

PUBLIC NOTICE

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

DATE: Monday, November 18, 2024

TIME: 6:00 PM

NOTICE IS HEREBY GIVEN, at the above-referenced date and time, the City Council of the City of Los Alamitos will conduct a Public Hearing to consider the following item:

Consideration of the certification of an Environmental Impact Report and approval of a Site Development Permit – Major (SDP 22-02), Tentative Parcel Map (TPM 22-01) 2022-133 (for Finance and Conveyance Purposes), Vesting Tentative Tract Map (TTM 22-01) No. 19263 (for Condominium Purposes), and an Affordable Housing Unit Application for Density Bonus and/or Incentives or Concessions to redevelop the Project site with 246 residential units. The Proposed Project would demolish an existing office building and surface parking lot on the 12.3-acre property and redevelop the Project site with 246 residential units consisting of a variety of different product types, including 55 single-family detached homes, 114 townhomes, and 77 for-rent multi-family apartment homes comprised of 76 units restricted to lower-income households and one unrestricted manager’s unit, and construction of associated site improvements (“Proposed Project”). The Proposed Project site is located at 4665 Lampson Avenue, in the City of Los Alamitos, County of Orange (Assessor Parcel Number (APN) 130-012-35). Specifically, the Proposed Project site is north of Lampson Avenue and northwest of the intersection of Lampson Avenue and Rose Street (Applicant: Matt Waken – Lampson Park Place, LLC).

Environmental Determination: The Proposed Project is subject to the California Environmental Quality Act (“CEQA”). An Environmental Impact Report (EIR) (SCH No. 2022090476) has been prepared to analyze the Proposed Project’s potential environmental impacts, to identify significant impacts, to propose mitigation measures that would minimize, reduce, or avoid significant impacts, and to analyze project alternatives. In compliance with the CEQA guidelines, the EIR was available for public review for 45 days (from April 24, 2024, to June 10, 2024). The EIR identifies significant effects related to Biological Resources, Cultural Resources, Geology and Soils, Transportation, and Tribal Cultural Resources. Mitigation measures have been incorporated to ensure that these impacts will be mitigated to less than significant, with the exception of impacts related to Transportation (Vehicle Miles Traveled), which would remain significant and unavoidable even after implementation of mitigation measures. The Project site is not located on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The City Council will consider whether to certify the EIR and to approve the Proposed Project. The Environmental Impact Report is available through the link below:

<https://mylosalengage.com/en/projects/lampson-site-housing-development-project>

Planning Commission Recommendation: At its October 23, 2024, meeting, the City of Los Alamitos Planning Commission recommended the City Council approve the Project, and the Planning Commission adopted the following resolutions:

- Resolution No. 2024-06, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PLAN FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)”
- Resolution No. 2024-07, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP 2022-133 (FOR FINANCE AND CONVEYANCE PURPOSES) AND VESTING TENTATIVE TRACT MAP NO. 19263 (FOR CONDOMINIUM PURPOSES) FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)”
- Resolution No. 2024-08, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AN AFFORDABLE HOUSING UNIT APPLICATION FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE, IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS, INCLUDING 77 AFFORDABLE MULTI-FAMILY APARTMENT HOMES (APPLICANT: LAMPSON PARK PLACE, LLC)”
- Resolution No. 2024-09, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A SITE DEVELOPMENT PERMIT – MAJOR FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE, IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)”

This is a Public Hearing, and you are invited to attend and comment on the proposed item described above. If you challenge any action related to the proposed item above, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the Public Hearing in compliance with Government Code Section 65009(b)(2). Questions or comments can be directed to the Development Services Department, (562) 431-3538, Ext. 301, City Hall, 3191 Katella Avenue, Los Alamitos, California 90720. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the Development Services Department at (562) 431-3538, Ext. 301. Notification by noon on the date of the Public Hearing will enable the City to make arrangements to ensure accessibility to this meeting.

Respectfully Submitted,
 Ron Noda, Development Services Director

Dated: October 31, 2024

Publish: November 6, 2024

Development Services Department
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720