 907202212

ARTHUR A CLOSE
10463 DEL NORTE WAY
LOS ALAMITOS CA 907202201

CAROL L LIVING TR WALL
10453 DEL NORTE WAY
LOS ALAMITOS CA 907202201

CHIEN S LO , BIH L L LO
10431 DEL NORTE WAY
LOS ALAMITOS CA 907202201

KEVIN D MC KINNEY
10462 EL DORADO WAY
LOS ALAMITOS CA 907202203

RICHARD A MALLEY
10452 EL DORADO WAY
LOS ALAMITOS CA 907202203

CURTIS A CLUFF & ANN MARIE CLUFF
10432 EL DORADO WAY
LOS ALAMITOS CA 907202203

CHUN-SING LAU
10421 DEL NORTE WAY
LOS ALAMITOS CA 907202201

DORENE L HORNER
10411 DEL NORTE WAY
LOS ALAMITOS CA 907202201

MIKE M PAEK & J 2006 REVOC LIVING TR PAEK
10422 EL DORADO WAY
LOS ALAMITOS CA 907202203

BARRY C BINDER
10461 EL DORADO WAY
LOS ALAMITOS CA 907202203

BRANDON B SEEDORF , A LIVING TR SEEDORF
10451 EL DORADO WAY
LOS ALAMITOS CA 907202203

BATEMAN LINDA K TRUST
10441 EL DORADO WAY
LOS ALAMITOS CA 907202203

FREDERICK S HOWARD
10402 EL DORADO WAY
LOS ALAMITOS CA 907202203

KAZUO MURAI
10421 EL DORADO WAY
LOS ALAMITOS CA 907202203

SCHOOL LOS ALAMITOS, UNIFIED DISTRICT OF
10652 REAGAN ST
LOS ALAMITOS CA 907202429

JOSE SOTO & ANGELA SOTO
3782 FENLEY DR
LOS ALAMITOS CA 907202212

RANDALL J GALISKY
3742 FENLEY DR
LOS ALAMITOS CA 907202212

THOMAS C HEYDORFF
3722 FENLEY DR
LOS ALAMITOS CA 907202212

JOHN B ORR
1647 SKYCREST DR #29
WALNUT CREEK CA 945954522

BETTY M B M FAMILY TR FAIRBANKS
3682 FENLEY DR
LOS ALAMITOS CA 907202210

GILES E ORDINARIO & MICHELLE E ORDINARIO
3672 FENLEY DR
LOS ALAMITOS CA 907202210

DE BEAURECUEIL PHILIPPE SAVE
3652 FENLEY DR
LOS ALAMITOS CA 907202210

PAUL JAMES PADOVA
3642 FENLEY DR
LOS ALAMITOS CA 907202210

RICHARD D VARDEMAN
3622 FENLEY DR
LOS ALAMITOS CA 907202210

CITY OF LOS ALAMITOS
CITY HALL
LOS ALAMITOS CA 90720

SCHOOL LOS ALAMITOS, UNIFIED DISTRICT OF
10652 REAGAN ST
LOS ALAMITOS CA 907202429

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
900 S FREMONT AVE
ALHAMBRA CA 918031331

CITY OF LOS ALAMITOS
3191 KATELLA AVE
LOS ALAMITOS CA 907202335

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BAYPORT LOS ALAMITOS ASSOCIATES
3090 PULLMAN ST
COSTA MESA CA 926265901

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
900 S FREMONT AVE
ALHAMBRA CA 918031331

DANIEL EARLES & ERIN P EARLES
3110 LILLY AVE
LONG BEACH CA 908083259

JOSEPH GUZMAN & LUZ GUZMAN
3060 MARNA AVE
LONG BEACH CA 908084401

JOSEPH GUZMAN & LUZ GUZMAN
3060 MARNA AVE
LONG BEACH CA 908084401

JOSEPH GUZMAN & LUZ GUZMAN
3060 MARNA AVE
LONG BEACH CA 908084401

JOSEPH GUZMAN & LUZ GUZMAN
3060 MARNA AVE
LONG BEACH CA 908084401

KIMBERLY BAUER & GRANT BAUER
3082 MARNA AVE
ORANGE CA 90720

JOSEPH GUZMAN & LUZ GUZMAN
3060 MARNA AVE
LONG BEACH CA 908084401

WILLIAM R SHAFTON
3050 MARNA AVE
LONG BEACH CA 908084401

PAUL A RABIN , CHERYL R RABIN
3100 LILLY AVE
LONG BEACH CA 908083259

KEVIN J ENGEL , TRACI ENGEL
3102 LILLY AVE
LONG BEACH CA 908083259

PAUL A RABIN , CHERYL R RABIN
3100 LILLY AVE
LONG BEACH CA 908083259

LOMBARDI FAMILY TRUST
3136 LILLY AVE
LONG BEACH CA 908083259

ERWIN G LEIVA , CLARISSA Y LEIVA
3190 LILLY AVE
LONG BEACH CA 908083259

RAYMOND WASHINGTON SR
3170 LILLY AVE
LONG BEACH CA 908083259

GARUMUNI DE SILVA
3160 LILLY AVE
LONG BEACH CA 908083259

JOHN PASSANISI
3120 LILLY AVE
LONG BEACH CA 908083259

SUKCHAN KIM , KIM YONG-SON
3126 LILLY AVE
LOS ALAMITOS CA 90720

HARRY H LOWENSTEIN , E FAMILY TR LOWENSTEIN
3130 LILLY AVE
LONG BEACH CA 908083259

MYRON J M J BLOOM , P H REVOC TR BLOOM
3192 LILLY AVE
LONG BEACH CA 908083259

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3060 MARNA AVE
LONG BEACH CA 908084401

JOSEPH GUZMAN & LUZ GUZMAN
3060 MARNA AVE
LONG BEACH CA 908084401

KEVIN D SCHROCK
3016 MARNA AVE
LONG BEACH CA 908084401

ROBERT L SHUMAN
3010 MARNA AVE
LONG BEACH CA 908084401

OSCAR R TRIGOSO & SILVIA TRIGOSO
3002 MARNA AVE
LONG BEACH CA 908084401

MICHAEL BURWELL
3046 MARNA AVE
LOS ALAMITOS CA 90720

BUNGALOWS MAINTENANCE CORP
3010 OLD RANCH PKWY #250
SEAL BEACH CA 907402760

JOSEPH GUZMAN & LUZ GUZMAN
3060 MARNA AVE
LONG BEACH CA 908084401

JOSEPH GUZMAN & LUZ GUZMAN
3060 MARNA AVE
LONG BEACH CA 908084401

KENNETH T MCKERNAN
3040 MARNA AVE
LONG BEACH CA 908084401

TOMI A GOSSER-SUTTON
12461 SATELLITE DR
LOS ALAMITOS CA 907205115

ALFRED A HAUPTMANN & R HAUPTMANN
5171 CARLSBAD CIR
LOS ALAMITOS CA 907205103

LMM OHANA LLC
2972 ACECA DR
LOS ALAMITOS CA 907204202

TAMARA MADISON
5151 CARLSBAD CIR
LOS ALAMITOS CA 907205103

PHYLLIS QUILLEN
12351 SATELLITE DR
LOS ALAMITOS CA 907205114

JON DRINDAK & DRINDAK KAYO
5172 CARLSBAD CIR
LOS ALAMITOS CA 907205104

ASHEENA LEE
5162 CARLSBAD CIR
LOS ALAMITOS CA 907205104

SIMONS M SEPARATE PROP TRUST
5141 CARLSBAD CIR
LOS ALAMITOS CA 907205103

PAUL V TRANI
5152 CARLSBAD CIR
LOS ALAMITOS CA 907205104

JOHN WARREN KUGA LANG
5142 CARLSBAD CIR
LOS ALAMITOS CA 907205104

NA SULKYUNG
12462 INTERIOR CIR
LOS ALAMITOS CA 907205107

ALAN W SEAMAN
12452 INTERIOR CIR
LOS ALAMITOS CA 907205107

DAVAR SAEED
3700 E 7TH ST
LONG BEACH CA 908045301

STEEL Z & B FAM TRUST
12451 INTERIOR CIR
LOS ALAMITOS CA 907205106

SHIRLEY J S J FAMILY TR BARD
12441 INTERIOR CIR
LOS ALAMITOS CA 907205106

IRA E ISENBERGER
5131 CARLSBAD CIR
LOS ALAMITOS CA 907205103

JONATHAN KLUTNICK
5267 WARNER AVE #325
HUNTINGTON BEACH CA 926494079

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BONNIE JO B J REVOC TR CONNER
12362 VICKSBURG CIR
LOS ALAMITOS CA 907205117

JOHN E ARFWEDSON & CHRISTINE A ARFWEDSON
12381 VICKSBURG CIR
LOS ALAMITOS CA 907205116

HAYHURST ADELE F TRUST
12431 INTERIOR CIR
LOS ALAMITOS CA 907205106

PARKEWOOD LOS ALAMITOS HOMEOWNERS ASSN
12442 INTERIOR CIR
LOS ALAMITOS CA 907205107

JOHN ARTHUR JACOBS
12371 VICKSBURG CIR
LOS ALAMITOS CA 907205116

ROLANDO OCHOA , MICHELLE ORDONEZ-OCHOA
12361 VICKSBURG CIR
LOS ALAMITOS CA 907205116

YVES J BOURDAA
4181 CANDLEBERRY AVE
SEAL BEACH CA 907402822

BARBARA J POLLOCK
12452 RAINIER CIR
LOS ALAMITOS CA 907205113

LONDON LIVING TRUST
12442 RAINIER CIR
LOS ALAMITOS CA 907205113

MATTHEW B HOLBROOK & MEGAN M HOLBROOK
5565 RUNNING SPRING WAY
YORBA LINDA CA 928876420

ESTELLE L EDWARDS
12461 RAINIER CIR
LOS ALAMITOS CA 907205112

ANDREA DJ SUNSHINE L TR STEBEL
12431 RAINIER CIR
LOS ALAMITOS CA 907205112

CRAIG A CHANDLER
101 NAOMI AVE
PISMO BEACH CA 934491709

PHYLLIS BENOWITZ
5042 APOLLO CIR
LOS ALAMITOS CA 907205102

RUDY DUANE VAN PELT
12372 GLACIER CIR
LOS ALAMITOS CA 907205136

LAURA DIANE KWAN GUERRERO
12362 GLACIER CIR
LOS ALAMITOS CA 907205136

PRASHANTH SUTRAVE , SAMEEKSHA PREM
12382 GLACIER CIR
LOS ALAMITOS CA 907205136

PETER JIUNN SHYAN LAU , TAM MING TRACY
12381 GLACIER CIR
LOS ALAMITOS CA 907205105

LILY L FAMILY TR MARTINEZ
5052 APOLLO CIR
LOS ALAMITOS CA 907205102

WILDER ROBERT E LIVING TRUST
5051 APOLLO CIR
LOS ALAMITOS CA 907205101

ALBA INVESTMENTS LLC
1336 W GAYLORD ST
LONG BEACH CA 908131321

ALISA M KLINK
12361 GLACIER CIR
LOS ALAMITOS CA 907205105

VICKI L ANDREWS
10855 CHURCH ST #201
RANCHO CUCAMONGA CA 917306634

JOE V MARTINO
12351 VICKSBURG CIR
LOS ALAMITOS CA 907205116

MARTHA S PROWELL
10181 SALTAIR DR
CYPRESS CA 906304619

PAUL E CECHNER & SANDRA F CECHNER
12351 GLACIER CIR
LOS ALAMITOS CA 907205105

JOSEPH LI-MING LEE
7142 E COLUMBUS DR
ANAHEIM CA 928074528

THOMAS J ALMANZAN
5022 APOLLO CIR
LOS ALAMITOS CA 907205102

RICHARD V PAAP
12462 LUNAR DR
LOS ALAMITOS CA 907205138

BRENT FAMILY TR WONG
5012 APOLLO CIR
LOS ALAMITOS CA 907205102

JODY JENSEN
5031 APOLLO CIR
LOS ALAMITOS CA 907205101

PAUL H KAYLOR & SUSAN E KAYLOR
5021 APOLLO CIR
LOS ALAMITOS CA 907205101

COOPER NICOLE TRUST
5002 APOLLO CIR
LOS ALAMITOS CA 907205102

MARY C MOON
5001 APOLLO CIR
LOS ALAMITOS CA 907205101

KEVIN K HUBBARD & K FAMILY TR HUBBARD
5011 APOLLO CIR
LOS ALAMITOS CA 907205101

DARREN D SEMMEN
12352 LUNAR DR
LOS ALAMITOS CA 907205109

UNITED STATES OF AMERICA
300 N LOS ANGELES ST #7516
LOS ANGELES CA 900123341

UNITED STATES OF AMERICA

The 2021-2029 **General Plan Housing Element** sets strategies for the City's housing decisions. A draft will be circulated for a **16-day public review & comment,** October 11-27, 2021. Please mail comments to the City of Los Alamitos Development Services Department, Attn: Tom Oliver, 3191 Katella Ave., Los Alamitos, CA 90720, or email to: toliver@cityoflosalamitos.org



The Planning Commission will provide a **public hearing** for the Housing Element at 7:00pm, Wednesday, October 27th in the City Council Chamber at 3191 Katella Ave.

A review draft will be available at:
www.cityoflosalamitos.org/2035-general-plan
And the following locations:
Los Alamitos-Rossmoor Library - 12700 Montecito Rd., Seal Beach - Tues-Thur, 11:00am - 7:00pm, & Friday-Sat, 9:00am-5:00pm
City Hall - 3191 Katella Ave. - Mon-Thur: 7:30am - 5:30pm
Community Center - 10911 Oak St. Mon-Thur 7:30am - 5:30pm



Wednesday, March 9, 2022

10911 Oak Street 8:15 am - 9:15 am

Good Morning, Los Alamitos! is an event to create community connectivity by bringing residents, the business community, and the City together. The City of Los Alamitos is building a culture of meaningful engagement that is inclusive, consistent and transparent for our community. Please join City Manager, Chet Simmons and City Staff on Wednesday, March 9 from 8:15 am to 9:15 am at the Los Alamitos Community Center. This is an informal opportunity to meet and converse with City leaders and Staff to ask questions, chat with your fellow residents, the business community, and to learn more about what's happening in Los Al.

- Good Morning, Los Alamitos! will be held biannually and is open to the public. All are encouraged to attend.
- Registration will be $10 per person and will include a light breakfast. All proceeds will benefit the Los Alamitos Recreation & Community Services Scholarship Fund.

To register please visit, https://www.eventbrite.com/e/good-morning-los-alamitos-tickets-262233275787. For more information, please call the Development Services Department at (562) 431-3538.

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City of Los Alamitos
Housing Element
2021-2029



My City ♥ My Los Al

The 2021-2029 General Plan Housing Element sets strategies for the City of Los Alamitos housing decisions. Another 20-day comment period begins on March 3 through March 23, 2022. A review draft will be available to view at www.cityoflosalamitos.org/2035-general-plan

Please mail comments to:
City of Los Alamitos Development
Services Department
Attention: Tom Oliver, Associate Planner
3191 Katella Avenue
Los Alamitos, CA 90720

Or email to: Toliver@cityoflosalamitos.org

At the end of this comment period, the Planning Commission will provide an open public discussion for the General Plan Housing Element on Wednesday, March 23, 2022 at 7:00pm in the Los Alamitos City Council Chambers located at 3191 Katella Avenue.

Subject: City of Los Alamitos Housing Element Update Public Review Notice

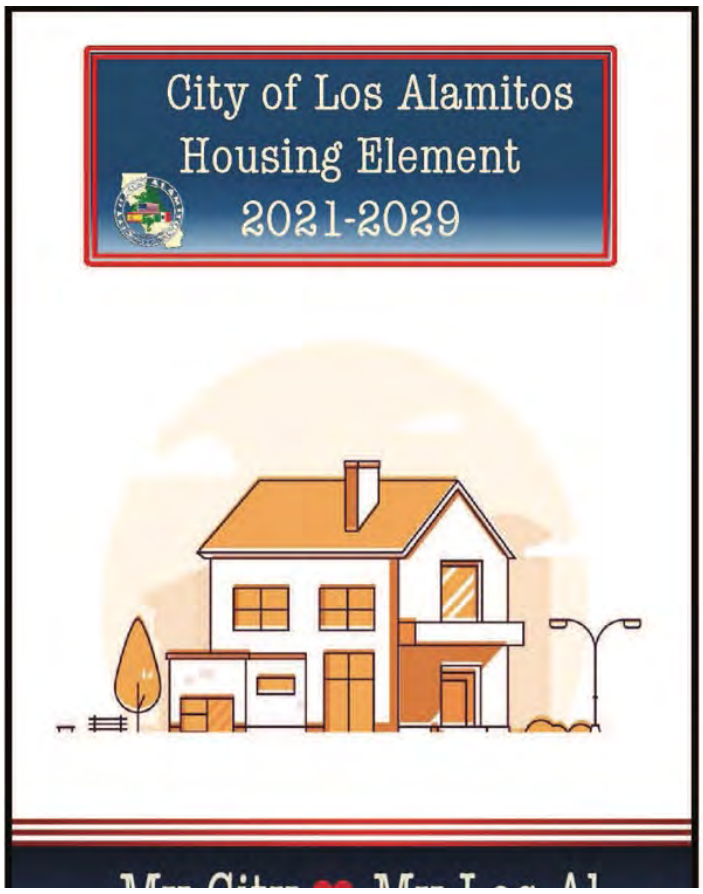
Date: Wednesday, March 2, 2022 at 3:20:19 PM Pacific Standard Time

From: Terra Nova Planning & Research

CC: Tom Oliver, Nicole Criste, Bitian Chen, Brandy Webb

BCC: clyde.stauff@colliers.com, info@habitatoc.org, SFelix@huttoncompanies.com, dmyers@icre.com, cathy.williams@irr.com, jkap516@icloud.com, cesarc@kennedycommission.org, Mark.Reader@kimley-horn.com, kowatkin@uci.edu, jordan.salisbury@lennar.com, matthew.wenzel@marcusmillichap.com, jreekstin@theolsonco.com, john.dugan@gsa.gov, bactran92887@yahoo.com, jmills@wested.org, dave@seesdev.com, eddie@eddiekesky.com, jingallagher@cox.net, nicktechwise@gmail.com, mrisdon@acof.org, affordablehomestead@gmail.com, Riaz@marrscorp.com, apreedge@cityventures.com, mdiacos@cypressequity.com, smoreno@families-forward.org, Flo.engineering.2020@gmail.com, Andrew@greendev.co, jon@hipsandiego.org, paul@integrityhousing.org, mark@irvineclt.org, rubina@olivecs.org, esantana@ush.us, ggardner@usapropfund.com, billdobrenen@aol.com, info@scanph.org, info@innovativehousing.com, businessdevelopment@jamboreehousing.com, bshull@fairhousingfoundation.com, mlowry@capoc.org, brodriguez@affordable-housing.org, ajay.nayar@aofpacific.com, sbradley@metahousing.com, bill.vanderschans@housingpartners.com, jae@milestonehousing.com, maimola@msapcg.com, todd@c-cdev.com, jkerze@rcocdd.com, kencomlt33@gmail.com, cesarc@kennedycommission.org, larchuleta@jamboreehousing.com, sharon@habitatoc.org, shauna@glennwoodhousing.org, occhc@occhc.org, mrefowitz@ochca.com, info@ochp.org, shelly@talleyassoc.com, info@fairhousingoc.org

Attachments: image001.jpg



The 2021-2029 General Plan Housi
sets strategies for the City of Lo
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Or email to: Toliver@cityoflosalan
At the end of this comment period, t
Commission will provide an op
discussion for the General Plan Hous
on Wednesday, March 23, 2022 at 7:



Los Alamitos City Council Chambers
3191 Katella Avenue.

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for nearly 40 years, says John Bishop, chief executive officer, Long

up to our purpose of caring for infants, kids, adults and grandparents

ent of the family and the vision of Rudolph and Daphne Munzer."



The 2021-2029 General Plan Housing Element sets strategies for the City of Los Alamitos housing decisions. Another 20-day comment period begins on March 3 through March 23, 2022. A review draft will be available to view at https://cityoflosalamitos.org/375/housing-element

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Attention: Tom Oliver, Associate Planner
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At the end of this comment period, the Planning Commission will provide an open public discussion for the General Plan Housing Element on Wednesday, March 23, 2022 at 7:00pm in the Los Alamitos City Council Chambers located at 3191 Katella Avenue.

ASSISTANCE LEAGUE® HUNTINGTON BEACH

September 2021 | Initial Study

LOS ALAMITOS HOUSING ELEMENT UPDATE

City of Los Alamitos

Prepared for:

City of Los Alamitos
Contact: Tom Oliver, Associate Planner
Development Services Department
Planning Division 3191 Katella Avenue
Los Alamitos, California 90720 562.431.3538 ext. 303



Prepared by:

Terra Nova Planning & Research, Inc.®
Contact: Nicole Sauviat Criste, Principal
42635 Melanie Place, Suite #101
Palm Desert, California 92211
760.341.4800
admin@terranovaplanning.com
www.terranovaplanning.com

NEGATIVE DECLARATION

Pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code (PRC) Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations (CCR) Sections 15000 et seq.), the City of Los Alamitos has completed this Negative Declaration (ND) for the project described below based on the assessment presented in the attached Initial Study.

LEAD AGENCY: City of Los Alamitos

PROJECT TITLE: Los Alamitos Housing Element Update

PROJECT LOCATION: The project area encompasses 2,619 acres, the current City of Los Alamitos corporate boundary, which is in the northwestern corner of Orange County.

PROJECT DESCRIPTION: The Housing Element is one of the mandatory elements of the City's General Plan. The Housing Element analyzes the demographics of the City population and existing housing stock, and considers the future needs for housing in the City, with a particular focus on affordable housing, and housing for special needs households, including seniors, disabled persons, large families, single parent households and the homeless. The Element also provides the City's decision makers with Strategies and Policy Actions intended to facilitate the development and preservation of adequate housing supply to meet such needs. The State has established a mandatory update schedule for Housing Elements, which the City is complying with. This Update addresses the planning period from 2021 to 2029. During this timeframe, the City has been allocated the following housing units under the Regional Housing Needs Allocation (RHNA) developed by the Southern California Association of Governments (SCAG):

Table 1 Regional Housing Needs Allocation, 2022 to 2029

Income Category	Number of Units
Very low income[1]	194
Low income	119
Moderate income	145
Above moderate income	311
Total	**769**

Source: SCAG.
Note:
[1] Although not provided in the RHNA, state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very low income, or 97 units.

This Update consists primarily of statistical updates (particularly relating to updating the Census and American Community Survey information in the Element to 2010 Census and 2019 American Community Survey information), and reassessing housing needs based on these demographic changes. This Update added sites identified for future housing, including parcels within the Town Center Mixed Use Strategic Plan area, the property on Lampson Avenue currently occupied by general offices ('Lampson site') and the property currently occupied by Arrowhead Products ('Arrowhead site'). Two policy changes are proposed in this Housing Element Update which will affect densities at future housing sites:

- Under Policy Action 4.5, the City will modify the Town Center Mixed Use (TCMU) zone to allow a base density of up to 60 dwelling units per acre (du/ac), not including density bonus provisions. The town center sites identified for future housing will be required to

incorporate assigned affordable housing units in the Update (Appendix B Land Resources).

- This Update added a new policy action (Policy Action 4.4) for the City to create a new R-4 zone in the Zoning Ordinance, which will allow a base density of 30 to 36 dwelling units per acre (du/ac), not including density bonus provisions. Under Policy Action 4.4, the R-4 zone will be applied to both Lampson and Arrowhead sites, and the City will consider up to 36 du/ac when future projects are proposed.

Other changes in policy actions address changes in the requirements of law since the City last updated its Housing Element in 2013. These changes in law address various housing-related issues. This Update includes an Assessment of Fair Housing (AFH) that analyzes patterns of segregation and equal access to opportunity within the City, consistent with AFFH Final Rule.

EXISTING CONDITIONS: The current Housing Element of the City's 2035 General Plan applies to the 2014-2021 planning period. The current Element facilitates housing development and preservation throughout the City consistent with residential land use designations in the Land Use Element and Zoning Code, to meet the RHNA assigned to the City at the time.

DOCUMENT AVAILABILITY: The ND and supporting Initial Study for the proposed project are available for public review at the following locations:

- City of Los Alamitos, 3191 Katella Avenue, Los Alamitos, CA 90720
- Los Alamitos/Rossmoor Library, 12700 Montecito Road, Seal Beach, CA 90740
- Los Alamitos Community Center, 10911 Oak Street, Los Alamitos, CA 90720
- Online at: http://cityoflosalamitos.org/your-government/planning/planning-division/

SUMMARY OF IMPACTS: The attached Initial Study was prepared to identify the potential effects on the environment from adoption and implementation of the proposed project and to evaluate the significance of those effects. Based on the environmental analysis, the proposed project would have no impacts or less than significant impacts related to the following environmental issues:

- Aesthetics
- Agriculture / Forestry Resources
- Air Quality
- Biological Resources
- Energy
- Geology / Soils
- Cultural Resources
- Greenhouse Gas Emissions
- Land Use / Planning
- Hydrology / Water Quality
- Hazards & Hazardous Materials
- Noise
- Mineral Resources
- Population / Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Wildfire
- Utilities / Service Systems
- Mandatory Findings of Significance

FINDINGS. It is hereby determined that, based on the information contained in the attached Initial Study, the proposed project would not have a significant adverse effect on the environment. No mitigation measures are necessary. The City of Los Alamitos has hereby prepared a NEGATIVE DECLARATION.

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1. Introduction

The City of Los Alamitos, as Lead Agency, is responsible for preparing environmental documentation in accordance with the California Environmental Quality Act (CEQA) to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment. As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with information to use as the basis for determining whether an environmental impact report (EIR), Negative Declaration, or Mitigated Negative Declaration (MND) would be appropriate for providing the necessary environmental documentation and clearance for the proposed project. This Initial Study has been prepared to support the adoption of a ND.

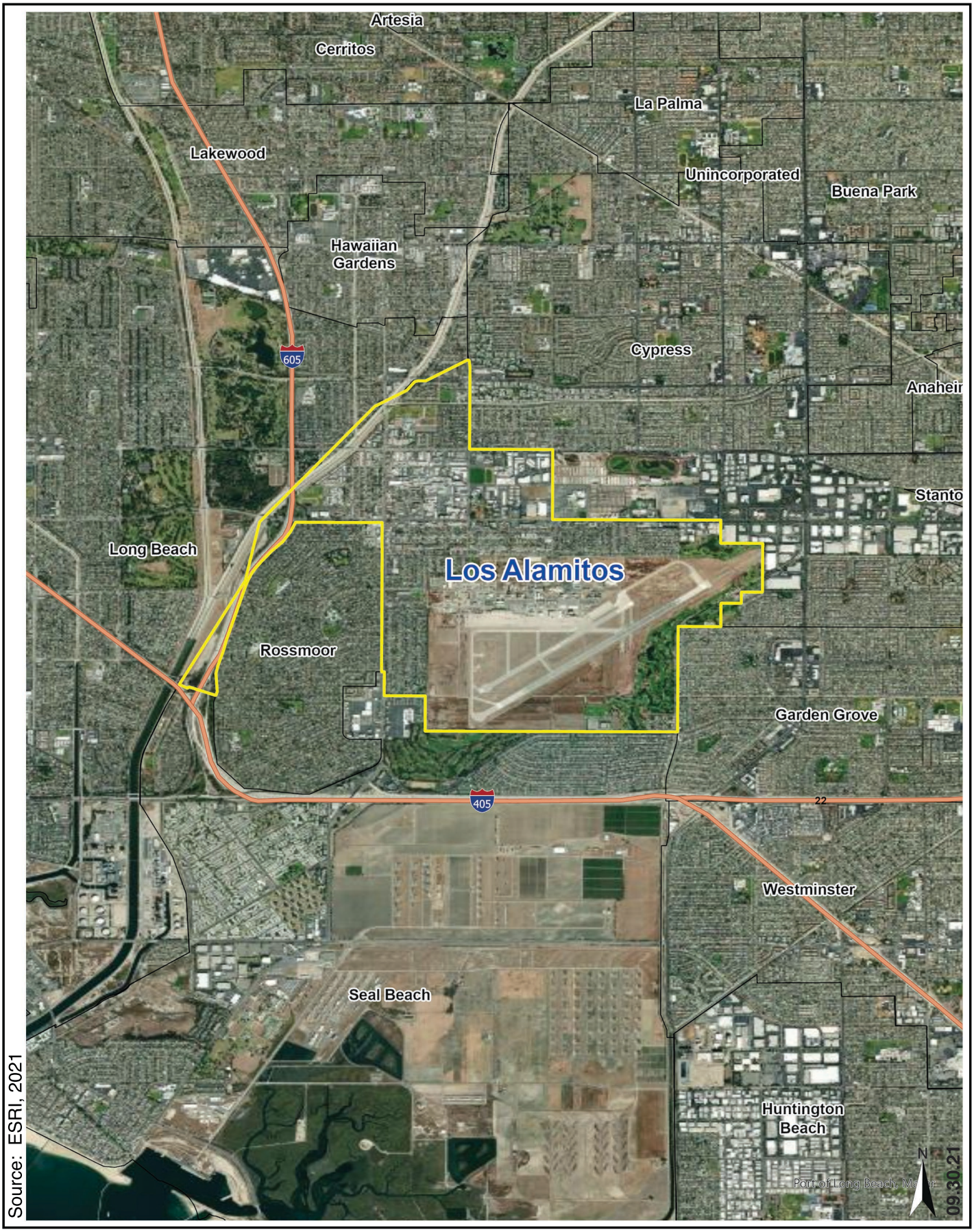
1.1 Incorporation By Reference

The information in this Initial Study is based, in part, on the following documents that include the project site or provide information addressing the general project area or use:

- **City of Los Alamitos General Plan.** The City of Los Alamitos General Plan is a policy document designed to give long-range guidance for decisions affecting the future character of Los Alamitos. It represents the official statement of the community's physical development as well as its economic, social, and environmental goals. The Los Alamitos General Plan was used throughout this Initial Study as the fundamental planning document governing development on the sites identified for housing.

- **City of Los Alamitos Municipal Code.** The Los Alamitos Municipal Code, which includes the City's Zoning Code (Title 17), establishes the basic regulations under which land in the City is developed and utilized. This includes but is not limited to regulations and controls for the design and improvement of development sites; allowable uses, building setback and height requirements, and other development standards. The basic intent of the code is to promote and protect the public health, safety, convenience, and welfare of present and future citizens of Los Alamitos.

- **Environmental Impact Report for the City of Los Alamitos General Plan Update (2015).** An environmental impact report (SCH No. 2013121055) was prepared for the City of Los Alamitos General Plan Update, which was certified by the Los Alamitos City Council in March 2015 (2015 Certified EIR). The 2015 Certified EIR evaluated the potential individual and cumulative environmental effects associated with buildout of the General Plan Update, including direct (primary) and indirect (secondary) impacts that might occur as a result of buildout. Subsequent development projects under the General Plan Update are to be evaluated in light of the analysis provided in the 2015 Certified EIR to determine if additional environmental documentation is required (State CEQA Guidelines §§ 15168[b] and [c]). In cases where further environmental review is required, the environmental analysis for the individual development project can tier from the 2015 Certified EIR consistent with Public Resources Code Section 21093(a) and State CEQA Guidelines Section 15168(c). Where applicable, this Initial Study tiers off of the 2015 Certified EIR. The tiered analysis incorporates by reference analysis, background information, and concentrates on issues specific to the Proposed Project (Public Resources Code § 21094; State CEQA Guidelines §§ 15168[c], 15385).



Los Alamitos Housing Element Update
Regional Location Map
Los Alamitos, California

TERRA NOVA®
PLANNING & RESEARCH, INC.

Exhibit
1

2. Environmental Checklist

2.1 BACKGROUND

1. **Project Title:** Los Alamitos Housing Element Update

2. **Lead Agency Name and Address:**
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, California 90720

3. **Contact Person and Phone Number:**Tom Oliver, Associate Planner 562.431.3538 x303

4. **Project Sponsor's Name and Address:**
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, California 90720

5. **General Plan Designation:** All

6. **Zoning:** All

7. **Surrounding Land Uses and Setting:**
Not applicable. The Housing Element applies to all lands throughout the City.

8. **Other Public Agencies Whose Approval Is Required:**
Not applicable.

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Date

2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when thedetermination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures have reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) **Earlier Analyses Used.** Identify and state where they are available for review.

   b) I**mpacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY.. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Issues	Potentially SignificantImpact	Less Than Significant With Mitigation Incorporated	Less Than SignificantImpact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outsideof dedicated cemeteries?				X
V. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

Issues	Potentially SignificantImpact	Less Than Significant With Mitigation Incorporated	Less Than SignificantImpact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
XVII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X
XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?				X

Issues	Potentially SignificantImpact	Less Than Significant With Mitigation Incorporated	Less Than SignificantImpact	No Impact
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XIX. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects ofpast projects, the effects of other current projects, and the effects of probable future projects.)			X	

3. Environmental Analysis

Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

Background

The California Department of Transportation (Caltrans) defines a scenic vista as a viewpoint that provides expansive views of a highly-valued landscape for the benefit of the general public. Vistas provide visual access or panoramic views to a large geographic area and are generally located at a point where surrounding views are greater than one mile away. Panoramic views are usually associated with vantage points over a section of urban or natural areas such as an urban skyline, valley, mountain range, a large open space area, the ocean, or other water bodies.

The City sits in the Santa Ana River Basin region and has relatively flat topography. Therefore, only distant scenic views of the San Gabriel, San Bernardino, and San Jacinto Mountains are available at certain vantage points throughout the City.

The City does not have any designated or eligible scenic highways in the California State Scenic Highway Program. The nearest classified highway is a segment of Route 5/Route 19 that runs through City of Long Beach to the southwest.

Would the project:

a) Have a substantial adverse effect on a scenic vista?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

No Impact. The Housing Element Update will have no impact on aesthetics, scenic vistas or light and glare. In the future, development of individual housing projects will be reviewed on a case-by-case basis for their potential effect on scenic vistas and scenic resources. Future housing projects will be subject to building height limits in the Zoning Code and policies of the General Plan and Town Center Strategic Plan (in development at the time of Housing Element Update). The Update requires zoning changes such as increasing allowable residential densities (from 30 to 60 du/ac in the Town Center Mixed Use zone and creation of a new zone (R-4) to allow higher densities (30-36 du/ac) than the existing zoning designations (up to 25 du/ac).

Future housing sites identified in the Site Inventory include parcels in the Town Center, a property at 4655 Lampson Avenue (Lampson site) and a portion of the property at 4411 Katella Avenue

(Arrowhead site). The Town Center sites identified for future housing are located in the Town Center Mixed Use Strategic Plan area and have been assigned units in synergy with the Strategic Plan's implementation of an aggressive, place-making redevelopment program. The Town Center area currently has a mix of one- to two-story buildings with a height limit of 60 feet under the TCMU zone. According to development scenarios analyzed by the Strategic Plan, mixed-use buildings with two to four stories can accommodate residential densities of 60 du/ac. Therefore, the current TCMU height limit should be able to accommodate proposed densities in the Housing Element Update, and higher density housing would not conflict with zoning and other regulations on blocking any scenic vistas or appear incompatible with existing development in the area.

The Lampson and Arrowhead sites will be rezoned to R-4 (30-36 du/ac) to allow residential development. These sites are currently developed with one- and two-story buildings and/or in areas where two-story structures are common. The height limit for R-3, the next zone down from R-4, is currently 35 feet, which allows two-and three-story buildings that are expected to accommodate 30-36 du/ac. The height limit for R-4 may be set at or somewhat higher than 35 feet. Therefore, future housing development at the Lampson and Arrowhead sites are not expected to conflict with zoning and other regulations on blocking any scenic vistas or appear incompatible with existing development in the area.

The sites identified for future housing by this Update are located in highly urbanized areas, and given their topography and location, offer minimal scenic vistas, if any, such as the ridge of mountain ranges where visible. Future projects will be required to adhere to applicable zoning and other regulations on scenic quality, and this Update proposes no change to these regulations. In summary, no impact to scenic vistas would occur and no mitigation measures are necessary.

The Update will not directly impact light or glare. The Site Inventory identified redevelopment sites only for future housing, which would have similar light sources to the existing and surrounding light sources of residential, commercial or industrial uses and roadways. Future housing development will not result in a substantial increase in light and glare compared to existing conditions on the identified sites. Future projects will be subject to the City's Municipal Code provisions on lighting: Chapter 8.48 (Lighting Performance Standards) of Title 8 (Health and Safety) addresses the visual impacts of exterior lighting on adjacent property owners and neighborhoods and outlines guidelines to reduce light trespass and prevent glare; Section 17.24.040 (Light and Glare) of Title 17 (Zoning) also outlines standards for shielding of light sources. As outlined in Section 17.24.040, where the light source is visible from outside the project boundary, shielding is required to reduce glare so that neither the light source nor its image from a reflective surface shall be directly visible from a point of five feet or more beyond the property line. Compliance with these provisions is ensured through the City's development review and building plan check process.

Mitigation Measures and Monitoring: None required.

3.2 AGRICULTURE AND FORESTRY RESOURCES

Background

The City of Los Alamitos contains no agricultural or forest lands, and no lands are designated for agricultural or forestry purposes in the General Plan. While portions of the Joint Forces Training Base are designated as Prime Farmland in the Farmland Mapping & Monitoring Program by the California Department of Conservation, agriculture has not occurred in the City for decades.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland),as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program ofthe California Resources Agency, to non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non- forest use?

No Impact. The City of Los Alamitos contains no agricultural or forest lands nor any lands covered by a Williamson Act contract, and no lands are designated for agricultural or forestry purposes in the General Plan and Zoning Code. The Housing Element Update is a policy document and does not involve construction of additional housing. All sites identified in the Site Inventory for future housing are mapped as Urban and Built-up Land on the California Important Farmland Finder maintained by the California Department of Conservation.

The identified sites do not contain farmland, forest land or other agricultural/forest uses and are not near any such uses. This Update will not result in any direct or indirect impact on any agricultural or forest land, nor would it result in the conversion of such land to non-agricultural or non-forest uses. Adoption of the Housing Element Update will have no impact to agricultural and forestry resources.

Mitigation Measures and Monitoring: None required.

3.3 AIR QUALITY

Background

The City of Los Alamitos is located in the South Coast Air Basin (SCAB), which is governed by the South Coast Air Quality Management District (SCAQMD). All development in the SCAB is subject to the 2016 SCAQMD Air Quality Management Plan (AQMP) and applicable portions of the State Implementation Plan (SIP). The SSAB is currently a designated nonattainment area for O3 and PM2.5 under the California and National AAQS, nonattainment for PM10 and NOx (CA 60 Near-road Portion of San Bernardino, Riverside and Los Angeles Counties only) under the California AAQS, and nonattainment for lead (Los Angeles County only) under the National AAQS.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all state and federal government agencies. At the time the 2016 AQMP was developed, its land use and transportation controls were based on the Growth Management chapter of the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) adopted by SCAG to comply with metropolitan planning organization (MPO) requirements under the Sustainable

Communities and Climate Protection Act. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP.

In 2020, SCAG adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) that will form the basis for land use and transportation controls of the forthcoming 2022 AQMP. However, the 2016 RTP/SCS is consistent with the current 2016 AQMP and thus the appropriate document to reference for air quality analysis at this time.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
c) Expose sensitive receptors to substantial pollutant concentrations?
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. The Housing Element Update will have no direct impact on air quality. The Update is a policy document and will not generate any construction or development. SCAG assigned a Regional Housing Needs Allocation (RHNA) of 769 units to the City of Los Alamitos. To meet the RHNA for the next planning period by 2029, the Housing Element Update contains programs to rezone and/or increase allowable density for sites identified for future housing. In 2021, the City has an average 2.63 persons per household, and implementation of RHNA would increase the population by 2,023 persons. In 2021, Orange County's population was 3,153,764, and SCAG projects the County's population will grow to 3,461,000 by 2040. The addition of 769 units would increase the population by 2,023 to a total of 3,155,787, which is a minimal increase under the 2040 forecast. The increase would account for less than 0.7% of the County population increase between 2021 and 2040, and less than 0.06% of the population forecast for 2040. Therefore, the Housing Element is consistent with the 2016 RTP/SCS and thus consistent with the growth assumptions in the 2016 AQMP. The Update will not conflict with or obstruct implementation of the AQMP.

When individual properties are proposed for housing development, the City will undertake CEQA review, and assess potential impacts for each project on air quality, including emissions of criteria pollutants, pollutant concentrations near sensitive receptors, and emissions of odors. All future housing projects will be subject to SCAQMD rules and regulations and City requirements for construction activities to ensure compliance with the 2016 AQMP. The City's General Plan Open Space, Recreation, and Conservation Element includes policies (4.2 and 4.3) that require proper siting of sensitive land uses and reduction of particulate matter in collaboration with agencies in the region.

The Housing Element Update will facilitate development and renovation of residential units, which typically do not emit odors that would adversely affect a substantial number of people. Mitigation measures will be implemented, where necessary, in accordance with SCAQMD rules and City requirements to reduce potential impacts to less than significant levels.

Mitigation Measures and Monitoring: None required.

3.4 BIOLOGICAL RESOURCES

Background

The City of Los Alamitos is located in the plan area of the Orange County Transportation Authority (OCTA) M2 Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), which encompasses all of Orange County. The NCCP/HCP, finalized by the OCTA Board of Directors in November 2016, involves acquisition, conservation and/or enhancement of natural habitat as mitigation for impacts to biological resources from freeway construction and widening projects. The City of Los Alamitos is essentially built out with highly urbanized areas, though urban landscaping may harbor bird species protected under the Migratory Bird Treaty Act (MBTA) and/or other species not covered or addressed by the OCTA M2 NCCP/HCP. The Housing Element is a regulatory document that, in and of itself, will not impact biological resources.

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The adoption of the Housing Element Update will have no impact on biological resources. This Update does not expand development beyond areas currently allowed under the General Plan. The OCTA M2 NCCP/HCP identified portions of the City as Protected Lands or Unprotected Natural Habitat, which fall in the Joint Forces Training Base and public parks, and will not be affected by this Update. The City's Site Inventory identifies redevelopment sites for future housing developments; none of the sites are in Protected Lands or Unprotected Natural Habitat identified by the NCCP/HCP (Figure 2-4). The City is essentially built out and natural habitat has been replaced by urban uses for decades. The identified housing sites would have the least potential to support any sensitive species or communities because of their current built conditions.

There are no wetlands or riparian habitats on lands in the City's Site Inventory, nor on lands designated for housing in general. The City will require, if a future project site contains vegetation

with the potential to host nesting birds, pre-construction nesting bird surveys for individual housing projects as they are proposed, and will implement necessary mitigation measures to protect bird species covered under the Migratory Bird Treaty Act (MBTA). The City does not have a tree preservation or similar ordinance that protects trees in general or particular biological resources. The General Plan Open Space, Recreation, and Conservation Element has multiple policies (3.1 through 3.3) that call for the use of native plants in landscaping and urban forest. With implementation of the NCCP/HCP and standard requirements, this Update will not result in any new impact on biological resources.

Mitigation Measures and Monitoring: None required.

3.5 CULTURAL RESOURCES

Background

The City of Los Alamitos was part of a larger rural area during the early 1900s primarily known for its agricultural production. Urban development gradually replaced the agricultural uses by the mid-20th century. According to the City's General Plan, no sites or structures are currently identified by the City as local landmarks (per Chapter 17.38 of the City's Municipal Code) and none are listed on the state or federal registers of historic places. Additionally, no archaeological sites have been discovered in the City. However, there are a number of sites and structures that may have local historical significance, including the Los Alamitos Sugar Company Sugar Beet Processing Plant, Los Alamitos Fire Station/Museum, St. Isidore Chapel and private residences.

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

No Impact. The adoption of the Housing Element Update will have no impact on cultural resources. There are no historic structures on lands identified in the Site Inventory. As individual projects are proposed in the future, the City will conduct tribal consultation pursuant to AB 52 and/or SB 18 on potential cultural resources. The consultation process is detailed in Section 3.18, Tribal Cultural Resources. All sites identified in the Site Inventory for future housing would require redevelopment. As these sites have been developed and disturbed from previous grading and other construction activities, it is least likely to uncover any historic and/or archaeological resources during future redevelopment. The proposed Housing Element Update will not result in any impact on historic and archaeological resources.

There are no known burial sites or cemeteries on lands designated for housing. As discussed above, all sites in the Inventory would require redevelopment and would have the least potential for disturbance of any human remains given the past site disturbances. In the unlikely event that human remains are uncovered during construction activities of future housing projects, California Health and Safety Code Section 7050.5 requires that disturbance of the site shall remain halted until the Orange County Coroner has conducted an investigation into the

circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative, in the manner provided in Section 5097.98 of the California Public Resources Code. The coroner is required to make a determination within two working days of notification of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority or has reason to believe the human remains to be those of a Native American, he or she shall contact the Native American Heritage Commission (NAHC) so that NAHC can contact the Most Likely Descendant (MLD). The MLD shall be provided access to the discovery and will provide recommendations or preferences for treatment of the remains within 48 hours of accessing the discovery site. Disposition of human remains and any associated grave goods, if encountered, shall be treated in accordance with procedures and requirements set forth in Sections 5097.94 and 5097.98 of the Public Resources Code; Section 7050.5 of the California Health and Safety Code; and CEQA Guidelines Section 15064.5. These requirements of law ensure that no impact to buried remains will occur when housing projects are proposed. The proposed Housing Element Update will not result in any impact on human remains.

Mitigation Measures and Monitoring: None required.

3.6 ENERGY

Background

Primary energy sources include fossil fuels (e.g., oil, coal, and natural gas), nuclear, and renewable sources (e.g., wind, solar, geothermal, and hydropower). The City is within the service boundaries of Southern California Edison (SCE) for electricity and the Southern California Gas Company (SoCalGas) for natural gas. Both SCE and SoCalGas offer various programs and incentives for all users to reduce energy consumption.

Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The adoption of the Housing Element Update will have no impact on energy resources and energy efficiency. Construction and renovation of housing are required to conform to the California Building Code including the California Energy Code and California Green Building Standards Code (CALGreen), which serves to ensure the economical and wise use of energy resources during construction and operational phases. The City's energy providers, SCE and SoCalGas, have both committed to increasing efficiency and renewable energy generation and enforce relevant state energy standards. The Housing Element identifies energy conservation opportunities for City residents and future housing development, including LEED certification with U.S. Green Building Council and utility rebate and savings programs.

Future housing developments would generate traffic and require the consumption of petroleum-based fuels related to vehicular travel. Although future housing projects have the potential to result in a direct increase in City VMTs, the Update will not interfere with evolving fuel efficiency

standards and will not result in wasteful, inefficient, or unnecessary consumption of transportation energy resources.

Implementation of the California Building Code and voluntary energy efficiency and renewable energy programs will prevent wasteful, inefficient, or unnecessary consumption of energy resources. The Update promotes energy efficiency and renewable energy programs for future housing development and rehabilitation, and will not conflict with or obstruct a state or local plan for energy efficiency or renewable energy.

Mitigation Measures and Monitoring: None required.

3.7 GEOLOGY AND SOILS

Background

Located in the Peninsular Ranges and west of the Santa Ana Mountains, the City of Los Alamitos sits on quaternary deposits of alluvium and colluvium. Alluvium results from sediments deposited from running water, and colluvium forms as rock fragments and soil materials accumulate at the base of steep slopes. While located in a seismically active region, Los Alamitos' geologic structure does not include any active or potentially active faults. Five faults lie within close proximity to Los Alamitos: Norwalk, El Modena, Whittier, Elsinore, Elysian, and Newport-Inglewood. The closest fault is the Newport-Inglewood fault zone, which produced the catastrophic 1933 Long Beach earthquake, estimated at magnitude 6.3 on the Richter scale, that caused devastation in Los Alamitos. There are numerous other faults within 50 miles that could cause minor to moderate damage depending on the magnitude of the seismic event.

The U.S. Soil Conservation Service identifies a number of soils in Los Alamitos, including Drained Bolsa Silt Loam, Drained Bolsa Silty Loam, Drained Hueneme Fine Sandy Loam, Metz Loamy Sand, San Emigdio Fine Sandy Loam, and San Emigdio Moderately Fine Sandy Loam, which are all suitable for urban development.

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- **i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
- **ii) Strong seismic ground shaking?**
- **iii) Seismic-related ground failure, including liquefaction?**
- **iv) Landslides?**

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The adoption of the Housing Element Update will have no impact on geology and soils, because the Update is a policy document that does not result in construction of structures. There are no Alquist-Priolo earthquake fault zones in the City. Surface rupture resulting directly from earthquakes is unlikely to occur in Los Alamitos because no faults have been identified within the City boundary. The City will, however, be subject to significant ground shaking in the event of an earthquake. The 2019 California Building Code (CBC; California Code of Regulations, Title 24, Part 2), adopted by reference in the Los Alamitos Municipal Code (Chapter 15.04 Building Codes), contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. Future housing projects would be required to adhere to the CBC provisions, which are enforced by the City's Development Services Department during the building plan check and development review process. The City also requires preparation of geotechnical reports for construction projects prior to issuing development permits and imposes the recommended design parameters of the report as conditions of approval. Implementation of these standard requirements will prevent any significant impacts from seismicity related hazards.

Liquefaction typically occurs when three simultaneous conditions are met: generally cohesionless soils, predominantly sand; high ground water (less than 30 feet from the surface); and ground shaking. Due to the proximity of active and potentially active faults around Los Alamitos, the characteristically high water table, and the cohesionless subsoils in some areas in the City with these conditions may experience liquefaction during extreme ground shaking. As discussed above, future housing projects will be required to prepare a geotechnical report to address design parameters according to site-specific geological and soil conditions, and project-specific conditions of approval will be imposed where necessary. Project site grading, design, and construction would conform with the recommended design parameters, which will mitigate for potential seismic-related ground failure impacts.

Given the City's flat topography, there is generally a low risk for earthquake-induced landslides. The sites identified for future housing are not located near drainage channels or similar settings with steep banks or slopes. No impact from landslides is expected on these sites.

Future housing development is subject to local and state codes and requirements for erosion control and grading during construction, including South Coast Air Quality Management District Rules 402 (dust suppression techniques) and 403 (fugitive dust control). Project development will also be subject to the National Pollution Discharge Elimination System (NPDES) permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs). These standard requirements will mitigate for potential soil erosion from water, wind and vehicles.

The greater Los Angeles metropolitan area, including the City of Los Alamitos, experiences land subsidence due to groundwater pumping and various other human-induced and natural causes. This regional issue is being addressed through collaborative efforts including replenishing groundwater basins and water conservation to reduce extraction.

Depending on site-specific soil conditions, future housing projects may be subject to collapsible or expansive soil hazards. The City will require preparation of site-specific geotechnical reports and implementation of conditions of approval as recommended in those studies. Typical engineering practices such as proper excavation, compaction, and foundation design will prevent impacts from soil related hazards.

The City is well served by existing sanitary sewer infrastructure and future housing projects will be connected to existing sewers main lines and service lines in the surrounding roadways. The sites identified for future housing will require redevelopment and will not involve the use of septic tanks or other alternative wastewater disposal systems. No impact will occur.

According to the City's General Plan, no paleontological sites have been discovered in the City. The Site Inventory contains redevelopment sites only, which do not contain any unique geologic features. Given the existing development and past disturbances on those sites, it is least likely for future developments to uncover any paleontological resources or disturb them. No impact will occur.

Mitigation Measures and Monitoring: None required.

3.8 GREENHOUSE GAS EMISSIONS

Background

Greenhouse gases (GHG), such as carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases (hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride), are able to trap heat and play a key role in the earth's surface temperature. GHGs in the atmosphere come from natural processes and human activities. The excess GHGs released into the atmosphere due to human activities are believed to be responsible for the global average increase in surface temperatures of 0.7-1.5°F observed during the 20th century. Carbon dioxide is the primary greenhouse gas that has raised the most concern of atmospheric scientists due to current and projected emission levels.

State law mandates that all cities decrease their GHG emissions to 1990 levels by the year 2020. Executive Order B-30-15 set an interim target goal of reducing GHG emissions to 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050, as set forth in Executive Order S-3-05.

GHG Thresholds

On December 5, 2008, the SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MTCO^{2}e/yr that only applies to industrial uses' stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach. It was recommended by SCAQMD staff that a project's greenhouse gas emissions would be considered significant if it could not comply with at least one of the following "tiered" tests:

Tier 1: Is there an applicable exemption?

Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
Tier 3: Is the project below an absolute threshold (10,000 $MTCO^2e$/year for industrial projects; 3,000 $MTCO^2e$/year for residential and commercial projects)?
Tier 4: Is the project below a (yet to be set) performance threshold?
Tier 5: Would the project achieve a screening level with off-site mitigation?

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The Housing Element Update will have no impact on greenhouse gas emissions. The Update is a policy document and will not generate any development or construction. When individual properties are proposed for housing development, the City will undertake CEQA review as required, and assess potential impacts for each project on greenhouse gas emissions with regards to GHG thresholds set by SCAQMD.

The Housing Element identifies sites for future housing development, which are near transit, businesses, schools, and amenities including the town center sites and Arrowhead site on Katella Avenue. While the Housing Element proposes zoning changes and/or density increases for these sites, the proximity to services, amenities and transit would help offset vehicle miles traveled (VMTs) and greenhouse gas emissions. The town center sites are in the Town Center Mixed Use Strategic Plan area, and the housing units are assigned in synergy with the Strategic Plan (in development as of 2021). The Strategic Plan aims to revitalize the town center through increasing mixed-use development that boosts economic potential and improves community infrastructure and amenities. Mixed-use developments are widely acknowledged to reduce VMTs and emissions, which will offset potential emissions from increasing development densities. The Housing Element also identifies local conservation efforts and opportunities such as utility programs that help reduce GHG emissions.

By identifying redevelopment sites in resource-rich areas to fulfill RHNA, the Housing Element Update is consistent with SCAG's regional goals of providing infill housing, integrating land uses near major transportation corridors, and adding residential land uses to an area surrounded by commercial development. The Housing Element Update would facilitate housing development in a jobs-rich area; the jobs-housing ratio in the City of Los Alamitos was projected at 3.25 in 2020 and 3.22 in 2035 (City of Los Alamitos General Plan EIR). Therefore, the Update would be consistent with and would not interfere with SCAG's ability to implement the regional goals and strategies outlined in the 2020 RTP/SCS. No impact would occur.

Mitigation Measures and Monitoring: None required.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Background

According to the California Health and Safety Code, hazardous material is any substance that, because of its quantity, concentration, or physical or chemical properties, pose a significant hazard to human health or the environment. Under Title 22 of the California Code of Regulations (CCR),

the term "hazardous substance" refers to both hazardous materials and hazardous wastes. Both are classified according to four properties: 1) ignitability, 2) corrosivity, 3) reactivity, and 4) toxicity.

People and/or environment can be exposed to hazardous materials through but not limited to the following means: improper handling or use of hazardous materials or waste, particularly by untrained personnel; transportation accident; environmentally unsound disposal methods; and/or fire, explosion, or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.

Would the project:

a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials**?
b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**
c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**
d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**
e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**
f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**
g) **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

No Impact. The Housing Element Update will have no impact on hazards or hazardous materials. Future housing development will be required to assess potential impacts as part of the CEQA process, but such impacts are likely to be negligible, as housing development does not involve significant use, storage or transport of hazardous materials. During construction, future housing projects will be subject to all emergency response plan requirements set forth by Orange County Health Care Agency Environmental Health Division and Orange County Fire Authority, which will minimize potential impacts regarding hazardous materials.

Several schools are located within ¼-mile of sites designated for housing. However, as previously stated, housing development generates minimal hazardous materials which are governed by existing regulations of several agencies, including the US Environmental Protection Agency, US Department of Transportation, California Division of Occupational Safety and Health, Orange County Health Care Agency Environmental Health Division, and Orange County Fire Authority.

According to the California Department of Toxic Substances Control (DTSC) "EnviroStor" database, the Arrowhead site included in the Site Inventory has a tiered permit and is identified to have potential soil contamination from aerospace manufacturing/

maintenance uses. The site's cleanup oversight agency is the DTSC Site Cleanup Program. Before any housing development occurs on the Arrowhead site, the developer will be required to perform site evaluation and remediation under DTSC oversight in accordance with existing regulations. According to the State Water Resources Control Board GeoTracker database, one of the sites identified for future housing has an open case regarding a former dry cleaner onsite (3624 Katella Avenue). The site's cleanup oversight agency is the Santa Ana Regional Water Quality Control Board (RWQCB). A future housing developer will be required to perform remediation under RWQCB oversight in accordance with existing regulations prior to redevelopment. No other sites identified in the Housing Element Site Inventory are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

In Los Alamitos, both fixed-wing aircraft and helicopters operate from the Joint Forces Training Base (JFTB). The nearest sites identified for housing in the Site Inventory are approximately ¼ mile west and north of the JFTB. The Airport Environs Land Use Plan for JFTB designated two areas where land uses are regulated to minimize hazards from aircraft crashes to persons on the ground: Clear Zones within approximately 0.5 mile of each end of the main runway, which are both within the limits of JFTB. The Site Inventory does not contain any site within the JFTB or the Clear Zones. The approach and departure routes for fixed-wing aircraft to and from JFTB do not pass over any sites designated for future housing developments; approach routes are from the northeast, passing east of the site, while the departure route is to the southwest over the City of Seal Beach (OCALUC 2017). Therefore, future housing developments facilitated by the Housing Element Update would not result in an airport-related hazard for residents or workers on or off the sites.

There are no private airstrips in proximity of the sites identified for future housing. However, helicopters operate via multiple routes from JFTB, some of which cross over or near the future housing sites. Over congested areas, helicopters are required to maintain an altitude of at least 1,000 feet above the highest obstacle within 2,000 feet of the aircraft, except as needed for takeoff and landing (Code of Federal Regulations, Title 14 § 91.119). Takeoffs and landings at JFTB are infrequent and are at a sufficient distance from the sites identified for future housing that they would not pose a safety hazard to residents or workers on or near the sites. Therefore, the Housing Element Update would not result in an impact associated with private air strips.

The City of Los Alamitos participates in ReadyOC, a public service campaign administered by police/sheriff's departments to provide emergency preparedness resource and education for the public on awareness and involvement in local readiness efforts. The City is covered by the Unified County of Orange and Orange County Operational Area Emergency Operations Plan (February 2019). Future housing developments facilitated by the Housing Element Update would have no adverse impact on implementation of ReadyOC or regional emergency operations plan.

Additionally, construction and operation of future housing projects would not interfere with any of the daily operations of the Orange County Sheriff's Department Emergency Management Division, which facilitates and supports the Orange County Operational Area efforts and provides emergency management and preparedness services to unincorporated

areas of Orange County (Sheriff 2020). All construction activities will be subject to the City's and Orange County Fire Authority's standards and regulations. Future housing projects will be required to provide necessary on- and off-site access and circulation for emergency vehicles and services during construction and operation. This will be enforced through the City's development review and building plan check process, which requires projects to incorporate all applicable design and safety standards and regulations in the CBC and Los Alamitos Municipal Code (including Chapter 15.08 Fire Code) to ensure that project development will not interfere with the provision of local emergency services.

Wildland fires can pose a hazard in areas with limited access, rugged terrain, limited water supply, and combustible vegetation. The sites identified for future housing are in a highly urbanized area and surrounded by a mix of residential, commercial, office, light industrial and public uses. All sites have existing access to the street grid and are served by adequate water infrastructure. There is no combustible wildland vegetation on or near the future housing sites. The City does not have and is not near any fire hazard zones mapped by the California Department of Forestry and Fire Prevention (CalFire 2021). Therefore, the Housing Element Update would not introduce people or structures to substantial hazards from wildland fires. No impact would occur.

Mitigation Measures and Monitoring: None required.

3.10 HYDROLOGY AND WATER QUALITY

Background

Most of the City of Los Alamitos is in the Coyote Creek Watershed, which covers 165 square miles and drains via several tributaries, including Coyote Creek, Brea Creek, Fullerton Creek, Carbon Creek, and the Los Alamitos Channel. The City lies east of Coyote Creek's confluence with the San Gabriel River. Alamitos Bay is the only downstream surface water body receptor in the regional drainage pattern that encompasses the City of Los Alamitos. It is classified as coastal surface water; coastal waters may be defined as waters subject to tidal action and waters in coastal sloughs.

Water quality in Los Alamitos is regulated by Santa Ana Regional Water Quality Control Board (SARWQCB) and its Water Quality Control Plan for the Santa Ana River Basin (Basin Plan), which contains water quality standards and identifies beneficial uses (wildlife habitat, agricultural supply, fishing, etc.) for receiving waters along with water quality criteria and standards necessary to support these uses consistent with federal and state water quality laws.

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

iv) Impede or redirect flood flows?

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Housing Element Update is a policy document and will have no impact on water resources as it does not involve construction or development. Golden State Water Company (GSWC) provides water service in the City of Los Alamitos, and Rossmoor/Los Alamitos Area Sewer District (RLAASD) provides sewer service. The City, GSWC and RLAASD implement all water quality standards and waste discharge requirements to prevent contamination of water sources during construction and operation. There are no gaps of water and sanitary sewer infrastructure or services in the City. Future housing developments will be required to meet all agency requirements through the development review and plan check process. The implementation of these standard requirements will assure that there are no impacts to water quality or waste discharge requirements.

The City is located in the GSWC West Orange Service Area. GSWC's West Orange primary water supplies are groundwater derived from the Central Plain of Orange County Groundwater Basin and purchased supplies from the Municipal Water District of Orange County (MWDOC). GSWC West Orange also purchases a small amount of water from the City of Seal Beach and maintains emergency connections with the GSWC Artesia System, City of Buena Park, and the City of Garden Grove to access additional water supply sources in emergency conditions. The GSWC West Orange's water supply is shared with other GSWC Service Areas in the region. According to the GSWC West Orange Service Area 2020 Urban Water Management Plan (UWMP), GSWC West Orange has reliable supplies to meet its retail customer demands in normal, single dry years, and five consecutive dry year conditions through 2045. GSWC West Orange coordinates its groundwater supply management primarily with Orange County Water District (OCWD) and its imported supply management with MWDOC. This portfolio guarantees available water supplies regardless of the current year's hydrology and provides resiliency during dry conditions. With discretion over the amount of groundwater pumped, GSWC West Orange can match its total supplies to meet annual demands. The 2020 UWMP also includes a Water Shortage Contingency Plan, which confirmed the water supply reliability of GSWC West Orange as a result of the projected reliability of MWDOC for imported water supplies, OCWD management of the Orange County Groundwater Basin to ensure reliability, and conservation derived supply. Therefore, the proposed Housing Element Update is not expected to impact local groundwater management in terms of groundwater supplies and recharge.

Construction projects of one acre or more are regulated under the Statewide General Construction Permit (CGP), Order No. 2012-0006-DWQ, issued by the State Water Resources Control Board in 2012. As individual housing projects are proposed, projects over one acre in area will need to obtain coverage by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs) to minimize pollution of stormwater during construction.

The City complies with the MS4 permit issued by SARWQCB through requirement of a Water Quality Management Plan (WQMP) and BMPs that minimize water pollution from a project site during operation (Los Alamitos Municipal Code Chapter 8.44). Implementation of the BMPs would be enforced through the City's development review and building plan check process.

The Housing Element's Site Inventory does not include any sites in the 100-year special flood hazard areas. Most sites are located in Zone X (area with reduced flood risk due to levee or 0.2% annual chance flood hazard), and the Lampson site is located in Zone D (area of undetermined flood hazard) Areas of potential flooding in and near the City are generally associated with the Coyote Creek and Carbon Creek, which are not near any future housing sites.

Los Alamitos is within the dam inundation area of the Prado Dam, a flood control and water conservation project constructed and operated by the U.S. Army Corps of Engineers (USACE). Prado Dam is approximately 25 miles northeast of Los Alamitos in the City of Corona on the Santa Ana River. According to the City's General Plan, potential damage to the City from a failure of the Prado Dam is not an issue due to recent dam upgrades. The ongoing flood protection improvements along the Santa Ana River and to the Prado Dam will help minimize or prevent flood hazards from failure of a dam or a levee. In addition, as part of their Dam Safety Program, the USACE conducts routine inspections and operation of the dam and has developed an emergency action plan in coordination with local emergency management officials. Therefore, the Housing Element Update would not expose people or structures to significant impacts involving flooding as a result of a failure of a dam.

The Lampson site is approximately 200 feet west of an artificial water body on the Navy Golf Course, and the Arrowhead site is approximately 0.2 miles southwest of an artificial water body on the Los Alamitos Race Course. Given the shallow depth and small area of these water bodies, they are least likely to pose hazard to surrounding properties when a seiche occurs. The City is at least 3.5 miles inland from the Pacific Ocean, and none of the sites in the Site Inventory are in or near tsunami inundation hazard areas mapped through collective efforts by the California Governor's Office of Emergency Services, the California Geological Survey, AECOM Technical Services, and the Tsunami Research Center at the University of Southern California. Therefore, the Housing Element Update would not place people or structures at risk of flooding due to a tsunami.

The sites identified for future housing are in an urbanized area and sit on relatively flat terrain. No major slopes or bluffs are on or near these sites. Therefore, impacts from a mudflow would not occur and no mitigation measures are necessary.

Mitigation Measures and Monitoring: None required.

3.11 LAND USE AND PLANNING

Background

Los Alamitos is a small but balanced community bordered by the cities of Cypress, Garden Grove, and Seal Beach in Orange County and the City of Long Beach in Los Angeles County. The Joint Forces Training Base (JFTB) takes up roughly half of the land area within the City boundaries. The City is essentially built out. Housing stock in the City include small and large detached homes, townhomes, and medium- and high-density apartments in 16 neighborhoods. New residential and commercial uses would most likely require redevelopment. The City is developing a Town Center Mixed Use Strategic Plan, which is an aggressive, place-making redevelopment program for the town center area.

Would the project:

a) Physically divide an established community?

No Impact. The lands identified in the Housing Element Update are developed with commercial, public/office and industrial uses, and are not part of any established community. Based on the location of each site in the inventory, their development will not physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The adoption of the Housing Element Update will not have a significant impact on land use. This Update designated new sites in the Site Inventory identified for affordable housing, including lands in the Town Center area, the property on Lampson Avenue currently occupied by multiple office tenants ("Lampson site") and the property currently occupied by Arrowhead Products ("Arrowhead site"). This Update assigns residential units in synergy and accordance with the Town Center Mixed Use Strategic Plan in development and would not conflict with it. This Housing Element Update proposes several new policies regarding residential land use planning, as discussed below.

Under Policy Action 4.5, the City will modify the Town Center Mixed Use (TCMU) zone to allow a base density of up to 60 dwelling units per acre (du/ac), not including density bonus provisions. This change will facilitate the adoption of and development of housing under the Town Center Mixed Use Strategic Plan. The change will also facilitate mixed-used developments at the Town Center sites as envisioned by General Plan Land Use Element Policy 1.4 (Vertical mixed-use). Impacts of future development on the sites identified in the Site Inventory will be addressed in project-level environmental review.

Under Policy Action 4.4, the City will create a new R-4 zone in the Zoning Ordinance, which will allow a base density of 30 to 36 dwelling units per acre (du/ac), not including density bonus provisions. The R-4 zone will be applied to both the Lampson and Arrowhead sites. The Lampson site is currently designated as C-F, Community Facilities in the Zoning Map. The Arrowhead site is currently designated as P-L-I, Planned Light Industrial and ROZ, Retail Overlay Zone in the Zoning Map. These sites have housed businesses in the City. The City has seen a significant interest in the redevelopment of these sites for housing. The City will coordinate the rezoning with sales of these sites to facilitate future housing development. The Arrowhead site designated for housing development in the Site Inventory is a portion of the property occupied by Arrowhead Products, and the City considers the site suitable for residential development as it faces Lexington Drive and less intense institutional land use in Cypress. The City intends the remainder of the Arrowhead property for commercial development under the existing Retail Overlay Zone, which can achieve horizontal mixed-use synergy with the residential portion.

The City's Zoning Ordinance includes provisions for all densities of housing, and these development standards will be imposed as projects are proposed. Per state law, the City will provide for a density bonus of up to 50% for affordable housing in the Zoning Ordinance (Municipal Code Chapter 17.28.050). Sites in the Site Inventory that include affordable units may be eligible for this incentive.

The nearest sites identified for housing in the Site Inventory are approximately ¼ mile west and north of the JFTB. The Airport Environs Land Use Plan for JFTB designated two areas where land uses are regulated to minimize hazards from aircraft crashes to persons on the ground: Clear Zones within approximately 0.5 mile of each end of the main runway; both Clear Zones are within the boundaries of JFTB. The Site Inventory does not contain any site within the JFTB or the Clear Zones. Therefore, the Housing Element Update will not conflict with the Airport Environs Land Use Plan for JFTB.

Overall, no significant impacts are expected.

Mitigation Measures and Monitoring: None required.

3.12 MINERAL RESOURCES

Background

The State of California has recognized the importance of mineral resources for construction materials and other economic purposes. The California Surface Mining and Reclamation Act of 1975 (SMARA) addresses the loss of regionally significant mineral deposits to urban development. The Act requires the Department of Conservation to create Production-Consumption Regions, which are areas where significant mineral resources of statewide importance and regional significance are produced and consumed, and a classification system that identifies lands where significant mineral resource deposits are located.

The City of Los Alamitos is located in the Orange County—Temescal Valley Production—Consumption Region, but it is not in or near any identified resource areas. The City is classified as Mineral Resource Zones 1 & 4 (MRZ-1, MRZ-4), indicating that significant mineral deposits are absent or are unlikely to be present, or available information is inadequate for assignment to any other MRZ zone (CGS 1994).

Would the project:

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The adoption and implementation of the Housing Element Update will have no impact on mineral resources. No active mining or extraction sites occur in the City, nor are any proposed. None of the sites identified for housing in the Site Inventory occur on lands designated for mineral resource extraction.

Mitigation Measures and Monitoring: None required.

3.13 NOISE

Background

The noise environment in the City is typical of an urban community, with primary noise sources including traffic on Interstate-605, major arterials, mechanical equipment such as heating/ventilation/air conditioning (HVAC) units, commercial loading and unloading operations, and parking lot activity. In Los Alamitos, both fixed-wing aircraft and helicopters operate from The Joint Forces Training Base (JFTB), which generate aircraft noise on areas immediately next to the base and flight paths.

Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
b) Generation of excessive ground borne vibration or ground borne noise levels?
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The adoption of the Housing Element Update will have no impact on noise. The future development of housing will be required to analyze noise impacts as part of the CEQA and building permit processes. All sites identified for future housing in the inventory are located in urban areas and adjacent to existing development. Typical noise sources include roadways and railroad, and stationary sources such as typical commercial and residential activities and landscaping equipment. The City will require the preparation of site-specific noise studies to assess impacts from roadway noise, as appropriate. Should noise levels at future housing sites require mitigation, there are a variety of means such as noise attenuation walls, setback from roadways, and landscape buffers which the City imposes through the development review process.

Housing redevelopment projects in the future may create temporary noise sources. The City's Municipal Code imposes noise standards and limits construction hours to the less sensitive day time hours (Municipal Code Chapter 17.20). Individual projects will be reviewed under CEQA to determine whether their construction will have adverse noise impacts on neighboring land uses.

The nearest public-use airport to the City is Long Beach Airport, approximately 3.4 miles to the west. The City is outside of the noise contours of Long Beach Airport (LACALUC 2017). The nearest private-use airport is the Joint Forces Training Base (JFTB) on the southeast side of the City. Most sites in the Site Inventory are outside of the 60/65-CNEL noise contours established for JFTB (OCALUC 2017), except the Lampson site which is partially within the 60-CNEL noise contour but completely outside the 65-CNEL noise contour. The State of California provides noise standards through the California Building Code, which establishes standards for residential construction practices and building materials to ensure that interior noise levels do not exceed 45 dBA. Future housing projects will be subject to CBC requirements and thus meet the City noise standards of 45 dBA at night and 55 dBA during the day for residential uses (General Plan Public Facilities and Safety Element Table 3). Therefore, the Housing Element Update would not subject people onsite to excessive noise levels from aircraft approaching or departing Long Beach Airport or JFTB.

Mitigation Measures and Monitoring: None required.

3.14 POPULATION AND HOUSING

Background

In 2021, the Orange County's population was 3,153,764, and SCAG projects the County's population will grow to 3,535,000 by 2045. The Los Alamitos population decreased slightly from 2000 (11,536) to 2010 (11,449). The latest (2021) population estimate is 11,538, which shows 1% increase over the last decade. SCAG projects the City's population will grow to 12,300 by 2045. In 2021, there were an estimated 4,437 housing units in Los Alamitos. Local housing stock is split roughly even between single- and multi-family units, with a smaller number of mobile homes.

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The adoption of the Housing Element Update will have no impact on population or housing. The Element focuses on the facilitation of housing development to meet existing and projected housing needs within the City, but creates no immediate need for housing. The provisions of the Element will be implemented as growth and demand for housing occur, but will not induce any such growth. The Housing Element will facilitate housing development of for all segments of the City's future population.

The Housing Element identified no infrastructure gaps on and near sites designated for future housing development. The Element does not propose extension of roads or other infrastructure in any area that may induce unplanned population growth.

The lands identified in the Site Inventory are currently developed with commercial or industrial uses, and redevelopment for housing units will not displace people or housing. No impact will occur.

Mitigation Measures and Monitoring: None required.

3.15 PUBLIC SERVICES

Background

Fire protection, first response, emergency medical services, and natural disaster preparedness services in the City are provided by the Orange County Fire Authority (OCFA). Of OCFA's 77 fire stations, Los Alamitos is served by OCFA Station 2, which is at 3642 Green Avenue. The Los Alamitos Police Department provides police protection in Los Alamitos, including neighborhood patrols, investigations, traffic enforcement, community support, drug education, parking control, and crime prevention. The department is staffed with 29 full-time employees including 25 sworn officers and is stationed at 3201 Katella. Los Alamitos Unified School District (LAUSD) serves the City with six elementary schools, two middle schools and one high school.

There are currently about 317.5 acres of parks and recreation facilities in the City, including approximately 18.0 acres of parks, 26.9 acres of spaces and facilities under City control, and 272.6 acres of spaces and fields open to the public but not under City control (City of Los Alamitos 2014).

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?
Police protection?
Schools?
Parks?
Other public facilities?

No Impact. The adoption of the Housing Element Update will have no impact on public services. Housing projects proposed in the future will be assessed under CEQA for their potential impacts on public services. Sites designated for future housing development are currently developed and located in an urban area; they receive adequate public services and are least likely to cause significant impacts on public services upon redevelopment.

Lands designated for housing are not in or near any State Responsible Areas or Very High Fire Hazard Severity Zones (VHFHSZ) mapped by the California Department of Forestry and Fire Protection (CalFire). OCFA conducts plan reviews for compliance with site development and fire department access and water requirements, codes and standards for building construction and mitigation of fire hazards, and design of fire extinguishing and fire alarm systems. OCFA also inspects projects to ensure conformance with approved plans and issue permits for those uses, operations, and equipment indicated in the California Fire Code.

The City involves the Los Alamitos Police Department in the development review process in order to ensure that the necessary police protection measures and strategies are incorporated into development projects.

Future housing projects will be subject to payment of the school impact fees to LAUSD, which would offset impacts from increased demand for school services associated with housing development.

Future housing development on Inventory Sites will be required to provide park and recreation space for residents, or pay in lieu fees for City park facilities. These requirements will be addressed individually for each project as it is brought forward, and will address impacts to parks from new housing development.

Mitigation Measures and Monitoring: None required.

3.16 RECREATION

Background

The City of Los Alamitos provides parks, school fields, and recreation facilities and programming that serve the residents of Los Alamitos, Rossmoor, Seal Beach, and Long Beach. Los Alamitos residents can access additional open-space resources of parks and school fields in Rossmoor. There are currently about 317.5 acres of parks and recreation facilities in the City, including approximately

18.0 acres of parks, 26.9 acres of spaces and facilities under City control, and 272.6 acres of spaces and fields open to the public but not under City control (City of Los Alamitos 2014).

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact. The adoption of the Housing Element update will have no impact on recreation. Housing projects with new subdivisions in the future will be assessed park in-lieu fees or be required to dedicate land for park facilities in the building permit process (Municipal Code Chapter 16.18), which are designed to cover the additional costs associated with providing parks and recreational services. These issues will be reviewed under CEQA as individual projects are proposed.

Mitigation Measures and Monitoring: None required.

3.17 TRANSPORTATION/TRAFFIC

Background

Primary regional access to Los Alamitos is provided by Interstates 405 and 605 (I-405 and I-605) and State Route 22 (SR-22). Access throughout the City is provided by a number of arterial roadways: Katella Avenue, Los Alamitos Boulevard, Cerritos Avenue, and Bloomfield Street. The City's roadways generally travel north uninterrupted into Los Angeles County jurisdictions. Southbound travel, however, is limited to Los Alamitos Boulevard and I-605/405 due to the location of the Joint Forces Training Base (JFTB).

Under SB 743, CEQA Guidelines Section 15064.3 was amended December 2018, stating that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. A lead agency may use models or other methods to analyze a project's VMT quantitatively or qualitatively. Projects in the City may refer to the 2020 Updated Transportation Implementation Manual adopted by Orange County pursuant to SB 743.

Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
d) Result in inadequate emergency access?

No Impact. The adoption of the Housing Element Update will have no impact on transportation. Future housing projects in the City will be required to address project-specific traffic impacts in the CEQA review process. The City will require the preparation of traffic impact studies, and mitigation of any impacts identified in these studies. Further, the proposed projects will be required to comply

with City standards regarding parking, emergency access and roadway improvements, either through CEQA or through conditions of approval.

The Housing Element identifies sites for future housing development, which are near transit, employment, schools and amenities including the town center sites and Arrowhead site. While the Housing Element proposes zoning changes and/or density increases in these sites, the proximity to services and amenities would help offset vehicle miles traveled by future residents. Future development will be required to assess their VMT impacts according to the County's 2020 Transportation Implementation Manual and provide mitigation as necessary.

The sites identified for future housing are currently developed and occur on the City's established street system. Redevelopment on these sites for housing units is not expected to interfere with the street system. Most of the identified sites occur on or near transit routes, and therefore will not impact alternative transportation systems.

For future housing projects, the design of internal driveways and other circulation improvements would be subject to the City's standard engineering plans and OCFA's design standards, which are enforced during the development review and building plan check process. Compliance with these established design standards would ensure that hazards due to design features would not occur. All site improvements would be subject to review and approval by the City, OCFA, and LAPD to ensure that the necessary fire prevention and emergency response features are incorporated and that adequate circulation and access (e.g., adequate turning radii for fire trucks) are provided.

Mitigation Measures and Monitoring: None required.

3.18 TRIBAL CULTURAL RESOURCES

Background

According to a prehistory framework generally accepted by archaeologists, Native Americans have lived in Southern California since around 11,000 B.C. The Gabrielino people was one of the most populous, wealthy and powerful ethnic nationalities in aboriginal Southern California, and occupied a territory including the southern Channel Islands and the Los Angeles Basin, reaching east into the present-day San Bernardino-Riverside area and south to the San Joaquin Hills in central Orange County. The Gabrielino population dwindled in the 19th century; cultural revitalization took place in the late 20th century including returning to a traditional name for the tribe, Tongva. Many of the Tongva bands focus on maintaining and teaching traditional knowledge, with special focus on language, place names and natural resources.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact. As discussed in Section 3.5, no sites or structures are listed on the state or local registers of historical resources, nor have any archaeological sites been discovered in the City. The City is conducting AB 52 and SB 18 consultation and sent out consultation request letters to 14 tribes/tribal councils on July 22, 2021, using the consultation list provided by the NAHC on July 21, 2021. As of October 23, 2021, only one response was received from the Gabrieleno Band of Mission Indians – Kizh Nation on August 6, 2021, which expressed that they are in agreement with the Housing Element but would like to request consultation for any future projects within the City.

As individual projects are proposed in the future, the City will conduct government-to-government consultations with local tribes pursuant to AB 52 and SB 18 regarding potential tribal cultural resources that could occur on the project sites. There are no historic resources on lands identified in the Sites Inventory. Should future housing development be proposed on sites with historic resources or potential tribal cultural resources, any potential impact will be addressed in the CEQA process and/or project-specific cultural resource study, where necessary. The adoption of the Housing Element Update will have no impact on tribal cultural resources.

Mitigation Measures and Monitoring: None required.

3.19 UTILITIES AND SERVICE SYSTEMS

Background

The City is served by the following utility providers:

Utility	Service Provider(s)
Electricity	South California Edison (SCE)
Natural gas	Southern California Gas
Water	Golden State Water Company (GSWC)
Wastewater	Rossmoor / Los Alamitos Area Sewer District (RLAASD)
Solid waste	Republic Services
Telecommunications	Spectrum, Frontier, HughesNet etc.

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably

foreseeable future development during normal, dry and multiple dry years?

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?

No Impact. The adoption of the Housing Element Update will have no impact on utilities. The development of housing in the future will consider utilities as part of the CEQA and entitlement process. The sites identified for future housing are currently developed and receive adequate utility services. Future redevelopment of these sites for housing units is not expected to require new or expanded infrastructure for individual project connections.

The provision of domestic water service and sanitary sewer service has been analyzed by the GSWC and RLAASD, respectively, as part of their regional long-range planning, using the City's General Plan land uses as a basis for planning. The Housing Element Update has the potential to result in more dwelling units than under the General Plan, with increases in densities on the town center sites (7.8 acres) and rezoning of the Lampson and Arrowhead sites (23.4 acres). Similar to the discussion above in Section 3.3 Air Quality, the Orange County population was 3,153,764 in 2021, and SCAG projects the County's population will grow to 3,535,000 by 2045. In 2021, the City has an average 2.63 persons per household, and implementation of RHNA would increase the population by 2,023 persons. The addition of 769 RHNA units would increase the County population by 2,023 to a total of 3,155,787, which is under the 2045 forecast. Therefore, the City's RHNA units buildout is consistent with SCAG forecast and will not result in unplanned growth. The town center sites will be developed per the Town Center Mixed Use Strategic Plan, which considers existing and future utility infrastructure and demand, and therefore the density increase will not result in a substantial increase in demand for utility services compared to current General Plan designations.

The energy and telecommunication utility providers have plans in place which would be updated based on future demands in their service areas to ensure adequate system capacity to meet the growing needs of the City. As discussed in Section 3.10, Hydrology and Water Quality, future development will be required to meet City requirements for runoff and avoid adverse impacts on the public drainage system. Because GSWC and RLAASD have sufficient capacity, or can expand services to accommodate development and impacts will be assessed for individual projects on utility services, no significant impact is expected.

The City contracts with Republic Services for solid waste hauling services. Future residential customers will be assessed a per unit fee for solid waste service. The landfills in the region currently have sufficient capacity to accommodate future development. All future projects will be required to analyze demand and capacity for solid waste disposal as part of the CEQA process.

Finally, future housing projects will be required to comply with the provisions of California Building Code, which includes requirements for zero-net-energy, indoor water use reduction and site

irrigation conservation. Compliance with the CBC provisions will reduce consumption of water and energy and generation of wastewater and solid waste and reduce impacts on utility services.

Mitigation Measures and Monitoring: None required..

3.20 WILDFIRE

Background

The California Department of Forestry and Fire Protection (CalFire) ranks fire hazards of wildland areas in the state using four main criteria: fuels, weather, assets at risk, and level of service. There are no state responsibility areas or Very High Fire Hazard Severity Zones in or near the City.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) **Substantially impair an adopted emergency response plan or emergency evacuation plan?**
b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**
d) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. The Housing Element Update will have no impact on wildfire. Sites identified for future housing development are not located in or near state responsibility areas or Very High Fire Hazard Severity Zones as classified by CalFire. The sites are situated on flat terrain in highly urbanized areas. The sites are not subject to wildfire or post-fire hazards and do not need additional infrastructure. The City's development review and building plan check process will ensure that future housing developments incorporate all applicable design and safety standards and regulations in the CBC and Los Alamitos Municipal Code (including Chapter 15.08 Fire Code). With implementation of standard requirements, future housing projects will not impact any emergency response plan or evacuation plan.

Mitigation Measures and Monitoring: None required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of themajor periods of California history or prehistory?**

No Impact. The Housing Element Update will not impact biological or cultural resources. As a policy document, the Update does not result in construction on any site. Further, the sites identified for future

housing are located in urbanized areas, and involve the redevelopment of land that has been developed for urban uses for many years. Although common biological species occur on these sites, none of them contain native habitat suitable for rare or endangered species. Further, future housing development will be required to comply with the MBTA, which protects nesting birds that may occur in existing ornamental shrubs and trees on these lands. Similarly, the lack of cultural resources, either historic or archaeological, in the City in general, and on the identified sites for housing specifically, will not result in damage of historic or prehistoric resources, since they are fully developed.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects,and the effects of probable future projects.)

Less Than Significant Impact. The Housing Element Update will not cumulatively impact any environmental resource. The City's RHNA allocation will result in the potential for development of 769 housing units in the next 8 years. These housing units have the potential to increase population in the City by 2,033 persons. Although this increase is higher than that projected for the City by SCAG, the increase is well within the growth projections for the Orange County region. The increase in potential housing units is not substantial, and will not exceed the capacity of utilities and services that serve the City. Finally, individual housing projects will be reviewed as they are proposed to assure that their impacts are not cumulatively considerable when considered in the context of surrounding development. Cumulative impacts are expected to be less than significant.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. As described throughout this Initial Study, the Housing Element will have no direct or indirect effects on human beings, as it is a policy document that results in no immediate development. Individual housing projects will provide opportunities for existing and future residents of the City for safe and convenient housing throughout the City. No impact to human beings will occur as a result of the adoption of the Housing Element.

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From: Ron Noda
To: Maria Veronica Enciso
Subject: Fwd: Play it again - CUP 22-03
Date: Saturday, July 23, 2022 6:30:33 PM

Hi Maria,
Please forward this email to the Planning Commission. Thank you.

Ron Noda,
Deputy City Manager/
Development Services Director

City of Los Alamitos
3191 Katella Avenue
Phone - (562) 357-4520

Begin forwarded message:

> **From:** Monte Collins <[redacted]>
> **Date:** July 22, 2022 at 9:01:01 AM HST
> **To:** Ron Noda <RNoda@cityoflosalamitos.org>
> **Cc:** Tom Oliver <Toliver@cityoflosalamitos.org>
> **Subject: Play it again - CUP 22-03**
>
> Gentlemen,
>
> I want to voice my support for the CUP application (22-03) for Play It Again Sports (Bill Phillips) at 10582 Los Alamitos Blvd. Play it Again sports has been a staple in the city for several years and has provided a valuable service to the community as a provider of good quality sporting goods equipment (both new and used). Additionally, I believe it is imperative to continue growing our retail base on Los Alamitos Blvd and to promote small business throughout the city. Approval of CUP 22-03 is a continued step in this direction.
>
> Sincerely,
>
> Monte Collins
> Rossmoor, CA

From: Ron Noda
To: Maria Veronica Enciso
Subject: Fwd: Support for Play it Again Sports (Conditional Use Permit application)
Date: Saturday, July 23, 2022 6:29:57 PM

Hi Maria,
Please forward this email to the Planning Commission. Thank you.

Ron Noda,
Deputy City Manager/
Development Services Director

City of Los Alamitos
3191 Katella Avenue
Phone - (562) 357-4520

Begin forwarded message:

From: Rick Crowe <[redacted]>
Date: July 23, 2022 at 9:36:32 AM HST
To: Ron Noda <RNoda@cityoflosalamitos.org>
Cc: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Support for Play it Again Sports (Conditional Use Permit application)

Dear Mr. Noda and members of the Los Alamitos Planning Commission:

I am the president of the St. Hedwig Pony Baseball League, and I wanted to send a brief message in support of Play it Again Sports and Mr. Phillips' application for a Conditional Use Permit. Play it Again Sports has been an important resource for the families in our league, offering trade-in opportunities to defray the costs of acquiring new gear and equipment as their kids grow. In addition, Play it Again Sports has been a strong partner and sponsor for our league, providing knowledgeable guidance and procurement for team uniforms, supplies, and equipment for our facilities.

I believe that Play it Again Sports offers a strong service to the local community and hope that they will be able to continue serving the community from their convenient location.

Thank you,

Rick Crowe
President, St. Hedwig Pony Baseball

From:	Tom Oliver
To:	Maria Veronica Enciso
Subject:	FW: Play It Again Sports- letter of support - Jo Shade
Date:	Monday, July 25, 2022 11:38:14 AM
Attachments:	image002.png image003.png

Here is another Play It again email…

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303

My City ❤ My Los Al

From: Jo Shade <jo@joshade.com>
Sent: Monday, July 25, 2022 11:20 AM
To: Ron Noda <RNoda@cityoflosalamitos.org>; Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Play It Again Sports- letter of support - Jo Shade

Hello Mr. Noda and Members of the City of Los Alamitos Planning Commission.
My name is Jo Shade and I am on the Board of Directors for the City of Los Alamitos Chamber of Commerce as well as the Rossmoor Homeowners Association. I also work very closely with the school district as the official District Community Liaison via Rossmoor Homeowners Assoc. I am also the LASH Dance Booster President.

I wanted to write you a note supporting Play It Again Sports. I work with Mr. Phillips through our community and school district as well. He has been a vital support for our district supplier of needs on many levels with sporting equipment, spirit wear, websites and uniforms.
He is also a huge community supporter in Rossmoor as one of our primary sponsors for events and supports as a participant.
This is a wonderful partnership we have and have a solid built relationship with Play it Again Sports and encourage our city to please support and show gratitude for all Mr. Phillips does for our kids and community.
Feel free to contact me at any time for any further questions or concerns.
Thank you.

Kindest Regards,
Jo Shade

From: Tom Oliver
To: Maria Veronica Enciso
Subject: FW: Support for Play it Again Sports (PIAS) Conditional Use Permit application
Date: Tuesday, July 26, 2022 7:42:20 AM

Hi Maria,

Here's another support letter.

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303

-----Original Message-----
From: Seal Beach PONY - All Star Coordinator <allstar@sbpony.com>
Sent: Monday, July 25, 2022 9:45 PM
To: Ron Noda <RNoda@cityoflosalamitos.org>; Tom Oliver <Toliver@cityoflosalamitos.org>
Cc: Seal Beach PONY - All Star Coordinator <allstar@sbpony.com>
Subject: Support for Play it Again Sports (PIAS) Conditional Use Permit application

Dear Mr. Noda and Members of the Los Alamitos Planning Commission:

I am the Past President of Seal Beach PONY Baseball, and currently serve as the All-Star Commissioner.

I wish to send a quick note in support of Play It Again Sports (PIAS) and Mr. Bill Phillips' application for a Conditional Use Permit.

PIAS has been an invaluable resource for many of the families in our league. During my years in Seal Beach, I've personally referred baseball family members to PIAS to buy gear and equipment. I've done this with the utmost confidence, as I trust Bill and believe he has always conducted himself with integrity and professionalism.

Under my leadership, Seal Beach has used PIAS for our regular season uniforms, as well as our All-Star uniforms, and Bill has always been meticulously organized. He is quick to respond and solve any inquiry or issue.
This was made apparent on quite a few occasions due to the current business landscape, and its many difficulties brought about by COVID. Not surprisingly, he navigated these troubling waters with ease, and was steadfast in ensuring all our uniforms were delivered just as we had ordered and on time.

I can confidently attest that Bill and PIAS provide an exceptional and trustworthy service to the local community, and I hope his application is approved.

Please do not hesitate to reach out to me directly with any questions or concerns.

AtB,

Daniel P. Mc Gowan
All-Star Commissioner
Seal Beach PONY Baseball

From:	Tom Oliver
To:	Maria Veronica Enciso
Subject:	FW: Play it Again Sports
Date:	Tuesday, July 26, 2022 1:59:03 PM
Attachments:	image002.png image003.png

Hi Maria,

Here is another support email…

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303

My City ❤ My Los Al

From: Lance Slimmer <[redacted]>
Sent: Tuesday, July 26, 2022 1:30 PM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Play it Again Sports

I am writing to support the CUP application (22-03) for Play It Again Sports (Bill Phillips) at 10582 Los Alamitos Blvd. Play it Again Sports is fine company that has served Los Alamitos and the surrounding community well. I have known Bill Phillips as a man of integrity and as a fine businessman for several years. Approval of his CUP is an opportunity to support a fine local business.

Sincerely,

Lance Slimmer, Rossmoor

Sent from the all new AOL app for Android

Sent from the all new AOL app for Android

From: Ron Noda
To: Maria Veronica Enciso
Subject: Fwd: Support for Play it Again Sports" Application for a Conditional Use Permit
Date: Tuesday, July 26, 2022 5:25:57 PM

Another one.

Ron Noda,
Deputy City Manager/
Development Services Director

City of Los Alamitos
3191 Katella Avenue
Phone - (562) 357-4520

Begin forwarded message:

From: [redacted]
Date: July 26, 2022 at 1:58:40 PM HST
To: Ron Noda <RNoda@cityoflosalamitos.org>
Cc: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Support for Play it Again Sports' Application for a Conditional Use Permit

Dear Mr. Noda and members of the Los Alamitos Planning Commission,

I am Co-Director of the Cypress Champion Baseball Program and am writing in support of Mr. Phillip's application for a Conditional Use Permit for his business, Play-It-Again Sports. Champion Baseball is a program for special needs children and adults, serving families in Cypress, Los Alamitos and surrounding communities. We are able to offer our program free to all our families through the generous support of our program partners. For the past 10 years, Mr. Phillips and Play-It-Again Sports have been a tremendous partner with our program, providing us with uniforms and equipment that has enabled us to serve more than a thousand special needs children in learning and enjoying the game of baseball.

Play-It Again Sports is a tremendous asset to the community. Their support and philanthropy have been critical to the success of our program.

Regards,
Jon Peat
Co-Director, Cypress Champion Baseball
(714) 713-5153