

1. Agenda

Documents:

[PC-03-24-2021-AGENDA-PACKET.PDF](#)

2. Meeting Materials

Documents:

[PC-03-23-2021-PUBLIC-HEARING-ITEM-7A-COMPILED.PDF](#)

[PC-03-24-2021-PUBLIC-HEARING-ITEM-7C-COMPILED.PDF_.PDF](#)

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION/SUBDIVISION COMMITTEE REGULAR MEETING

Wednesday, March 24, 2021 – 7:00 PM

SAFETY ALERT – NOTICE REGARDING COVID-19

Due to COVID-19, the City of Los Alamitos Planning Commission Meeting on March 24, 2021 will be conducted by videoconference pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20. The public may access the meeting electronically or telephonically.

Pursuant to Executive Orders and given the current health concerns, members of the public can access meetings by using your phone to dial +1 (301) 715-8592 and enter the Meeting ID: 850-2949-4731. Your microphone will be disabled upon entry for the duration of the meeting. **Members of the public may not attend the meeting in person.**

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

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

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

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted after distribution of the agenda packet are available for public inspection on the City's website at www.cityoflosalamitos.org.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Development Services Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made.

1. CALL TO ORDER

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

4. ORAL COMMUNICATIONS

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

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

5. APPROVAL OF MINUTES

None.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING

A. Conditional Use Permit (CUP) 20-05

Health/Fitness Facilities – Large in the P-L-I Zone

Consideration of a Conditional Use Permit for the Use of Health/Fitness Facilities – Large (Dance Studio) in the P-L-I Zone proposed for 10821 Bloomfield Street, Unit B, in the Planned Light Industrial (P-L-I) Zoning District (Applicant: Elizabeth Vega-Gomez), APNs 242-151-01.

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-03, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 20-05 TO ALLOW A HEALTH/FITNESS FACILITY – LARGE AT A 22,040 SQUARE FOOT UNIT IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONE AT 10821 BLOOMFIELD STREET, UNIT B, APN 242-151-01 (APPLICANT: ELIZABETH VEGA-GOMEZ).”

ROLL CALL VOTE

Chair Grose

Vice Chair DeBolt

Commissioner Andrade

Commissioner Cuijty

Commissioner Loe

Commissioner Riley

Commissioner Sofelkanik

B. Conditional Use Permit (CUP) 21-01

Large Vehicle, Construction, and Heavy Equipment Rental Use in the Planned Light Industrial (P-L-I) Zone

Consideration of a Conditional Use Permit for a Large Vehicle, Construction, and Heavy Equipment Rental use in the Planned Light Industrial (P-L-I) Zone proposed for 10850 Portal Drive (Applicant: Joe Schacatano – The Crane Guys, LLC), APN 241-241-17.

Recommendation:

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

3. Adopt Resolution No. 2021-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 21-01 TO ALLOW A LARGE VEHICLE, CONSTRUCTION, AND HEAVY EQUIPMENT RENTAL USE IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONE, IN A 50,000 SQUARE FOOT STRUCTURE, AT 10850 PORTAL DRIVE, APN NUMBER 241-241-17 (APPLICANT: JOE SCHACATANO – THE CRANE GUYS, LLC)."

ROLL CALL VOTE

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

**C. Site Development Permit (SDP) 21-01
Construction of a Medical Office Building**

Consideration of a Site Development Permit application proposing the construction of a 5,200 square foot, two story medical building to replace two existing single family homes on Katella Avenue (see attached site plan). The building plans call for two offices in one 5,200 square foot building, located at 4562 Katella Avenue & 11002 Saratoga Drive, APNs 222-171-04 & -05 (Elizabeth Craig – Procon Development).

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution 2021-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A SITE DEVELOPMENT PERMIT (SDP) 21-01 FOR THE CONSTRUCTION OF A 5,200 SQUARE FOOT BUILDING IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONE AT 4562 KATELLA AVENUE & 11002 SARATOGA DRIVE, APNS 222-171-04 & -05 (APPLICANT: ELIZABETH CRAIG, PROCON DEVELOPMENT)."

ROLL CALL VOTE

Chair Grose
Vice Chair DeBolt
Commissioner Andrade
Commissioner Cuijly
Commissioner Loe

Commissioner Riley
Commissioner Sofelkanik

D. Zoning Ordinance Amendment (ZOA) 21-01

Zoning Code Brush Up

Consideration of Zoning Ordinance Amendment (ZOA 21-01). The Zoning Code (Title 17) was recently updated in November 2019. Since then, City Staff has identified Zoning Code provisions that were inadvertently removed or misplaced during the 2019 update, clerical errors requiring correction, and other sections that need to be clarified. ZOA 21-01 is intended to make necessary revisions to maintain internal consistency and promote the efficient administration of the City's zoning regulations.

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-04 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL TO ADOPT ORDINANCE NO. 2021-TBD AMENDING TITLE 17 (ZONING) OF THE LOS ALAMITOS MUNICIPAL CODE TO CORRECT CLERICAL ERRORS AND OMISSIONS AND TO MAINTAIN INTERNAL CONSISTENCY (ZOA 21-01) (CITY INITIATED)"

ROLL CALL VOTE

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

8. **STAFF REPORT**
None.
9. **DISCUSSION**
None.
10. **ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**
11. **COMMISSIONER REPORTS**
12. **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 \$1,038.00 (resident)/ \$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 and Fee Resolution No. 2019-15.

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at City Hall, 3191 Katella Ave., Los Alamitos, CA 90720 and on the City's website at www.cityoflosalamitos.org not less than 24 hours prior to the meeting. **Dated this 18th day of March, 2021**



Maria Veronica Enciso
Department Secretary

3/18/2021

Date

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: March 24, 2021

ITEM NUMBER: 7A

To: Chair Grose and Members of the Planning Commission

Via: Ron Noda, Acting Deputy City Manager

From: Tom Oliver, Associate Planner

**Subject: Conditional Use Permit (CUP) 20-05
Health/Fitness Facilities – Large in the P-L-I Zone**

SUMMARY

Consideration of a Conditional Use Permit for the use of Health/Fitness Facilities – Large (Dance Studio) in the P-L-I Zone proposed for 10821 Bloomfield Street, Unit B, in the Planned Light Industrial (P-L-I) Zoning District (Applicant: Elizabeth Vega-Gomez), APNs 242-151-01.

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-03, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 20-05 TO ALLOW A HEALTH/FITNESS FACILITY – LARGE AT A 22,040 SQUARE FOOT UNIT IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONE AT 10821 BLOOMFIELD STREET, UNIT B, APN 242-151-01 (APPLICANT: ELIZABETH VEGA-GOMEZ).”

APPLICANT

Elizabeth Vega-Gomez

LOCATION

10821 Bloomfield Street, Unit B, Los Alamitos CA 90720

ENVIRONMENTAL

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 categorical exemption since the proposed project involves no expansion of the building footprint beyond the existing area. Furthermore, all necessary public services and facilities are already available to the proposed project site, and approval of the proposed

APPROVAL CRITERIA

project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow a "Health/Fitness Facilities—Large" use in the Planned Light Industrial (P-L-I) zoning district.

NOTICING

The Public Hearing Notice for this meeting was mailed out on March 10, 2021, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the Event News Enterprise on March 10, 2021.

PRIOR ACTIONS

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

None in this unit.

BACKGROUND



The Applicant has submitted an application for a Conditional Use Permit (CUP 20-05) asking that the City allow a large dance studio, "Onstage Dance Center," to move into a unit in the industrial area of the City. The unit is at 10821 Bloomfield Street, Unit B, and is approximately 22,040 square feet which combines Units A and B1 in the structure.

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

DISCUSSION

One of the reasons the Applicant feels this is a good location, is that the unit is across the street from Los Alamitos Elementary School, where some of the students of the dance studio attend. Also, the size of the building would be adequate for the large amount of storage that the dance studio requires, and the amount of available parking works for the use. Here is how the applicant describes the business:

"[This is] a dance studio from ages 3-18 years old offering instruction in Ballet, Tap, Jazz, Pom, and Creative Movement for all levels. We are a great after school program where our youth can have a safe place to learn the art of dance and call it their second home."

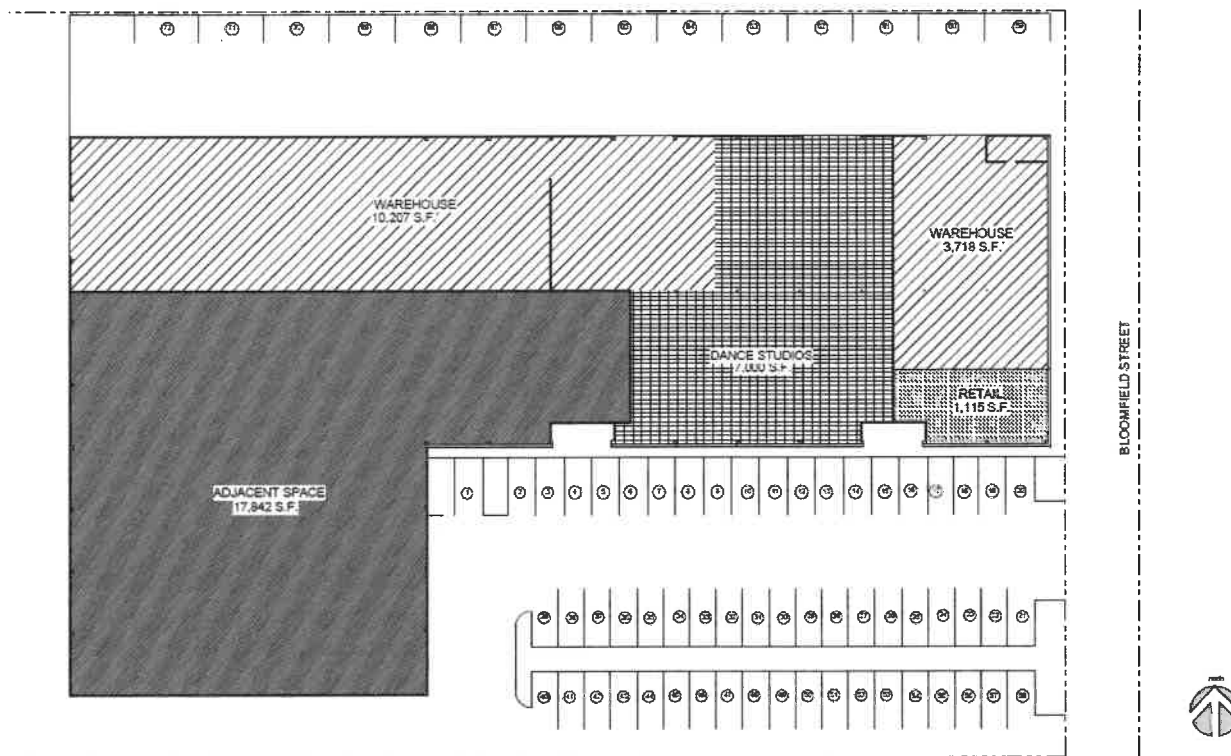
Below is a view of the parcel:



Location

The proposed unit is noted by the arrow on the above picture in the industrial park area located on the west side of Bloomfield Street, halfway between Katella Avenue and Cerritos Avenue at 10821 Bloomfield Street, Unit B. The property to the north of this parcel, in an old railroad spur is a warehouse that was used by Trend Offset until recently in the Planned Light Industrial (P-L-I) zone. To the east, across Bloomfield Street is the Los Alamitos Elementary School in the Community Facilities (C-F) zoning district. The property to the south contains another building in this industrial park within the P-L-I zoning district. To the west, addressed on Catalina Street, are more industrial buildings in the P-L-I zone.

Staff Discussion



This business, "Onstage Dance Center" has been in business in Los Alamitos since 2008 at 10900 Los Alamitos Boulevard #145, in the Town Center shopping center.

The hours of operation for the business, if approved in the new location, are proposed to be 4:00 p.m. to 9:00 p.m. Monday through Friday, 10:00 a.m. to 2:00 p.m. on Saturday, and closed on Sunday. There would be a total of five employees, with one teacher per classroom and one front desk staff member. Class size would be limited to 10 students for groups, and other rooms will be private one-on-one instruction. The proposed floor plan is attached to this report.

The application being considered tonight for this dance studio is an application for a CUP and whether it is an appropriate use at 10821 Bloomfield Street, Unit B. Staff has identified that this business is to be considered as a "Health/Fitness Facilities – Large" land use. 7,000 square feet of the unit will be used for dance area, so Staff considers this a "large" facility which requires a CUP. A CUP must be reviewed and approved/denied by the Planning Commission in accordance with LAMC Chapter 17.32 (Conditional Use Permits).

"Health/Fitness Facilities – Large" are defined as:

"A full-service fitness center, gymnasium, or health and athletic club which is over 2,500 square feet in size and may include any of the following: sauna, spa, or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; rock climbing wall, boxing ring, cheerleading, aerobic classes and other indoor sports activities; locker rooms, and showers."

“Health/Fitness Facilities – Small” are defined as:

“An indoor facility of 2,500 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga, and martial arts studios.”

Parking

The “Health/Fitness Facilities – Large” use requires one parking space per 200 square feet of the dance area. The remainder of the building would be used as “warehouse” space which requires one space per 1,000 square feet. At 7,000 square feet, the dance studios would require 35 parking spaces. At 15,040 square feet, the warehouse space would require 16 parking spaces. In total, the proposed dance studio would require 51 parking spaces. At 17,842 square feet, Mr. C’s, in this same building, can be considered a warehouse for parking, and requires 18 parking spaces. The total spaces needed for both the dance studio and Mr. C’s are 69 and the center has 72 parking spaces altogether. Mr. C’s impound lot is at the back of the building and is separated from this parking by the building. This said, no additional parking demand will be created by the use being approved with the existing shared parking lot.

Safety

The building was originally built as an industrial space and was not envisioned as a location for a dance studio. As part of the tenant improvements, Staff would condition the Applicant to check with the City’s Building Department to make sure that the unit can be transformed into a dance studio.

Staff has had concerns about the location proposed for this Conditional Use Permit, and has questioned whether it is a safe location for a dance studio that caters in part to children. There is the matter of how the Applicant can insure safety in the area, considering the, sometimes, angry customers that may be nearby -- having had their vehicle towed by Mr. C’s Towing. Mr. C’s even has bullet proof windows in their unit to keep angry customers from breaking windows.

To alleviate safety concerns, staff has added protective measures to the conditions such as video surveillance cameras, abbreviated hours of operation, and enhanced parking lot lighting (conditions 10-12). The approved plan would need to be implemented prior to opening for business and maintained during the life of the dance studio.

Findings

In order to approve a CUP, the Planning Commission must hold a public hearing and make findings of support for the proposed project. These findings include:

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

Staff response: The proposed use is in the Planned Industrial General Plan designation. The General Plan had until recently relegated these types of businesses to a Limited Industrial designation area. However that designation was removed as part of the Zoning Code update. While the Zoning Code has changed recently to permit the Planning Commission to decide individually whether to allow a large health/fitness facility in this zone with a Conditional Use Permit.

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

Staff response: Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow a "Health/Fitness Facilities—Large" use in the Planned Light Industrial (P-L-I) zoning district. A Conditional Use Permit (CUP) does not automatically denote that the use is appropriate for all locations. A CUP asks that the use be carefully considered for its fit in any particular location. Certain conditions of approval have been added to the resolution to alleviate safety concerns in this location.

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

Staff response: This proposed location is in the Planned-Light-Industrial zone. The area and building were not designed with a dance school in mind which includes the instruction of children. Certain conditions of approval have been added to the resolution to alleviate safety concerns in this 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;

Staff response: The building on this parcel was constructed years ago, and all of the previously mentioned characteristics were designed to meet the development standards that were current at the time for an industrial building. The proposed dance studio will be contained entirely within the walls of the existing industrial space. Parking is adequate to accommodate the proposed use. If

this use were to be approved, Interior tenant improvements would be reviewed by the City's Building Department and the Orange County Fire Authority for compliance with building and safety standards for the structure.

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

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

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

Staff response: This unit in the Planned Light Industrial Zone has historically been served by public protection services without interruption. For safety measures, the police department has added conditions 10 through 12 in the Resolution.

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

Staff response: This unit in the Planned Light Industrial Zone has historically been served by adequate utility services without interruption.

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

Staff response: This is a location with the other tenant in this same building existing as an impound/tow yard, with its bullet proof windows, security entrances, and strong fencing to keep sometimes-angry customers out of that businesses' part of this building. Safety conditions are added to a resolution, if approved, to increase the safety of the unit for this use.

RECOMMENDATION

Onstage Dance Center has been a part of Los Alamitos for a few years and has become an important part of the community. Staff would like to see this business continue operating at some location in the City. Please, see the letters of support attached to this report. Staff has reviewed the proposal for consistency with the General Plan and Los Alamitos Municipal Code, as well as potential impacts, such as compatibility with surrounding land uses, and believes that affirmative findings can be made for the proposed CUP, with the added security measure conditions, and therefore approval is recommended by Staff.

Attachments:

- 1. Draft Resolution 2021-03 with Exhibit A Tenant Improvement Plans*
- 2. Letters of support*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 20-05 TO ALLOW A HEALTH/FITNESS FACILITY – LARGE AT A 22,040 SQUARE FOOT UNIT IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONE AT 10821 BLOOMFIELD STREET, UNIT B, APN 242-151-01 (APPLICANT: ELIZABETH VEGA-GOMEZ).

WHEREAS, on March 3, 2021, a complete application for a Conditional Use Permit (CUP 20-05) requesting City approval of a Health/Fitness Facility - Large (dance studio) use at 10821 Bloomfield Street, Unit B in the Planned Light Industrial (P-L-I) zoning district; and,

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

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on March 24, 2021; and,

WHEREAS, at this Public Hearing, the applicant, applicant's representatives, and members of the public were provided the opportunity to present written and oral testimony.

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

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

SECTION 2. Conditional Use Permit 20-05, to request approval of a Health/Fitness Facility - Large (dance studio) use at 10821 Bloomfield Street, Unit B in the Planned Light Industrial (P-L-I) zoning district, is hereby approved based upon the following findings as required by LAMC Section 17.32.070:

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

The proposed use is in the Planned Industrial General Plan designation. The General Plan had until recently relegated these types of businesses to a Limited Industrial designation area. However that designation was removed as part of the Zoning Code update. While the Zoning Code has changed recently to permit the Planning Commission to decide individually whether to allow a large health/fitness facility in this zone with a Conditional Use Permit.

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

Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow a "Health/Fitness Facilities—Large" use in the Planned Light Industrial (P-L-I) zoning district. A Conditional Use Permit (CUP) does not automatically denote that the use is appropriate for all locations. A CUP asks that the use be carefully considered for its fit in any particular location. Certain conditions of approval have been added to the resolution to alleviate safety concerns in this location.

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

This proposed location is in the Planned-Light-Industrial zone. The area and building were not designed with a dance school in mind which includes the instruction of children. Certain conditions of approval have been added to the resolution to alleviate safety concerns in this 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 an industrial building. The proposed dance studio will be contained entirely within the walls of the existing industrial space. Parking is adequate to accommodate the proposed use. Interior tenant improvements will be reviewed by the City's Building Department and the Orange County Fire Authority for compliance with building and safety standards for the structure.

2. Streets and highways 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 industrial center was originally built to meet the codes of the time. All access, as well as emergency access were designed to meet that year's current access standards for an industrial building, and have been upgraded from time to time through the years, therefore, the streets are adequate for public and emergency vehicle access.

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

This unit in the Planned Light Industrial Zone has historically been served by public protection services without interruption. To

alleviate safety concerns Conditions 10-12 have been added to this resolution.

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

This unit in the Planned Light Industrial Zone has historically been served by adequate utility services without interruption.

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

This is a location with the other tenant in this same building existing as an impound/tow yard, with its bullet proof windows, security entrances, and strong fencing to keep sometimes-angry customers out of that businesses' part of this building. Safety conditions are added to this resolution, to increase safety of the unit for this use.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit (CUP) 20-05 subject to the following conditions:

Planning

1. Approval of this application is to allow a Health/Fitness Facility - Large (dance studio) use at 10821 Bloomfield Street, Unit B in the Planned Light Industrial (P-L-I) zoning district, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 20-05 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. Failure to satisfy and/or comply with the conditions herein may result in revocation of this approval by the Planning Commission and/or City Council.

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

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

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

5. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.
6. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
7. The property owner/applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of **any** permits.

8. Applicant shall comply with applicable City, County, and/or State regulations.
9. Any signs shall comply with the provisions under Chapter 17.26 of the Los Alamitos Municipal Code or the Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Development Services Director.
10. Hours of operation for the health/fitness facility shall be limited to those hours between of 8:00 a.m. to 8:30 p.m. Monday through Friday.
11. Prior to obtaining a certificate of occupancy and opening for business, the Applicant shall insure that lighting in the parking lots and at building exits are well lit to a 1.5 foot-candle (minimum) and 4.0 foot-candle (maximum) during operating hours. Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid the harsh contrasts in lighting levels between the project site and adjacent properties.
12. The Applicant shall, at a minimum, install high definition security cameras that cover all entry doors to the health/fitness facility as well as others looking out from the building to fully cover both parking lots.

Building Department

13. Applicant shall provide full tenant improvement plans that comply with the 2016 California Building Code to the Building and Safety Department before beginning any construction.

Orange County Fire Authority

14. The Applicant must address the comments, corrections, and/or concerns listed below before conditions can be issued for this project. If you need additional information or clarification, please contact Jonathan Hobbs by phone or email: (714) 573-6181, jonathanhobbs@ocfa.org.

Project and building information

Provide basic project information such as construction type, number of stories, total area and area per story, occupancy classification(s) and on which story each occupancy is located, whether the building is protected by a sprinkler system and, if so, what type (NPFA 13, 13-R, 13-D), etc.

Hydrant location and spacing

Show the location of fire hydrants on the plan.

SECTION 3. The decision of the Planning Commission is subject to a ten-day appeal period as specified in Chapter 17.60 of the Los Alamitos Municipal Code, after which such decision becomes final.

SECTION 4. 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 24th day of March, 2021.

Chair Wendy Grose

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 24th day of March 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

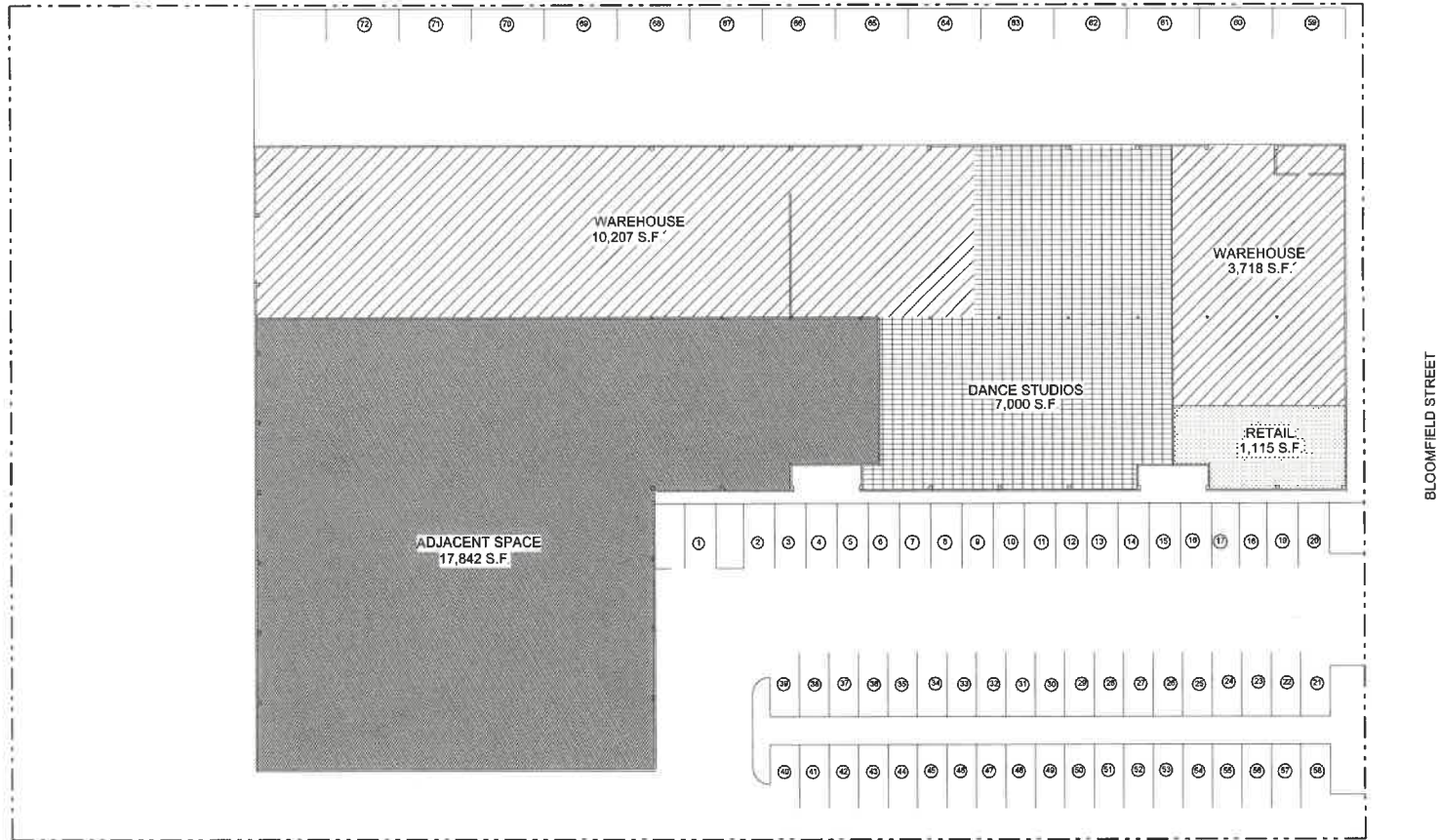
ABSTAIN:

Ron Noda, Secretary

EXHIBIT A

Project:
Location:
Scale:
Date:

Mark A. Gosselin AIA, Inc. reserves all copyright and copyright for these plans. These plans are not to be changed or copied in any form or manner. For any copy to be made to a third party, without the written permission and consent of Mark A. Gosselin AIA, Inc.

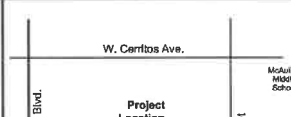


BLOOMFIELD STREET



SITE PLAN

Scale: 1/8"=1'-0" 18

							<table border="1"><tr><td>WAREHOUSE:</td><td>13,925 S.F. / 1,200 =</td><td>11.6</td></tr><tr><td>DANCE STUDIO:</td><td>7,000 S.F. / 200 =</td><td>35</td></tr><tr><td>RETAIL:</td><td>1,115 S.F. / 250 =</td><td>4.5</td></tr><tr><td>ADJACENT WAREHOUSE:</td><td>17,842 S.F. / 1,000 =</td><td>17.8</td></tr><tr><td>TOTAL:</td><td></td><td>71.2</td></tr><tr><td>TOTAL PROVIDED:</td><td>15+5=</td><td>20</td></tr></table>	WAREHOUSE:	13,925 S.F. / 1,200 =	11.6	DANCE STUDIO:	7,000 S.F. / 200 =	35	RETAIL:	1,115 S.F. / 250 =	4.5	ADJACENT WAREHOUSE:	17,842 S.F. / 1,000 =	17.8	TOTAL:		71.2	TOTAL PROVIDED:	15+5=	20
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REVISION



GRISAFE
ARCHITECTURE, INC.
3750 Sandbar Ave., Ste. 120
Long Beach, Ca. 90808
(562) 220-1035



10821 Bloomfield St.
Los Alamitos Ca. 90720

Site Plan

date:
3/2/21
job no:
scale:

sheet no:
A-1
of sheets

Maria Veronica Enciso

From: Seaneen Rutledge [REDACTED]
Sent: Tuesday, March 16, 2021 1:07 PM
To: Tom Oliver
Cc: Liz Gomez
Subject: 10821 Bloomfield

Good Afternoon,

I would like to take a moment to let you know what a benefit it would be to the City of Los Alamitos to have Onstage Dance Center occupy 10821 Bloomfield for their dance studio.

I have had the pleasure of knowing Liz Gomez and her family for 25 years. My children have all danced at either her Downey location and/or her Los Alamitos location. Liz is a kind and generous person. She always wants the best for customers and her community. She actively participates in city events.

Currently Onstage Dance Center has operated in Los Alamitos for over 10 years and has brought much to the community and its residents. This location has grown significantly over the years and her current location can no longer support the number of students that want to join her studio. By allowing Onstage Dance Center to move to 10821 Bloomfield it will allow Liz to continue to bring her love of dance to children of all ages.

Based on personal experience, dance is a great after school activity for kids. It gives kids the opportunity to express themselves to music and provided an additional opportunity for exercise. Onstage Dance Center also provides great role models in their teachers and staff.

I thank you for your consideration to move forward with allowing Onstage Dance Center to occupy 10821 Bloomfield.

Sincerely,

Seaneen Rutledge

Maria Veronica Enciso

From: Megan McClintock [REDACTED]
Sent: Friday, March 12, 2021 5:37 PM
To: Tom Oliver
Cc: [REDACTED]
Subject: 10821 Bloomfield Street, Los Alamitos- Onstage Dance Center

March 12, 2021

Tom Oliver, City Planner
Los Alamitos, Ca

Dear Mr. Oliver,

My name is Megan McClintock and I am a dancer at Onstage Dance Center. This studio has been my 2nd home for almost 9 years. I have basically grown up here and I found a community of friends who I call family. Onstage Dance Center has been a key element to my confidence, social skills, and the way I cope with things in my life.

When Covid-19 hit, the studio was the only place I was able to express my feelings and cope with these difficult circumstances. 2020-21 has taken a toll on my mental health. Many of us are dealing with new problems like anxiety and depression. Having the studio to open up in has saved me from a lot of pain.

With Covid-19, Onstage Dance Center has been extremely safe. We follow the mask, temperature check, and social distancing guidelines. Our teachers disinfect the class rooms. When class is over and we are waiting for our ride, we wait inside rather than roaming around outfront. When the younger children finish class, our teachers walk them out to their parents. These precautions have allowed us to dance safely.

I feel very strongly about this home of mine. We are looking to move into the 10821 Bloomfield street location. I like this location because it is even closer to the Los Al schools and to where I live. I know a lot of my friends would be able to walk there from school. My time at the dance studio is the highlight of my week, and I am excited at the possibility of moving to this new location.

Thank you for considering the approval of this move!
Megan McClintock

Maria Veronica Enciso

From: [REDACTED]
Sent: Friday, March 12, 2021 3:35 PM
To: Tom Oliver
Cc: Liz Gomez
Subject: Letter In Support of Welcoming Onstage Dance Center to 10821 Bloomfield Ave, Los Alamitos

March 12, 2021

Tom Oliver, City Planner
Los Alamitos, CA

Dear Mr. Oliver,

I am writing as a parent who works, dines and shops in the wonderful city of Los Alamitos, in support of Onstage Dance Center's request to occupy the building space at 10821 Bloomfield Avenue, Los Alamitos.

Onstage Dance Center has been operating continuously in the city of Los Alamitos for the past thirteen years, providing a second home of sorts to the community's youth. This dance studio fosters a warm sense of community that provides young dancers with a safe, wholesome environment and place of camaraderie, where they develop confidence and resilience that will serve them well in life. Countless friendships have formed at this studio between dancers as well as entire dance families, due to its inclusive and positive nature. This has been particularly important during the COVID-19 crisis, as the studio has continued to provide an opportunity for physical activity and social interaction, both virtually and in person when allowed, which has been crucial to the mental health of so many. The owner and staff have gone to great lengths and expense to adhere to every safety protocol necessary to continue operating, and the students have benefited greatly from it.

Onstage Dance Center also brings a great deal of business to the community, from the students as well as the parents who spend many weekly hours in the vicinity while their children attend dance class. Many local eateries and retail establishments have benefited greatly from the arrangement, which will certainly continue when relocated to the Bloomfield address.

The Bloomfield site is particularly ideal for this business as it is centrally located, and in fact, within walking distance of several of the elementary, middle, and high schools that many current and future dance students attend. Vehicular traffic in the school zones could potentially be reduced by the ability of some students to walk to their after school dance classes.

Please consider my vote in allowing Onstage Dance Center to move its operations to the 10821 Bloomfield property so that it can continue to provide the productive youth environment and positive revenue to the local community that it has for so many years.

Sincerely,
Lillian McClintock

Sent from my iPhone

Maria Veronica Enciso

From: kelly marshall [REDACTED]
Sent: Wednesday, March 10, 2021 1:00 PM
To: Tom Oliver
Cc: Liz Gomez
Subject: Onstage - 10821 Bloomfield

Good Afternoon -

I'm writing on behalf of Onstage Dance Center's new location at 10821 Bloomfield. Our family is so excited about this new location and the opportunities it will bring for our daughter.

Our daughter has been taking lessons at Onstage for over five years. It has become a home away from home for her. She spends five days a week at the studio working diligently to become the best dancer she can be. Her love of dance has been fueled by the staff at Onstage. They are truly one of a kind.

I grew up in Los Alamitos and now raise my children in this community. I feel fortunate to have a place like Onstage where my daughter is not only able to learn to dance but where she develops the confidence she needs to be a strong, successful member of our community.

We have been anxiously awaiting for the studio's new location and expansion.

Sincerely,

Kelly Marshall
[REDACTED]

Sent from my iPhone

Maria Veronica Enciso

From: Janae McCall [REDACTED]
Sent: Wednesday, March 17, 2021 10:50 AM
To: Tom Oliver
Cc: [REDACTED]
Subject: Onstage 10821 Bloomfield

To Whom it May Concern,

I am writing on behalf of OnStage Dance Center. My daughter has been attending classes at the studio for over 3 years. I immediately knew we belonged there after our first few classes. To say that the staff cares for their students would be an understatement. Each and every staff member is kind and compassionate. They are passionate about what they do and they get to know every child. I feel very safe sending my daughter to the studio for hours at a time. The staff is aware of what is going on in their students' lives and I feel like I have extra sets of eyes on many of the students in our community, which is a tremendous relief with the busy lives we all lead.

Over the 3 years we have attended, I have seen my daughter's confidence grow and friendships bloom. Keeping her busy in dance has been a wonderful distraction from some of the other options that teenagers may be faced with.

A new studio will allow for more classes which we, and many other dancers, would love. The new location would make it easy for my daughter to walk from school to the studio. Often times working parents are not able to get their children to class without help from another parent, which can be stressful.

Thank you for your time and for consideration.

Sincerely,
Janae McCall

Maria Veronica Enciso

From: Dylan Kinzler [REDACTED]
Sent: Tuesday, March 16, 2021 2:43 PM
To: Tom Oliver
Cc: Liz Vega
Subject: Onstage 10821 Bloomfield

To Whom it May Concern,

My name is Dylan Kinzler and I have worked as a Dance Instructor for Liz Vega-Gomez at Onstage Dance Center for the past 6 years. During my time here I have had the opportunity to see our studio develop into a pillar of community for the city of Los Alamitos. Through the partnerships that we have formed with local businesses and schools to the relationships we have formed with the families and students who live here, Onstage Dance center has become a vital part of the fabric of Los Alamitos. It is a place of learning and growth for young people, but also a place of gathering and camaraderie for our community. The studio provides a safe space for all people to come together and celebrate our love for dance and the arts. Working with Liz and Glen Gomez over the last several years has been a privilege and a pleasure. They provide a safe and professional work environment for all of their employees. This is a place where we feel that we are cared for and given the opportunity for growth. Through all of the challenges of the last year, our studio has remained a safe space for our students, families, and faculty. Providing stability and safety to the community during a time when these virtues are at a premium. We have continued to find new and innovative ways to serve our community and I am excited to see how our studio can continue to grow. This place is more than just a business, more than a resource for education, and more than a dance studio. It is a home to all of us who are a part of it and we look forward to this new opportunity to expand and continue to serve our community. If you have any questions or need further examples of the studios value to the city of Los Alamitos please feel free to contact me. Thank you for your time and consideration.

Sincerely,
Dylan Kinzler
[REDACTED]

Maria Veronica Enciso

From: Irma Villa [REDACTED]
Sent: Wednesday, March 10, 2021 10:12 AM
To: Tom Oliver
Subject: Onstage 10821 Bloomfield

Hello,

I am a parent of two dance students currently enrolled at Onstage Dance Center in Los Alamitos. We have been a part of the Onstage dance family for about 6 years.

I mention "family" because that is exactly what this studio, staff and other dance families have been to us these past few years. In addition to dance instruction, the studio has instilled in our girls important life skills that they will take with them beyond the dance floor.

Everyone has had their share of obstacles this past year. We cannot thank Onstage enough for providing our girls with a safe, stable and consistent environment. This has been extremely important for our daughter's physical and emotional well being. This also helps to keep them motivated as they continue to move forward in their studies and other activities. We are grateful to Liz Gomez and her Onstage staff for always supporting and encouraging their students.

Since our girls also attend Los Alamitos schools, we would be excited to have the Onstage studio near their campuses. We hope that many more dancers and families will have the opportunity to enjoy and experience the benefits of this studio.

Thank you for your time,
Irma Villa

Maria Veronica Enciso

From: LORI TIMPE-LONG [REDACTED]
Sent: Wednesday, March 10, 2021 5:36 PM
To: Tom Oliver
Subject: Onstage 10821 Bloomfield

City of Los Alamitos,

I am writing you today in support of Onstage Dance Center and their move to the location on Bloomfield.

I am an 18 year resident of Los Alamitos and have two daughters, one away at college now and another a junior at Los Alamitos High School. Both of my girls have greatly benefited from their experiences at Onstage. Both girls were on competition teams with the studio as well as on the Song Team at the high school and have taken as many as 10 classes a week at a time. They have both spent almost a decade being trained as dancers as well as being mentored by the most outstanding staff of teachers at Onstage. The preteen and teen years for girls are tumultuous and I could not be more grateful that my girls have had an outlet as well as a second family at the studio to get them through and to guide them. I always knew I wanted my girls to be very involved in something growing up so that they did not have a lot of idle time that would allow for unsavory influences. I am thankful that they found that at Onstage and am confident that their experience has shaped who they are today. The life skills learned while being part of a team provide lessons in cooperation and leadership and performing is the ultimate lesson in self confidence. I truly believe my daughters excel in these qualities because of their experiences at the studio.

The owner of the studio, Liz Gomez, is a kind, generous and talented leader. Her interest in her dancers goes way beyond business. I know personally that she has helped countless girls and their parents through difficult circumstances. She is such an asset to the community.

In addition, not only would the new location be so central for LAHS, McAuliffe and LAE dancers but because they will be able to expand, I am sure many new students will be able to take advantage of what they have to offer as well. We are so lucky to have Onstage in our community and I fully support their continued growth at the Bloomfield location.

If there is any other information I can provide please feel free to contact me.

Thank you,

Lori Timpe-Long
[REDACTED]

Maria Veronica Enciso

From: Leslie Attwood [REDACTED]
Sent: Monday, March 15, 2021 5:36 PM
To: Tom Oliver
Cc: Liz Vega
Subject: Onstage 10821 Bloomfield

Good Evening,

My name is Leslie Attwood. I am writing in regards to Onstage Dance Center. I have been a teacher at Onstage for the last 10 years. Onstage is more than just a dance studio, it is a family. Putting the students at the forefront has always been a number 1 priority. I have seen first hand the positive impact this studio has had on the dancers, families, and communities. In the last year especially, Onstage has been an escape from the troubles of the world and a place where these dancers can go to feel loved, safe, taken care of, and that they are the most important person in the room. I am unique in the fact that I see Onstage as a staff member as well as a dance mom. My daughter has been dancing at the studio for 9 years. When the world shut down last year, she was able to find solace in her teacher's and peers faces as they worked tirelessly to switch to a Zoom platform, and then worked all over again to make the dance studio a place to safely function again with COVID protocols that go above and beyond what is even required. I feel great peace knowing that my daughter is taken care of in and out of the studio by her teachers and other families. The teachers and staff walk the dancers in and out of class and every family looks out for each other. As my daughter moves on to middle school next year, knowing that she could be across the street from her studio puts my mind at ease as I know I can be at Onstage working within walking distance. The owner, Liz Gomez, becomes family to not only every staff member she employs, but she takes great care in getting to know each and every person that walks through the door. Onstage is a family because she has made it so. Onstage has been an amazing blessing in my life and my daughters life, and I am proud to have Onstage as a part of this great city.

Thank you very much for your time,
Leslie Attwood

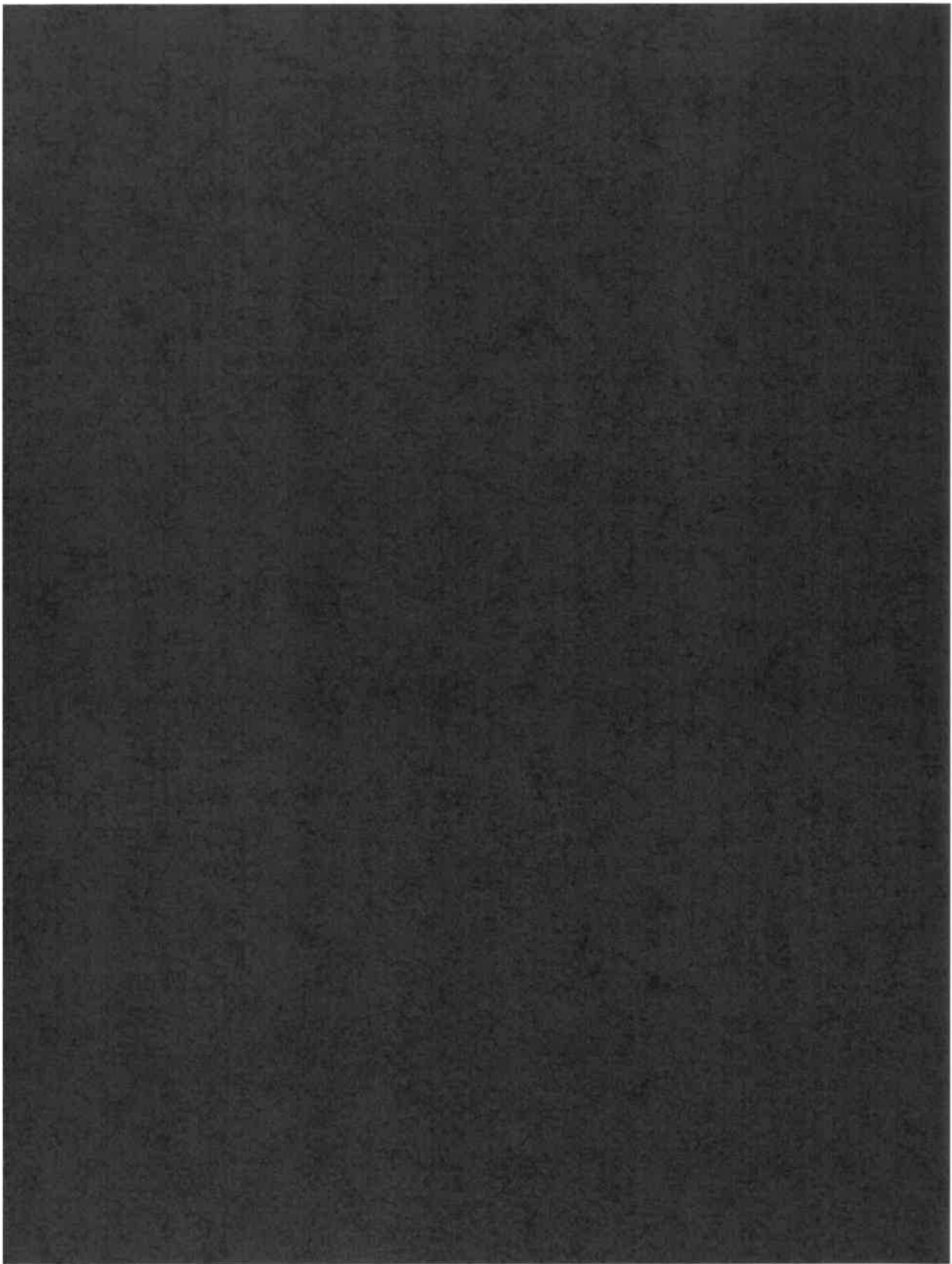
[Sent from Yahoo Mail for iPhone](#)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Maria Veronica Enciso

From: Kathleen Tomblin [REDACTED]
Sent: Wednesday, March 10, 2021 9:40 AM
To: Tom Oliver
Cc: [REDACTED]
Subject: Onstage 10821 Bloomfield

Dear City Council Members - I am writing to you in regards to the new proposed location of Onstage Dance Center at 10821 Bloomfield in Los Alamitos. My husband and I are long time residents and local realtors, and I had the honor of growing up in our amazing community. When our daughter, Kennedy, expressed interest in taking dance lessons, we thoroughly researched the top studios and were immediately impressed with what Onstage had to offer. Over the past 3 years Kennedy has grown tremendously as a dancer, and she has learned the dedication and confidence that is required to continue to excel. The friendships that have been formed between her and her teammates will last her a lifetime and it has provided the opportunity for her to meet other kids from the various elementary schools within our district. This new facility would greatly benefit our children by providing more space for the dancers to nurture their talents and will be ideally located in close proximity to LAE, McAuliffe, and LAHS. We appreciate the city's time and consideration. - Kathleen, Kevin, and Kennedy Tomblin (5)



Kathleen & Kevin Tomblin
Tomblin Team Real Estate
BRE01945515/BRE02032401
Kathleen (562)884-8860
Kevin (562)858-3396
The Westwood Real Estate Group



KATHLEEN TOMBLIN | REALTOR | BRE01945515

562-884-8860 | Tomblinteam@gmail.com

KEVIN TOMBLIN | REALTOR | BRE02032401

562-858-3396 | Tomblinteam@gmail.com

Maria Veronica Enciso

From: Kate Echavarria [REDACTED]
Sent: Wednesday, March 10, 2021 10:29 AM
To: Tom Oliver
Subject: Onstage 10821 Bloomfield St

To whom it may concern:

I am writing you with the hopes that Ms Liz and Onstage are able to re-locate to the space on Bloomfield St. My family has been at the studio for 5 years and relationships between dancer and teacher has been a true blessing to see. The family environment that is inclusive of everyone is humbling.

Our daughter, Caitlin, has danced since she was 4. We've moved studios 5 years ago to give her a stronger foundation of dance and a chance to really develop her technique. Our daughter has grown significantly in both areas. Our daughter has made life-long friends and has amazing relationships with all her teachers at ODC. We truly have feel like extended family.

Teachers at Onstage create a family atmosphere to allow these dancers to express themselves freely and without judgment. They are able to take multiple classes and genres of dance. They have developed a great song/cheer prep program that is able to get the kids ready for tryouts for LAHS and other high schools in the area. Liz and her staff continue with the most up to date dance technique and offer workshops throughout the year for the Competitive Dance Team.

As we all know COVID 19 took over our lives in spring of 2020. However, Ms Liz and ODC staff allowed these dancers to continue to cultivate their minds, spirits and bodies through virtual classes until they were able to get back into the classrooms. They have offered structure to these dancers during a time of uncertainty. Mental health really struck a nerve this year with everyone. Ms Liz effortlessly navigated COVID while continuing to thrive as a small business and encourage "normalcy" to families within the community.

They have gone to great lengths to ensure the safety of our dancers throughout the pandemic. ODC made sure that our dancers were able to compete safely at dance competitions this season which is a vital part for most of these dancers. Whether you're a competitive or recreational dancer you are loved and treated equally in the studio.

I encourage you to consider her plans as she moves forward to grow and continue to enrich children's lives in the Los Alamitos community and beyond.

“Dance expresses joy better than anything else”
Bob Fosse

Thank You for your time and consideration,

Kate Echavarria

Maria Veronica Enciso

From: Kyle Kaiser [REDACTED]
Sent: Wednesday, March 10, 2021 12:01 AM
To: Tom Oliver
Cc: Liz Gomez
Subject: Onstage 10821 Bloomfield

Mr. Oliver,

We are writing to express our support for the relocation of Onstage Dance Center to 10821 Bloomfield St.

We have had the pleasure of being associated with ODC for the past 4 years. During that time, our daughter has developed a love and passion for dance. She initially began taking a couple of classes as a way to spend more time with some friends who also took classes at ODC. That quickly turned into daily classes. With the support and encouragement of her instructors, she not only began to develop an understanding and appreciation for dance, but also increased her self confidence, was always trying to improve and has developed many meaningful relationships with fellow dancers and instructors that have helped her grow into a very mature, self confident teen.

We believe there are many dancers that have had similar experiences because of their time spent at ODC. For this reason, and many more, we believe ODC is very beneficial to and a positive influence in the Los Alamitos community.

The new location would provide more space and updated facilities for dancers and parents as well as a more convenient drop off and pick up area.

We strongly encourage you to approve the relocation request.

Kind Regards,

Kyle & Irene Kaiser

Maria Veronica Enciso

From: Susan Mendez [REDACTED]
Sent: Friday, March 12, 2021 2:07 PM
To: Tom Oliver
Cc: misslizodc@verizon.net
Subject: Onstage 10821

To whom it may concern,

Good morning, I am emailing you on behalf of Onstage Dance Center. I understand that the studio owner, Liz Vega is in the planning process to move the studio to a new location.

Onstage Dance Center has been the dance home for my girls since 2016. My girls have danced since age 3 at a different studio. When we made the switch to Onstage 5 years ago, their love for dance grew beyond my imagination. From the minute we toured the studio, my girls loved it. They both said it felt like home, not to mention the wonderful welcoming each one of the teachers gave us.

Onstage has helped my girls grow as dancers, as performers and as individuals. They have both learned about discipline, work ethic, team work, leadership and cooperation under the guidance of the Onstage staff. Supporting them to move to a new location, is a great opportunity for the Los Alamitos community and surrounding areas to provide many dancers and their families the same opportunity of growth my girls have had in the last five years.

Thank you for your time and consideration.

Warmly,

Susan Mendez
[REDACTED]

Maria Veronica Enciso

From: Tomiko Abe [REDACTED]
Sent: Wednesday, March 10, 2021 9:58 AM
To: Tom Oliver
Cc: Liz Gomez
Subject: Onstage Dance Center: 10821 Bloomfield Street

Dear City of Los Alamitos

My name is Tomiko Abe and I am a parent who has a daughter that dances at the OnStage Dance Center in Los Alamitos. Liz Gomez has shared the great news that the studio has an opportunity to open an additional studio closer to the Los Alamitos High School. We are excited about this potential new opportunity!

OnStage Dance Center is a fabulous studio that is filled with top notch instructors who are supportive and encouraging for the positive growth and development of my daughter and her fellow dance friends. My daughter has gained a wealth of confidence, skills and life-long friendships from this studio. It is a huge part of our everyday life that we are so proud to be a part of.

We look forward to the new location of an OnStage Dance Center studio on Bloomfield Street, which is close to my daughter's high school. The safety and convenience will be a benefit for her and I as we are constantly going back and forth to the studio. The area is safe and we are pleased with the ample number of available parking spots!

My family and I truly value what OnStage Dance Center brings to the Los Alamitos community. I am hopeful that this new location will allow others in the area the opportunity to dabble in the amazing art of dance so that they, too, can experience some culture and happiness that my daughter has been able to find through OnStage Dance Center.

If you have any questions or if you need additional information, please feel free to reach out to me. I appreciate your time. Be safe.

Sincerely,
Tomiko Abe
[REDACTED]

Maria Veronica Enciso

From: kelly molnar [REDACTED]
Sent: Monday, March 15, 2021 9:20 AM
To: Tom Oliver
Subject: Onstage Dance Center 10821 Bloomfield

Hello,

My name is Kelly Molnar and I am the director at Onstage. I wanted to take this time to say how excited we are to potentially be moving buildings. I have worked with children, teaching for 25 years. The past year was terrible for everyone, but how it affected children was the worst. Dance has been such a healing and healthy place for these kids. for most of them it is all they have. It's amazing to see thier faces as they come to thier second home. Keeping them dancing has kept a ton of them from falling into severe depression and anxiety. I get texts on a daily basis with parents thanking us for all we do to keep their kids happy during these crazy times. Our staff is always there for the kids. They walk the students out to their parents after classes, and attend to every child like it was their own. It's such an amazing family. Most of the kids have been with us half their lives. We watch them grow, and guide them and watch over them. This place is just like home for me. I have been here for 20+ years and I could not imagine doing this anywhere else. We are growing out of our old building and would love the new space to keep inspiring. Thank you so much for taking the time to read.

Kelly Molnar
[REDACTED]

Maria Veronica Enciso

From: Cory Conn [REDACTED]
Sent: Wednesday, March 10, 2021 5:32 PM
To: Tom Oliver
Subject: Onstage Dance Center 10821 Bloomfield

Dear City of Los Alamitos,

I'm writing you this letter as a parent that has dancers that have danced at Onstage Dance Center since 2010. Onstage is family to us and has been a second home to my girls for years. Has a kindergarten at Hopkinson Elementary, I remember my older daughter coming home and saying to me, I want to dance at Onstage. My friend dances there and she loves it. I, myself not knowing anything about dance and being a soccer player I had some hesitations. But I took her to Onstage and I sign her up. When I saw her dance, I saw the light just shined and she loved every minute of it. Before I know it, she was on one of their competitive dance teams. Those girls were family, they were best friends. They loved dancing together.

June 2019, it's recital time, and my older daughter is getting ready for recital. I get the worse news, my mom, her grandmother is in the hospital and has just been told she has leukemia. She is supposed to be getting ready to come and watch the show. Yes it happened that quick. The teachers at Onstage were the first people to know about my mom. See they at Onstage also know my parents, they know them from the shows, competitions, Onstage picnics and other events over the years. They were there for us and Liz Gomez the owner of Onstage let me go into the audience and let me facetime my mom during my daughter's performance. They weren't going to let Gigi (my mom) miss the show, even when she was in the hospital. I'm forever grateful for them.

March 2020, my mom is just home from being at City of Hope, and we are thinking everything is wonderful. We are now heading in the right direction. Everything is getting better, and what happens, the world stops. The world is forever changed.

Liz Gomez and the Onstage dance teachers and staff are doing everything they can to keep the kids dancing and keeping their lives somewhat normal in this not so normal time. They set up zoom classes within days of having to close their doors to in person classes. The dancers only had to go a few days without dance. When so many other things were being taken away from them. At the same time, they are getting the studio ready and making it CDC approved. Onstage is making sure that when they can open, they can open in a safe and healthy way.

I, like so many other parents are so thankful for Onstage Dance Center for never losing focus and for their commitment to the dancers and their families. They are one of the many reasons we have been able to get through these crazy times. When so many other things have been taken away from these dancers. At least they have dance.

When I say Onstage is family, I really mean they are family. We have celebrated birthdays together, we have dealt with sickness together, we have gone on vacations together, gone through elementary, middle and now high school with them. The teachers and staff at Onstage are second, third and fourth moms to my daughter's. We are family and these friendships are forever.

Onstage has grown so much over the past 10 years and I'm so grateful for them. I believe that allowing them this new location would allow them to continue to give to dancers in the community. They have been a save

haven for 100's of dancers over the years and I know they will continue to grow and be there for dancers in this new location if you allow them too. Onstage Dance Center teachers and staff have been there for so many dancers, when they have had struggles in their everyday lives. Let me just tell you a few that I know about. Like I said earlier, they were there for my daughter when her grandmother was diagnosed with leukemia. They have been their for dancers when their family life has had struggles, such as divorce, parents fighting over custody, parents passing, siblings diagnosed with cancer, heart conditions, parent's having drug and alcohol problems. They have been there for dancers that have been bullied for being gay, for not fitting in, and for being different.

They have been their for dancers when one or both their parents have lost their jobs. Onstage has been there for kids, that where trying out for the dance program, song and cheer program, and even the choir program at their high schools. Onstage has donated to all the local schools. Onstage has been their for so many dancers and I know with this new location they will continue to be there and continue supporting the dancers in the community.

Thank you for your time

Cory Conn

TOliver@cityoflosalamitos.org

Maria Veronica Enciso

From: Jennifer Rafferty [REDACTED]
Sent: Tuesday, March 16, 2021 3:50 PM
To: Tom Oliver; misslizodc@verizon.net
Subject: Onstage dance center

Hi, my name is Jennifer Rafferty and I'm a resident of Rossmoor and the mother of two. My daughter, Jessie Rafferty, attends Onstage Dance Center and has for 3 years now. It is a huge, important part of her life and she thrives in her schooling and personal life because of it. She has already made great relationships here that I know will last a lifetime! Hearing the news of the studio changing locations and growing gives us such great joy! Jessie will soon attend Oak and my son, Ryder will be at Los Alamitos High school in a couple years. As a child, I danced at a large studio in an industrial area yet near so many schools in which I met new friends and it was a huge part of my growth in life and I remember it fondly. I can't wait to see the studio (and my daughter) grow with this new location. I take comfort in the fact that it is still local to us and surrounded by other companies and excellent schools. I believe the city and families will flourish because of it. I have been so impressed with the current situation and how Liz and her whole staff has gone above and beyond to make the studio safe for our children and us. Thanks for taking the time to read and we look forward to this new adventure.

Jennifer Rafferty
Sent from my iPhone

Maria Veronica Enciso

From: Jennifer Stuart [REDACTED]
Sent: Friday, March 12, 2021 3:03 PM
To: Tom Oliver
Subject: Onstage Dance Center

To whom it may concern:

I want to express my full support for the approval of Onstage Dance Center's new location in the City of Los Alamitos. My daughter, Sally, had attended Onstage since the age of six when they first opened their doors in Los Alamitos. To say this studio has helped raise our daughter is no understatement. Miss Liz Vega and her staff have nurtured, instructed, challenged, guided, and, more than anything, have loved our daughter.

Sally will turn 18 this month and will soon head off to college to dance at a Big 10 university. This would not be possible without her years at Onstage. They have provided a loving environment during difficult times. While I was battling a critical illness, it was her dance teachers that my ten-year-old daughter turned to when she needed a shoulder to cry on. Onstage was a safe haven during difficult teen years, providing friendships that have stood the test of time. Under the training of Onstage's staff, Sally made the National Championship Los Alamitos High School Varsity Song team as a freshman and has brought three national titles and two world titles back to Los Alamitos.

Perhaps most impactful has been Sally's time spent at Onstage during the past twelve months. You can imagine how difficult and isolating this pandemic year has been for all students, especially high school seniors. Dancing has not only kept Sally in great physical shape as she prepared for college dance team tryouts, but it also nurtured her mental well-being. Dancing feeds Sally's soul, and we are eternally grateful for the vital role Onstage Dance Center has played in our daughter's life.

Allowing Onstage to relocate near the high school and middle school will provide easier access to many children and serve as a sanctuary in these precarious times. As life-long residents of the Los Al community, we have witnessed, firsthand, what a powerful impact this studio has had on our youth. It is these family-friendly businesses that make Los Al a better place to live!

Thank you for your consideration,
Jenny Stuart

Jenny Stuart
Hopkinson School
Los Alamitos Unified School District

Maria Veronica Enciso

From: Bailey Humady [REDACTED]
Sent: Friday, March 12, 2021 1:03 PM
To: Tom Oliver
Subject: Onstage Dance Center

To whom this may concern,

I am Bailey Humady and a student at Onstage Dance Center. I started at Onstage at the age of five. I originally began at the Downey location and later moved to the Los Alamitos studio in seventh grade due to my goal of making OCSA or the Los Alamitos Varsity Song team. Liz provided many songs like classes to help maintain my growth and what to expect for the high school team. There are many local studios but Liz and the Onstage staff really focus and provide classes for what you need. This isn't just for song this is dealing with dance and art related high school or middle school programs

Onstage has been my second home and family since the beginning. The studio has always been something I can run to the share my positive and negative accomplishments and experiences in life. Mrs. Gomez has always been my second mom, treating me as if I was her own. She has taught me life lessons and has kept me safe no matter what environment we are in. Not only Liz has this love and dedication for her students, the staff does too. Each member at ODC has either made sure I was okay, taught me right from wrong in dance and outside of dance, and has helped me cope whether it was doing a combo or having one on one time talking for what I need to talk about or let out.

For example, Covid. Covid has affected me very negatively and I'm sure I'm not the only one it took away many things but really made me suffer by taking away my only place that that helps me manage my emotions. Luckily ODC was quick to start classes virtually and gave me the experience to help be one of the only teacher assistance, with Covid precautions. Covid wasn't the only thing that has put me through pain and has put Onstage in a position where they went outside of their obligations to help me recover

Summer of 2020 I had gotten a moderate concussion that lasted for a month and a half. With this level of concussion I could not do anything. Standing up and walking two steps was very difficult for me. Because I wasn't doing anything I'd gain a lot of weight due to the lack of exercise. Knowing me I am a person who loves working out and staying fit. So with this injury it cost me pain physically but mentally I was even worse. This injury impacted me hugely, my anxiety and anger issues had gotten worse. With this hit in the head it changed my personality and how I presented myself differently, which many of my friends and family notices the dramatic change as well as the Onstage staff. The staff offered assistance to my parents if needed. When I was fully clear, losing my weight and gaining my ability was harder than ever. Still to this day I am trying to lose some of that weight. My first four months back, I had seen a drastic change in myself. I slowly got back to normal and my athletic side was recovering, thanks for the support of my family, friends, and ODC.

Thanks to Onstage Dance Center I would not be the person and dancer I have become because of you guys. ODC has helped me grow and mature as a dancer and individual. This was only a small section of my story but in conclusion Onstage is a safe, healthy environment, and positive studio and group to be around. Thank you for your time reading my story.

Sincerely,
Bailey Humady
10th grade

Sent from my iPhone

CERRITOS COLLEGE FALCONS

March 9, 2021

To the City of Los Alamitos:

I am writing this letter as a proud and concerned parent of a Daughter that is part of the Onstage Dance Center. My Daughter has been at Onstage for the past 11 years and Onstage has been a God send in her development as a Dancer and most important as a young lady. As an educator and a Coach I understand the importance of the arts for the development of our children heading into adulthood. Onstage has been a vital part in my daughter's development. They run a first class business with excellent teachers and administrative leadership. The ownership treats our children as their own. They have great values that they pass onto our children not only in Dance but life.

As the business looks to expand for continued development it would be my hope that the City of Los Alamitos would recognize and support the efforts in which Onstage Dance Center brings to our community. My daughter and the Children presently and in the future would benefit greatly from a new, larger and more accessible location in order to continue this development.

Any questions in regards to my support for the relocation of Onstage please do not hesitate to call.

Thank you for your time and consideration:

S. Dean Grosfeld (Head Football Coach / Full Time Instructor Cerritos College)

[REDACTED]

CERRITOS COLLEGE 11110 ALONDRA BLVD, NORWALK CA. 90650

(562) 860-2451 EXT. 2888

Maria Veronica Enciso

From: Jo Shade [REDACTED]
Sent: Wednesday, March 10, 2021 9:04 AM
To: Tom Oliver
Cc: Jo Shade; Liz Gomez
Subject: Re: 10821 Bloomfield - OnStage Relocation

To: Tom Oliver and
To Whom It May Concern,
**Re: Relocation of OnStage Dance Center
10821 Bloomfield**

I am a long time active parent of OnStage Dance Center and active member in our community and sit on multiple Boards in our wonderful city of Los Alamitos, with Rossmoor, St. Hedwig and LAHS. I work to make important decisions every day on the concerns of our kids wellbeing.

Dance is a huge focus in our home for our one and only child, she has had it be a part of her life since a toddler. It's her thing! OnStage has been key in development and it brought skills and confidence to my daughter that just can't be matched.

I can say with confidence when I leave my daughter (dropping off or picking up) the guidelines that the studio have in place have a high level of security, safety and awareness on all levels. We are not just parents at OnStage we are a tight knit family that all work together with OnStage staff to insure our kids are in a safe zone. There is nothing that will hamper this nature or impede it since we all share the same concerns of today's threats in our society. The fact is our girls are always being watched by our dance community, very closely, a consistent flow of open eyes and heightened awareness never leaves us. This awareness is excelled by all of us knowing there is an ever present threat on our children.

In short... don't mess with a mama bear!

That being said, we as a studio have outgrown our current location and our studio leaders are diligently looking to move into a new one. We have concerns with the safety factor almost everywhere, I do feel that due to how we operate as a studio we can deal with and virtually eliminate concerns. Especially when there are strong familiar families working together constantly. I know of the new area/location we are seeking and know there is already a parents/guardian oversight with the elementary school across the street. This move will actually weed out any remaining bad elements in the area that are threatening due to the fact there will be more watchful eyes and enforcing our safety protocols.

In the Dance world this is something we take extremely seriously. We need this move and have for a long time, it's very difficult in our current location on many levels, our dancers are in need!

Please don't hesitate to contact me if you have any questions.

Thank you for your consideration.

Kindest Regards,



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— & ASSOC. —
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Maria Veronica Enciso

From: milu pound [REDACTED]
Sent: Thursday, March 11, 2021 9:23 AM
To: Tom Oliver
Cc: Liz Vega
Subject: Re: Onstage 10821 Bloomfield

Dear Mr. Oliver ,

I am a parent from a child that goes to Onstage Dance center for many years and I'm also a resident of Rossmoor/los Alamitos since 1997 we love our community and our business owners and we support them as much as we can specially if they bring so many benefits like Onstage dance center has brought to my daughter It gives her joy and a purpose for her life besides keeping her healthy!

Just in my street there are three other girls that also go to this Dance center!

I would love to see them move to a bigger location as it will be beneficial for the students and parents as well!

I'm looking forward to see the approval of the new location on Bloomfield and see them flourish as this business has been flourishing for so many years with such high standard of professionalism and honesty as I have seen from Miss Liz Vega thank you and have a wonderful day!, Milu Pound

Maria Veronica Enciso

From: Clover Lee [REDACTED]
Sent: Wednesday, March 17, 2021 10:48 AM
To: Tom Oliver
Cc: [REDACTED]
Subject: RE: Onstage 10821 Bloomfield

To whom this may concern,

Hello my name is Kelsey. My daughter has been at Onstage Dance Center for 4 years. As soon as she was potty trained she was welcomed with open arms. She followed in my footsteps as I was a dancer at the Downey "ODC" location many years ago. I cannot tell you how thrilled I was to hear of the potential of a new location for the Onstage in Los Alamitos. The ODC Los Al center is small and I believe they could do so much more for the community by offering more classes in a bigger space while still staying in the beautiful tight knit community of Los Alamitos. Dance is more than performances and costumes. It's about exercise, mentoring and friendship. My daughter's sense of self worth she gets from the hard work and dedication at dance is an indescribable feeling of joy as a parent. The teachers are friendly while simultaneously pushing her to be the best dancer and version of herself. I cannot stress enough how crucial I think health, fitness and being with friends is for our children. The pandemic was so rough on my child. It was devastating for her to not be able to see her friends at school everyday. I am beyond thankful that she had an opportunity to dance through the pandemic. Whether it was on Zoom or in person she had a safe place to express herself and see her friends (from a distance of course). It helps that them burning off some energy is a win for me as a Mom, everyone loves an easier bedtime! To us Onstage isn't just a dance studio it's our family. We are so lucky and blessed to have something so special in our lives. I am ecstatic with the chance of this well deserving small business to move into a much needed bigger location. I hope to see this happen for Onstage and for the beautiful city of Los Alamitos.

Thank you for your time.
Sincerely, Kelsey Cook

Maria Veronica Enciso

From: Tina Heeren [REDACTED]
Sent: Wednesday, March 10, 2021 4:47 PM
To: Tom Oliver
Cc: [REDACTED]
Subject: RE: Onstage Dance Center/10821 Bloomfield

March 3, 2021

Re: Onstage Dance Center-10821 Bloomfield Ave

Dear City of Los Alamitos,

I am writing to you about my experience with Onstage Dance Center in Los Alamitos and my support of a new studio location in a much more central area with desperately needed added space.

I am a counselor at Los Alamitos High School and my husband is a teacher at LAHS. We live in Rossmoor. We are Los Alamos through and through and the biggest supporters of our amazing little community. I bring up our occupations as we also have worked with thousands of youth over the years and know how important it is for them to find something they love, something they can commit to and something to be involved in outside of the school day.

My daughter, who is now 15, joined onstage about 7 years ago-after trying many other sports and activities. To say the program has enriched her is an **understatement**. The teachers are not just dance teachers; they are mentors, adults our youth look up to and want to emulate. They parent, guide and teach life lessons on top of teaching dance skills. There are kids at this studio of EVERY dance level and every student finds their niche and fits in. There is nothing more important than a child and even more so a teenager, finding that place they fit in! Unfortunately, this is not always the case in a competitive sports environment. My older daughter plays water polo so I completely understand the levels of sports, the making of teams and the fact that not everyone can be at the top level and make a high school team. Onstage Dance Center is able to open their doors to every kid and helps them grow and gain confidence for years to come. Because of this program, my daughter has continued her love for dance on the competitive song team at LAHS but also plans to dance at the college level. It is the first thing she looks at when researching colleges- their competitive dance team! I call onstage her second family; she would like to call them her first family! That is truly how she looks at Onstage Dance Center and she is not alone in this.

As a high school counselor, I know first hand the need for after school activities, especially structured ones, to keep our kids motivated, mentally healthy and busy. My husband and I have had both our daughters in every activity possible, from dance to music to sports to community service. Any and everything we can do to help them find a group they can call home and something that allows them to build confidence, leadership and teamwork skills—life skills! We know that youth with too much free time, often fill it with activities that we would prefer they avoid. The new Onstage dance center is in a location that LAHS, McAuliffe and LAE students could literally walk to after school. Rather than walking to hang at the doughnut shop, subway parking lot or volcano burger, this is another alternative to keep them busy, occupied and growing in so many positive areas. The dance center is not just for kids who want to be competitive but there are classes for kids of all ages and levels to simply learn various types of dance, tumbling, etc. My daughter is there 5 days a week however she has friends there one hour a week. Part of opening up a new studio will allow more room and space for more opportunities for kids to these classes and offer even more variety and more levels. This keeps

more kids in our community involved. Dance is an activity kids can do their whole life! It is an outlet for many and in the times we are in, our kids need an outlet more than any other time in their lives!

I cannot find enough positive adjectives to speak about the Owner, Liz Gomez and her staff. Very rarely do teens find a program they grow with. Often they go from one team to the next, one coach to the next. This is how youth sports works. Sometimes a few players stay on the same team and move together but often they split over the years amongst levels, clubs, teams and coaches. Onstage is a rarity where these kids grow up together in this home away from home. The teachers work with them, often from the time they are 4 years old until high school. They go to their weddings, they attend their baby showers. They truly are second parents to them and in some cases are more of a parent figure to them than their own parent. It is a gem in this community and we are not only proud but blessed to have them in our town. I would literally drive to south orange county daily to be a part of this group but instead we get to have them walking distance.

I simply wanted to share experience of what the Onstage Dance Center has done for me and my family and hope that you see the possibilities that it can do for so many others in our sweet Los Alamitos Town!

If you have any questions or would like me to give any other information, please be sure to reach out to me. Thank you for your time. It genuinely is appreciated.

Sincerely,

Tina Heeren



City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: March 24, 2021

ITEM NUMBER: 7B

To: Chair Grose and Members of the Planning Commission

Via: Ron Noda, Acting Deputy City Manager

From: Tom Oliver, Associate Planner

**Subject: Conditional Use Permit (CUP) 21-01
Large Vehicle, Construction, and Heavy Equipment Rental Use in the
Planned Light Industrial (P-L-I) Zone**

SUMMARY

Consideration of a Conditional Use Permit for a Large Vehicle, Construction, and Heavy Equipment Rental use in the Planned Light Industrial (P-L-I) Zone proposed for 10850 Portal Drive (Applicant: Joe Schacatano – The Crane Guys, LLC), APN 241-241-17.

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 21-01 TO ALLOW A LARGE VEHICLE, CONSTRUCTION, AND HEAVY EQUIPMENT RENTAL USE IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONE, IN A 50,000 SQUARE FOOT STRUCTURE, AT 10850 PORTAL DRIVE, APN NUMBER 241-241-17 (APPLICANT: JOE SCHACATANO – THE CRANE GUYS, LLC)."

APPLICANT

Joe Schacatano – The Crane Guys, LLC

LOCATION

10850 Portal Drive, Los Alamitos CA 90720

ENVIRONMENTAL

Pursuant to CEQA Guidelines Section 15301(a), the proposed project is exempt from CEQA under the Class 1 (*Existing Facilities*) exemption since the proposed project involves the occupation and operation of an existing building in a manner that includes no expansion of the building footprint beyond the existing area, and would at the most include only interior alterations involving such things as

interior partitions, plumbing, and electrical conveyances. All necessary public services and facilities are already available to the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

APPROVAL CRITERIA

Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow a "Large Vehicle, Construction, and Heavy Equipment Rental" use in the Planned Light Industrial (P-L-I) Zone.

NOTICING

The Public Hearing Notice for this meeting was mailed out on March 10, 2021, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the Event News Enterprise on March 10, 2021.

PRIOR ACTIONS

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

None in this building.



BACKGROUND

The Applicant, Joe Schacatano of the Crane Guys, LLC, has submitted an application for a Conditional Use Permit (CUP 21-01) requesting that the City allow a Large Vehicle, Construction, and Heavy Equipment Rental use, to move into a vacant, freestanding unit in the industrial area of the City where a bus repair business was

formerly located. The structure is approximately 50,000 square feet and will be used for the rental of large cranes. The business plans is to use the property for offices, parking for all of the cranes (to include trailers, tractors, etc.), equipment maintenance storage, washing and refueling. They will have approximately 50 employees.

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

DISCUSSION

Here is how the applicant describes the business:

"We are a crane rental service that is proposing to use the property for office personnel, parking all equipment (Cranes, Trailers, Tractors, etc.), equipment maintenance, storage, washing and fueling."

Here is the definition of this proposed type of land use:

"Vehicles—Trucks, Construction, and Heavy Equipment Sales, Service, and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other heavy equipment used for construction, moving, agricultural, or landscape gardening activities, as well as boats, mobile homes, and recreational vehicle/campers. Examples include cranes, earth moving equipment, tractors, combines, heavy trucks, etc. Includes large vehicle operation training facilities. Sales of new or used automobiles are excluded from this classification (see "Vehicle Sales and Rental")."

Location

The proposed building lines the east side of a cul-de-sac on Portal Drive. The property to the north of this parcel is an old railroad spur in the Planned Light Industrial (P-L-I) zone. Properties to the east are industrial buildings in the P-L-I zoning district along Noel Street. The properties to the south and west contain industrial buildings as well within the P-L-I zoning district.

Below is a view of the parcel when it was a bus repair business.



Staff Discussion

To open a “Large Vehicle, Construction, and Heavy Equipment Rental” use in the Planned Light Industrial (P-L-I) Zone requires a Conditional Use Permit. To approve, the Planning Commission must hold a public hearing and make findings of support for the proposed project through considering consistency with the General Plan, consistency with the Zoning Code, compatibility with existing and future land uses in the vicinity, physical suitability of the proposed site, and impacts to the public convenience, interest, health, safety, and general welfare.

The Applicant communicated to Staff that they currently have 24 cranes, 12 tractors, and 23 trailers. The rental office is open 7:00 a.m. to 5:00 p.m. although they are a 24/7 business. Outside the structure, they will be storing pickup and small utility trucks in addition to the cranes, etc. They also have rigging equipment and pieces that go with the cranes for operation that will be stored outside. There is a wash bay within the shop they will use to wash the vehicles and equipment. The cranes will be parked within the gated areas of the property. The Applicant also plans to install a freestanding fueling tank/station as well.

The prior tenant of this site had received complaints from nearby businesses due to idling of vehicles for long periods. Staff has conditioned in the resolution for no vehicle idling (Condition #12).

Further conditions were added by Staff to the resolution, such as no shipping containers can be stored outside of the building (#13), and the property cannot be used for salvage operations (#14). The washing operations would be permitted only on the interior of the building where proper sewer connections are made for waste water (#15), and repair of the business or rental vehicles needs to be conducted only on the interior of the building as well (#16). This location is near a school therefore Staff has also conditioned that

the businesses utilize no outdoor amplified music, intercom, or public address systems on the exterior of the building on this parcel (#17).

Parking

In the parking requirements table (LAMC 17.22.030, Table 3-05) this use is not specifically called out. This use could be compared to "Vehicle Sales and Rental" but in the definition of this crane rental business it is specifically called out as not comparable. At 50,000 total square feet, if it were a light manufacturing business the proposed use would require 1 space per 500 square feet, requiring 100 spaces. If it were a distribution center or warehouse, it would require 1 space per 1,000 square feet, requiring 50 parking spaces. The center has well over these numbers with 144 spaces altogether; 54 cars spaces, 90 trailer/equipment spaces (inside and outside of gates), some spaces are tandem but they are in the vehicle storage area. The area could clearly be striped for even more, if needed. Staff does not see an issue arising in parking for this business. The parking supplied on this parcel was clearly intended for a business such as this.

Findings

In order to approve a CUP, the Planning Commission must hold a public hearing and make findings of support for the proposed project. These findings include:

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

Staff Response: This parcel and area does not have a specific plan, however, City of Los Alamitos' General Plan Land Use Element Goal 3 states, "Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities." This location for this business is a fine example of a business in the right location for compatibility with the areas and businesses surrounding it.

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

Staff Response: The "Large Vehicle, Construction, and Heavy Equipment Rental" land use is permitted in the Planned Light Industrial (P-L-I) Zone through the consideration of a Conditional Use Permit. It complies with all other Zoning Code provisions.

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

Staff Response: This is a parcel with a full complement of existing industrial buildings surrounding it. There are no plans to place any future

uses surrounding it that would not compliment this business and its practices.

D. The site is physically suitable in terms of:

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

Staff Response: The parcel and the building need no adjustments to any of the existing infrastructure for the operations of this business.

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

Staff Response: This is an existing building at a location that has had adequate width and composition to accommodate public and emergency vehicles without incident for many years.

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

Staff Response: The existing building has had no difficulties with receiving support from public protection services.

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

Staff Response: The existing building has had no difficulties with receiving the service of utility facilities.

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

Staff Response: While the equipment to be rented here would be used in construction projects, which can be moderately disruptive elsewhere, those projects are not conducted on this property. This type of business is not one that would 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.

RECOMMENDATION

Staff has reviewed the proposal for consistency with the General Plan and LAMC, as well as potential impacts, such as parking and compatibility with surrounding land uses, which are entirely industrial, and believes the findings to approve the proposed CUP can be made.

Attachments

1. Draft Resolution 2021-02 with Exhibit A Plans

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 21-01 TO ALLOW A LARGE VEHICLE, CONSTRUCTION, AND HEAVY EQUIPMENT RENTAL USE IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONE, IN A 50,000 SQUARE FOOT STRUCTURE, AT 10850 PORTAL DRIVE, APN NUMBER 241-241-17 (APPLICANT: JOE SCHACATANO – THE CRANE GUYS, LLC).

WHEREAS, on February 22nd, the Applicant, Joe Schacatano, of the Crane Guys, LLC, submitted an application for a Conditional Use Permit (CUP 21-01) to allow a Large Vehicle, Construction, and Heavy Equipment Rental use in the Planned Light Industrial (P-L-I) Zone at 10850 Portal Drive; and,

WHEREAS, the property is located within the Planned Light Industrial (P-L-I) Zoning District, where these uses are allowed only with the approval of a CUP; and,

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

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on March 24, 2021; and,

WHEREAS, at this Public Hearing, the applicant, applicant's representatives, and members of the public were provided the opportunity to present written and oral testimony.

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

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

SECTION 2. Conditional Use Permit 21-01 is hereby approved to allow a Large Vehicle, Construction, and Heavy Equipment Rental use in the Planned Light Industrial (P-L-I) Zone at 10850 Portal Drive based upon the following findings:

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

This parcel and area does not have a specific plan, however, City of Los Alamitos' General Plan Land Use Element Goal 3 states, "Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities." This location for this business is a fine example of a business in the right location for compatibility with the areas and businesses surrounding it.

- 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;

The “Large Vehicle, Construction, and Heavy Equipment Rental” land use is permitted in the Planned Light Industrial (P-L-I) Zone through the consideration of a Conditional Use Permit. It complies with all other Zoning Code provisions.

- 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 is a parcel with a full complement of existing industrial buildings surrounding it. There are no plans to place any future uses surrounding it that would not compliment this business and its practices.

- 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 parcel and the building need no adjustments to any of the existing infrastructure for the operations of this business.

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

This is an existing building at a location that has had adequate width and composition to accommodate public and emergency vehicles without incident for many years.

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

The existing building has had no difficulties with receiving support from public protection services.

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

The existing building has had no difficulties with receiving the service of utility facilities.

- 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.

While the equipment to be rented here would be used in construction projects which can be moderately disruptive elsewhere, those projects are not conducted on this property. This type of business is not one that would adversely effect 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.

SECTION 3. The project is Categorically Exempt from the California Environmental Quality Act per Guidelines, Section 15301(a), Class 1. Existing Facilities. The proposed project involves the occupation and operation of an existing building in a manner that includes no expansion of the building footprint beyond the existing area, and would at the most include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. All necessary public services and facilities are already available to the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality

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

Planning

1. Approval of this application is to allow a Large Vehicle, Construction, and Heavy Equipment Rental use in the Planned Light Industrial (P-L-I) Zone at 10850 Portal Drive with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 21-01 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. In the event the City receives noise or other public disturbance complaints in connection with the use authorized by this CUP, the Development Services Director shall investigate such complaints and, if significant noise or other nuisance conditions are found to exist, including noise emanating from the Applicant's business establishment that cause significant adverse impacts on one or more properties, or that significantly increase the ambient noise levels in the vicinity above levels existing without the approved use, the Development Services Director may bring this CUP back to the Planning Commission to

consider imposing additional conditions, amending or revising conditions, or revoking this CUP.

3. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code or the Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Development Services Director.
4. Failure to satisfy and/or comply with the conditions herein may result in revocation by the Planning Commission and/or City Council of this approval.
5. The applicant and the applicant's successors, in interest, shall be fully responsible for knowing and complying with all conditions of approval.
6. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement.

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

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

7. The applicant has 90 days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.
8. 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.

9. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of **any** permits.
10. If the commencement of the business approved by this action is not established within 12 months, such Conditional Use Permit approval shall be terminated and shall thereafter be null and void.
11. Applicant shall comply with all applicable City, County, and/or State regulations.
12. No vehicles shall be permitted to idle on the property for more than ten minutes.
13. No shipping containers may be stored on the exterior of the building on this parcel.
14. This property shall not be used for salvage operations.
15. Washing operations shall be permitted only on the interior of the building where proper sewer connections are made for waste water.
16. Repair of the business or rental vehicles shall be conducted only on the interior of the building.
17. This location is near a school therefore the Applicant shall utilize no outdoor amplified music or public address systems on the exterior of the building on this parcel.

Building Department

18. The applicant shall obtain City permits for all tenant improvements.
19. All exits must stay clear.

Code Enforcement Department

20. No overnight storage of commercial vehicles shall be permitted on Portal Drive at any time.

Orange County Fire Authority

21. The Applicant must address the comments, corrections, and/or concerns listed below before conditions can be issued for this project. If you need additional information or clarification, please contact Jonathan Hobbs by phone or email: (714) 573-6181, jonathanhobbs@ocfa.org.

Project and building information

1. Provide basic project information such as construction type, number of stories, total area and area per story, occupancy classification(s) and on which story each occupancy is located, whether the building is protected by a sprinkler system and, if so, what type (NPFA 13, 13-R, 13-D), etc.

Hydrant location and spacing

2. Show the location of fire hydrants on the plan.

SECTION 5. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit 21-01, as represented by the plans in "Exhibit A" and subject to the conditions herein.

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 24th day of March 2021, by the following vote:

Chair Wendy Grose

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 24th day of March 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ron Noda, Secretary

129 W. Gladstone St, San Dimas, California 91773



BUILDING SITE PLAN
The Crane Guys
 10850 Portal Drive
 Los Alimitos, CA

PROJECT MLM21003
 DATE 02/16/21
 DRAWN BY MM
 CHECKED BY MM

SHEET
A010

[illegible]

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Art & Architecture

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Crane Guys
Portal Drive
San Dimas, CA

BUILD	The C 10850 P Los Alin
PROJECT	MLM21003
DATE	02/16/21

SHEET
A010

AUTO

(not issued for construction)

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: March 24, 2021

ITEM NUMBER: 7C

To: Chair Grose and Members of the Planning Commission

Via: Ron Noda, Acting Deputy City Manager

From: Tom Oliver, Associate Planner

**Subject: Site Development Permit (SDP) 21-01
Construction of a Medical Office Building**

SUMMARY:

Consideration of a Site Development Permit application proposing the construction of a 5,200 square foot, two story medical building to replace two existing single family homes on Katella Avenue (see attached site plan). The building plans call for two offices in one 5,200 square foot building, located at 4562 Katella Avenue & 11002 Saratoga Drive, APNs 222-171-04 & -05 (Elizabeth Craig – Procon Development).

RECOMMENDATION:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution 2021-05, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A SITE DEVELOPMENT PERMIT (SDP) 21-01 FOR THE CONSTRUCTION OF A 5,200 SQUARE FOOT BUILDING IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONE AT 4562 KATELLA AVENUE & 11002 SARATOGA DRIVE, APNS 222-171-04 & -05 (APPLICANT: ELIZABETH CRAIG, PROCON DEVELOPMENT).”

APPLICANT: Elizabeth Craig, Procon Development

PROJECT LOCATION: 4562 Katella Avenue & 11002 Saratoga Drive, APNs 222-171-04 & -05

NOTICE: On March 10, 2021, a Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum. 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 recommended action is not subject to the California Environmental Quality Act (CEQA). CEQA applies only to projects that the City proposes to carry out, support, or approve. Projects that the City rejects or disapproves are exempt from CEQA. Pub Res C §21080(b)(5); 14 Cal Code Regs §15270(a).

PRIOR APPROVALS:

None

**BACKGROUND**

Elizabeth Craig, of Procon Development, has submitted a Site Development Permit application proposing the construction of a medical building to replace two existing single family homes on Katella Avenue (see attached site plan). The building plans call for two floors of medical office space in one 5,200 square foot building.

Prior to the submission of this application, the Applicant submitted another application to the City Engineer to combine the two existing lots for the existing homes into one parcel, through a Lot Line Adjustment (LLA). This Lot Line Adjustment is near to completion.

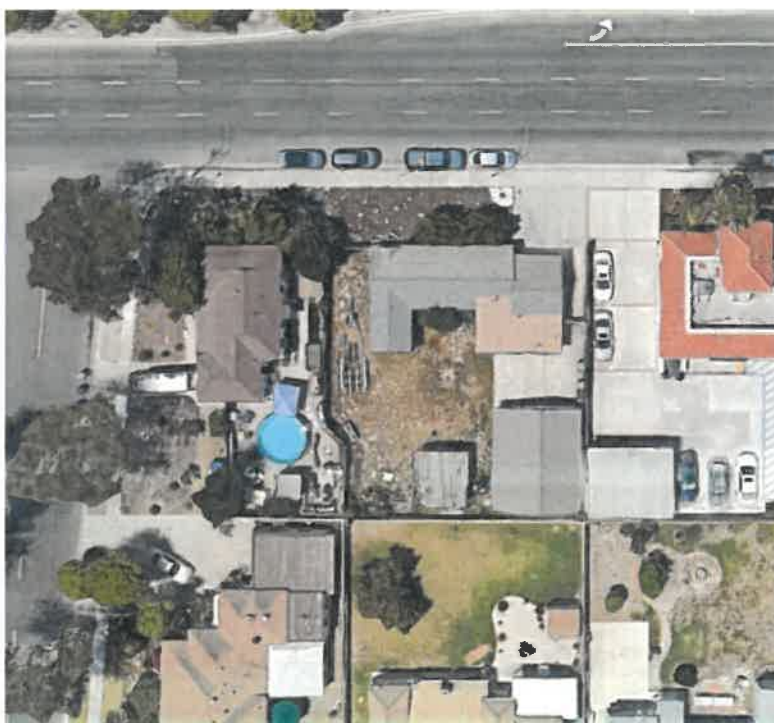
Project Location

The site is in the Commercial Professional Office (C-O) Zone along Katella Avenue. One of the homes is on the southeast corner of Katella Avenue and Saratoga Drive, and the other home is next door to the east along Katella Avenue. While residential homes currently exist on the property, it has been the goal of the General Plan for these homes to be either renovated or removed and replaced for C-O Zone compliant land uses. The current residential use of these homes is an example of a “legal nonconforming” use.

Surrounding Designations and Uses

Location	General Plan Land Use Designations	Zoning Districts	Existing Uses
Project Site	Professional Office	Commercial Professional Office (C-O)	Residential Homes
North of Site	City of Cypress	City of Cypress	Cottonwood Church
East of Site	Professional Office	Commercial Professional Office (C-O)	Oral Surgery Office
West of Site	Professional Office	Commercial Professional Office (C-O)	Procon Development
South of Site	Single Family Residential	Single Family Residential (R-1)	Single-Family Residential

Bird's eye view of existing site



Existing Site

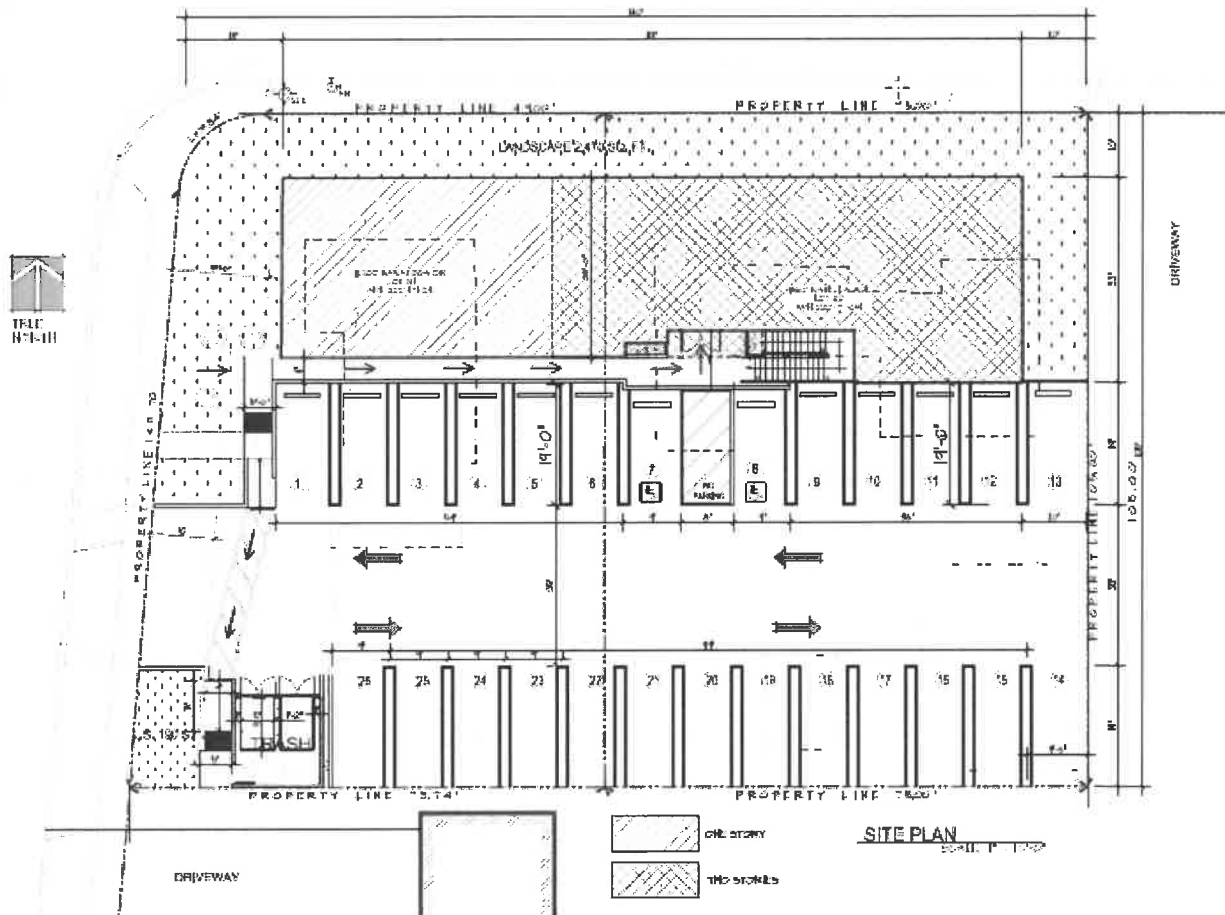
The existing site consists of 15,127 square feet or .36 acres. The two existing residential homes have been rental properties. They are dated looking, have unkempt landscaping, and have a total floor area of 2,081 square feet. They were constructed in 1948. The residential homes are currently unoccupied and will be demolished soon.

SITE DEVELOPMENT PERMIT

Chapter 17.44.020.B *Major Site Plan Review*, in the Zoning Code, states when a project such as this requires a Site Development Permit:

“Any new construction or addition to an existing commercial, mixed-use, industrial, or private institutional structure or group of structures involving greater than 2,500 square feet of gross floor area.”

Here is the site plan (plans are attached to this report):



ANALYSIS

• Development Standards

As previously noted, the project site is located in the Commercial Professional Office (C-O) zoning district. The site currently exists with two existing legal non-conforming residential buildings that were built years prior to this location being designated as part of the C-O district. The parcel probably was designated as part of the C-O zone when the City began in 1960. It is shown in the 1969 zoning map as C-O.

C-O Property Development Standards

	Required	Proposed Project	Requirement Met
Lot Area	No requirement	.36 acres (per	Yes

	Required	Proposed Project	Requirement Met
		assessor)	
Lot Width	No requirement	West 93+ and east 105 ft.	Yes
Lot Depth	No requirement	South 149 & 124+ft.	Yes
Floor area ratio (FAR)	1.50	.33	Yes
Height Limit – Main Structures	3 Stories or 40 ft.	2 stories 32'4" tall to top of parapet	Yes
Setbacks:			
Front (def. – shortest PL on a street)	15 feet	15 feet	Yes
Side	Not required unless abutting a residential zone, then 10 ft. Street side yard (Corner lot): 10 ft.	South 63 ft. North 10 ft.	Yes
Rear	10 ft.; where rear lot abuts a C-G or P-L-I zone, no setback is required	10 ft.	Yes

In addition to the requirements set forth above, there are specific requirements that are set forth elsewhere in the Los Alamitos Municipal Code.

- **Parking**

The proposed plans show 26 parking spaces for the building. The Applicant desires for this building to be a medical office building which requires one parking space per 200 square feet of lease space. The proposed 5,200 square foot medical building would require 26 spaces, therefore meeting the parking requirement. The Applicant requests for approval to not install a designated loading space as part of approval, if given, since medical offices do not usually require large loading truck deliveries at these type of locations. The Director can waive this requirement.

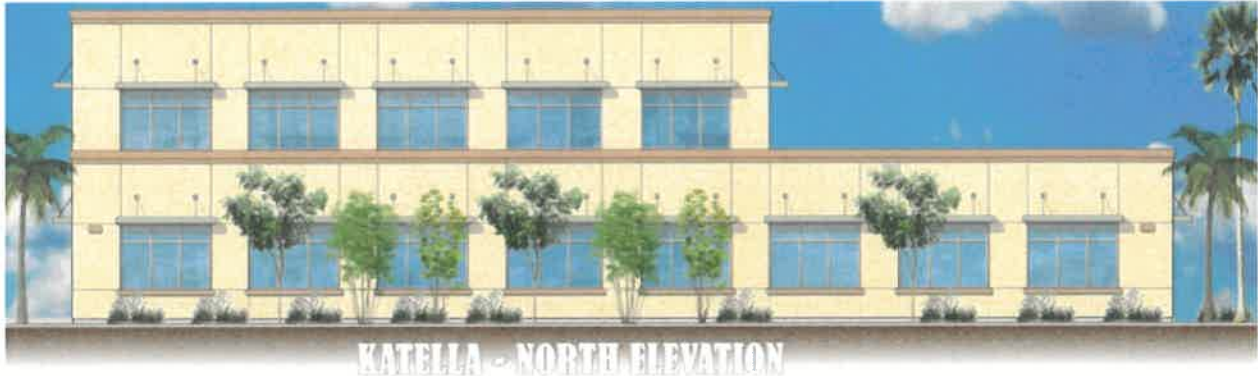
Vehicular access is proposed to be accommodated on Saratoga Drive which would remove the two driveway approaches from the existing homes on Katella Avenue. This would improve traffic flow on Katella Avenue as well as add more parking spaces to Katella Avenue.

- **Building Architecture**

The modern architectural style of the structures is somewhat subdued. The building is roughly just rectangular stucco walls and window glass. However, through paint colors, screed lines in the stucco to break of the large sections, divided light windows, and crown molding at the top of each floor, it has a modern business park type of

appearance. Staff has recommended that the Applicant add more architectural features to the building, such as awnings over the windows.

Elevation of the proposed building from Katella Avenue:



Elevation of the proposed building from the parking lot:



- **Landscaping**

LAMC Section 17.18.030 (Landscape Area Requirements) speaks to landscaping requirements that non-residential structures shall provide.

“Nonresidential and Multiple-Family Uses. Each land use, except single-family residential, shall provide and maintain a minimum of 15 percent of the site in landscaped areas. The landscape area requirement may include setback areas and other unused areas of the site that are not intended for future use. Parking lot landscaping may be counted towards meeting this requirement.”

According to the proposed site plan, the landscape areas total approximately 2,660 square feet or 17.5% percent of the total site area meeting this requirement of the Code. If approved, the project would be required to comply with Chapter 13.05 “Water Efficient

Landscaping,” and Chapter 13.04 “Water Conservation”, of the Los Alamitos Municipal Code.

- **Refuse and Recycling Storage Areas**

All commercial development with more than one tenant, all industrial developments, and all other non-residential developments shall contain at least one outdoor refuse and recycling materials enclosure (Los Alamitos Municipal Code 17.16.090.B.2). The trash enclosure is shown on the plans.

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: Medical Offices are a permitted use in the Commercial Professional Office (C-O) 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: Though enactment of the General Plan Land Use Policy 2.6, the City has established a policy to encourage the siting of medical offices, such as the proposed project, near the Los Alamitos Medical center at 3751 Katella Avenue. Land Use Element Policy 2.6 reads:

“Medical uses. Leverage the medical center as a key anchor, concentrating medical uses around the campus and encouraging complementary uses.”

The proposed project would not be near the Los Alamitos Medical Center and would result in a new medical office outside of the Medical Overlay General Plan Land Use Designation, and therefore would not comply with General Plan Land Use Policy 2.6.

- ii. Efficient site layout and design;

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

- iii. Applicable environmental review;

Staff Response: Staff's recommendation is to deny the application, The recommended action is not subject to the California Environmental Quality Act (CEQA). CEQA applies only to projects that the City proposes to carry out, support, or approve. Projects that the City rejects or disapproves are exempt from CEQA. Pub Res C §21080(b)(5); 14 Cal Code Regs §15270(a).

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 Report: This building meets the standards of the Zoning Code for all of these requirements.

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

Staff Response: The Applicant requests for approval to not install a designated loading space as part of approval, if given, since medical offices do not usually require large loading truck deliveries at these type of locations. The Director can waive this requirement if the project were to be approved. Vehicular access is proposed to be accommodated on Saratoga Drive which would remove the two driveway approaches from the existing homes on Katella Avenue. This would improve traffic flow and safety on Katella Avenue.

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

Staff Report: The applicant has worked with Staff to add more architectural detail to the proposed project. 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: Vehicular access is proposed to be accommodated on Saratoga Drive which would remove the two driveway approaches from the existing homes on Katella Avenue. This would improve traffic flow and safety on Katella Avenue. The proposed plans show 26 parking spaces for the building. The Applicant desires for this building to be a medical office building which requires one parking space per 200 square feet of lease space. The proposed 5,200 square foot medical building would require 26 spaces, therefore meeting the parking requirement. The pedestrian walkways, meet the requirements of the code, and landscaping is proposed to be 17.5%, surpassing the 15% required by the landscape code.

viii. The placement and use of private open spaces;

Staff Response: There are no private open spaces as 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, screed lines in the stucco to break up the large sections, divided light windows with awnings over the windows, and crown molding at the top of each floor, it has a modern business park type of appearance

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, therefore causing these considerations are not necessary.

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 landscaping would 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. No screening would be required if the project were approved.

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

Though enactment of the General Plan Land Use Policy 2.6, the City has established a policy to encourage the siting of medical offices, such as the proposed project, near the Los Alamitos Medical center at 3751 Katella Avenue. Land Use Element Policy 2.6 reads:

“Medical uses. Leverage the medical center as a key anchor, concentrating medical uses around the campus and encouraging complementary uses.”

The proposed project would not be near the Los Alamitos Medical Center and would result in a new medical office outside of the Medical Overlay General Plan Land Use Designation, and therefore would not comply with General Plan Land Use Policy 2.6.

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 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 would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color as described in the color board.

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 removal of the aging homes on the site with an office building would be more in keeping with the zone this parcel is in, however the desires of the residents of the City through the General Plan do not support the construction of a medical building on this site.

RECOMMENDATION

Staff feels that this project is not the type of building that was desired for this location when the General Plan was approved by the City of Los Alamitos, and that locating a new medical office building at the proposed site would conflict with General Plan Land Use Policy 2.6. Based on the foregoing, Staff recommends denial of SDP 21-01.

Attachments:

1. *Draft Resolution No. 2021-05*
2. *Site Plans*
3. *Color Board*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A SITE DEVELOPMENT PERMIT (SDP) 21-01 FOR THE CONSTRUCTION OF A 5,200 SQUARE FOOT MEDICAL OFFICE BUILDING IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONE AT 4562 KATELLA AVENUE & 11002 SARATOGA DRIVE, APNS 222-171-04 & -05 (APPLICANT: ELIZABETH CRAIG, PROCON DEVELOPMENT).

WHEREAS, on March 8, 2021, City Staff received an application for a Site Development Permit (SDP 21-01) requesting City approval for the construction of a 5,200 square foot medical building at 4562 Katella Avenue and 11002 Saratoga Drive in the Commercial Professional Office (C-O) 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 March 24, 2021; and,

WHEREAS, at this Public Hearing, the applicant, applicant's representatives and members of the public were provided the opportunity to present written and oral testimony.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, 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. The Los Alamitos Municipal Code (LAMC) recognizes that the projects requiring Site Development Permits are not appropriate in all circumstances and gives the Planning Commission the discretion to approve or disapprove such proposed uses. In order to approve a Site Development Permit, LAMC Section 17.44.060 requires the Planning Commission to make certain affirmative findings. The Planning Commission is unable to make all of the required findings in support of Site Development Permit 21-01.

To approve a Site Development Permit, LAMC Section 17.44.060(2) requires the Planning Commission to find 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 (17.44.030(B)(1); and
- ii. Consistency with the General Plan and any applicable specific plan (17.44.030(B)(12).

The Planning Commission is unable to make the required findings specified above. Though enactment of the General Plan Land Use Policy 2.6, the City has established a policy to encourage the siting of medical offices, such as the proposed project, near the Los Alamitos Medical center at 3751 Katella Avenue. Land Use Element Policy 2.6 reads:

“Medical uses. Leverage the medical center as a key anchor, concentrating medical uses around the campus and encouraging complementary uses.”

The proposed project would not be near the Los Alamitos Medical Center and would result in a new medical office outside of the Medical Overlay General Plan Land Use Designation, and therefore would not comply with General Plan Land Use Policy 2.6.

SECTION 3. Based upon such findings and determinations, each and every one of which constitutes separate and independent grounds for denial, the Planning Commission hereby denies Site Development Permit 21-01.

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

PASSED, APPROVED, AND ADOPTED this 24th day of March 2021, by the following vote:

Chair Wendy Grose

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 24th day of March 2021, by the following vote, to wit:

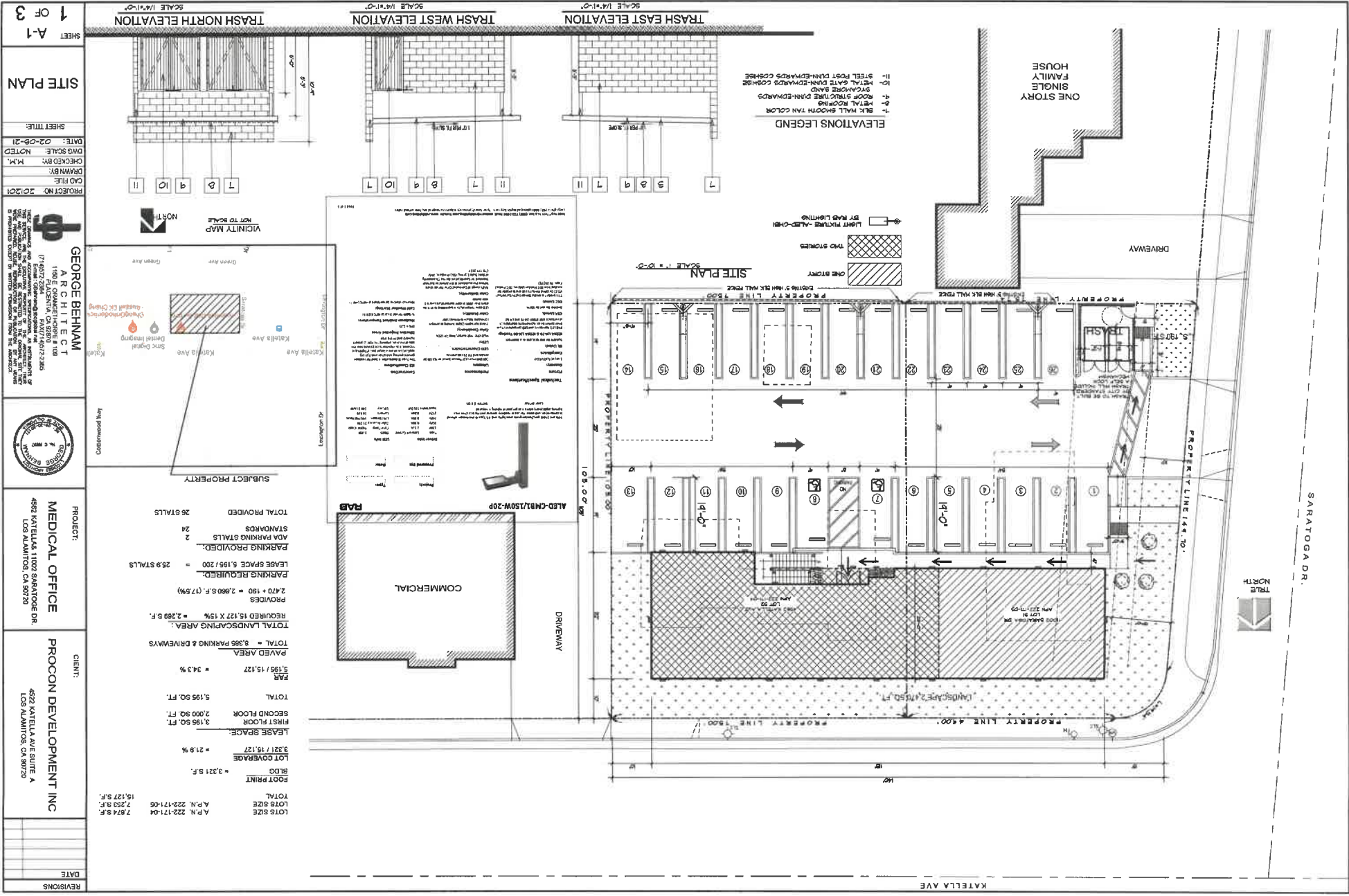
AYES:

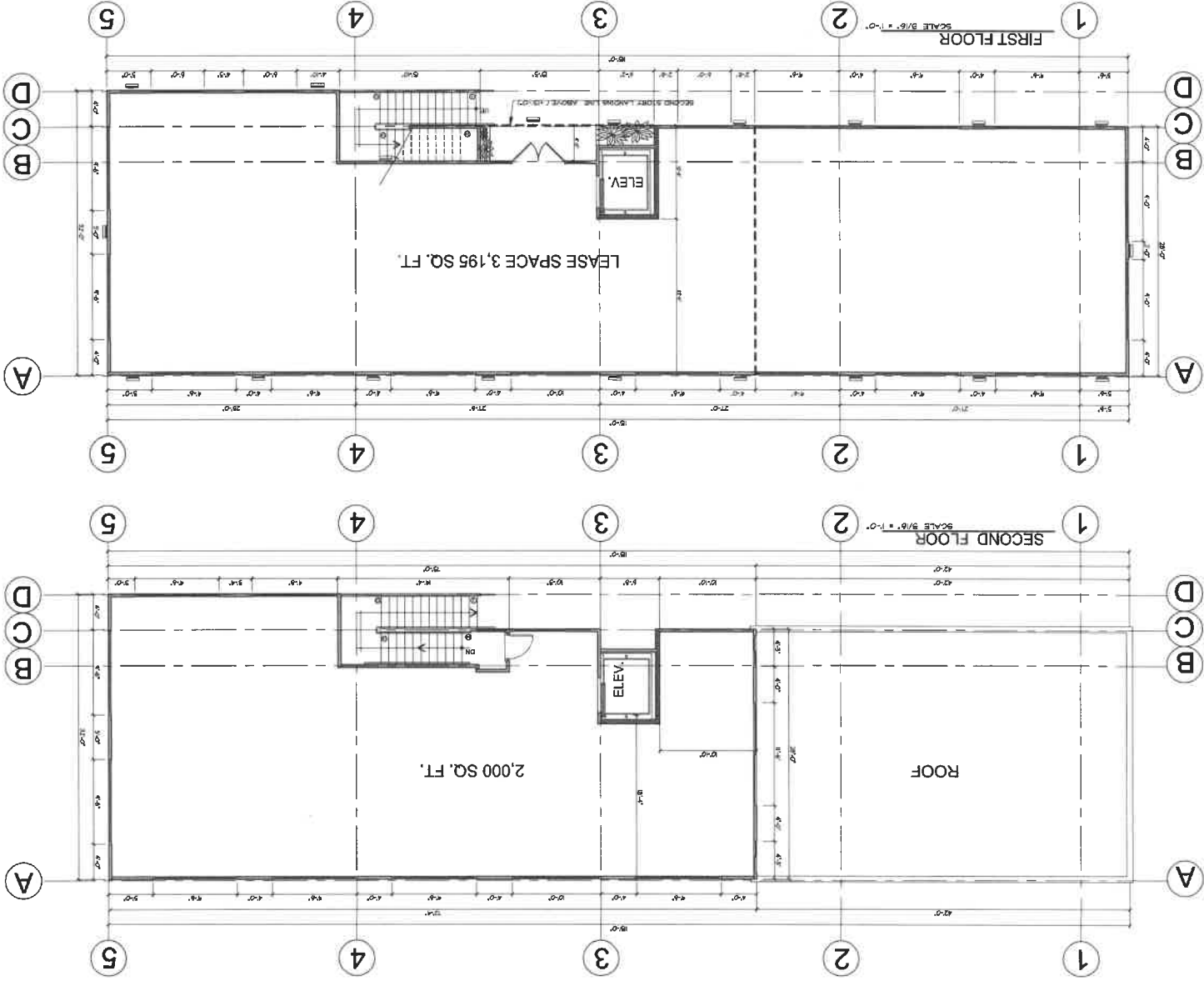
NOES:

ABSENT:

ABSTAIN:

Ron Noda, Secretary





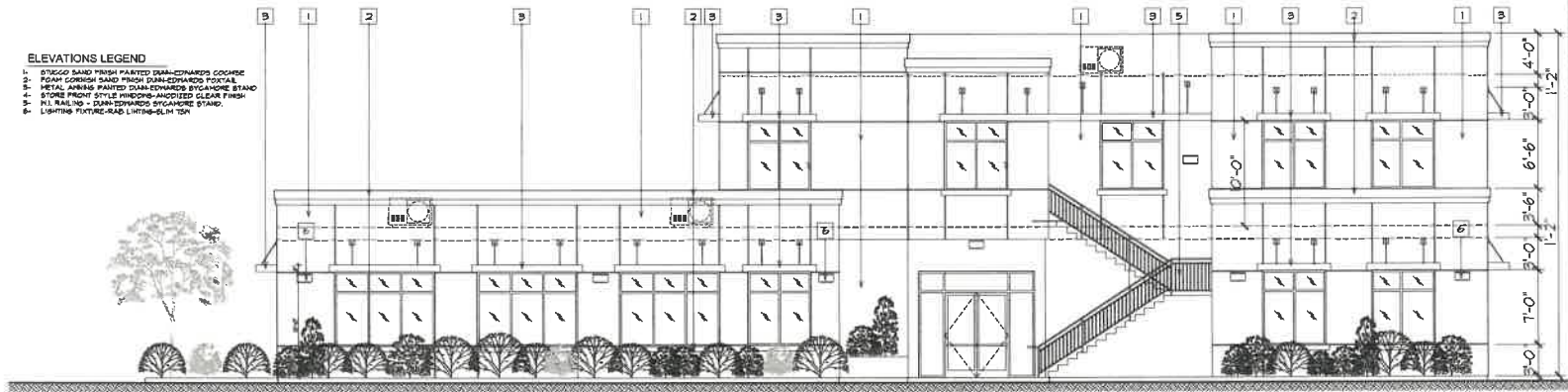
PROJECT:		CLIENT:	
MEDICAL OFFICE		PROCON DEVELOPMENT INC	
4655 KATELLA, 11002 SERRAVALLO DR.		4655 KATELLA AVE SUITE A	
LOS ALAMITOS, CA 90720		LOS ALAMITOS, CA 90720	
PROJECT NO. 201201		DATE	
DRAWN BY: M.M.		REVISIONS	
CHECKED BY: M.M.			
DWG SCALE: NOTED			
DATE: 02-08-21			
SHEET TITLE:			
FIRST & SECOND FLOOR PLAN			
SHEET A-2			
2 OF 3			

GEORGE BEHNAM ARCHITECT
11002 SERRAVALLO DR.
LOS ALAMITOS, CA 90720
TEL: 562.940.1234 FAX: 562.940.1235
WWW.GEORGEBEHNAMARCHITECT.COM
THIS DOCUMENT IS THE PROPERTY OF GEORGE BEHNAM ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM THE ARCHITECT.

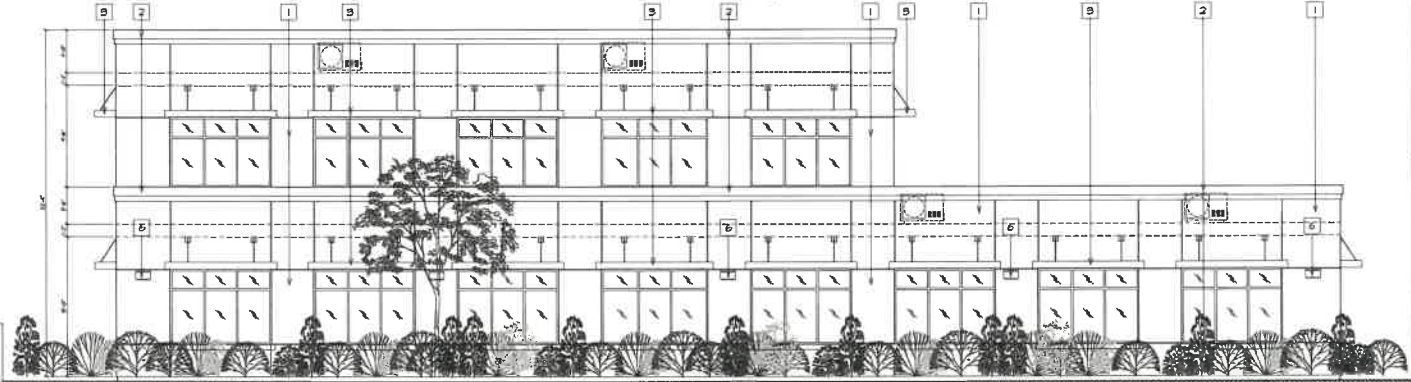
PROFESSIONAL SEAL
GEORGE BEHNAM
ARCHITECT
NO. 11002
STATE OF CALIFORNIA

ELEVATIONS LEGEND

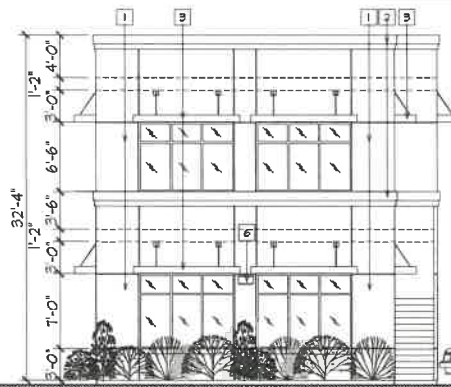
1. STUCCO SAND PINKISH PAINTED DUAL-EDWARDS COARSE
2. PEARL GLOSS SAND PINKISH DUAL-EDWARDS FINE
3. METAL ANTRACITE PAINTED DUAL-EDWARDS BYGONE STAND
4. STORE FRONT STYLE WINDING-ANDOTED CLEAR FINISH
5. PL. RAILING - DUAL-EDWARDS BYGONE STAND
6. LIGHTING FUTUR-ROAD LITTING-GLIN 10W



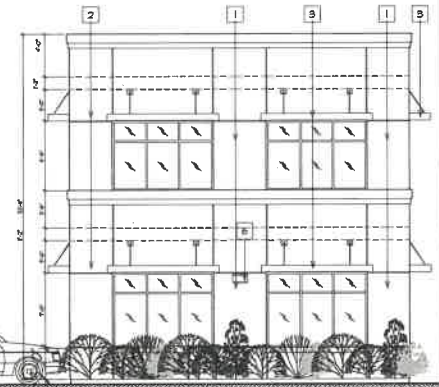
SOUTH ELEVATION SCALE 1/8" = 1'-0"



KATELLA - NORTH ELEVATION SCALE 1/8" = 1'-0"

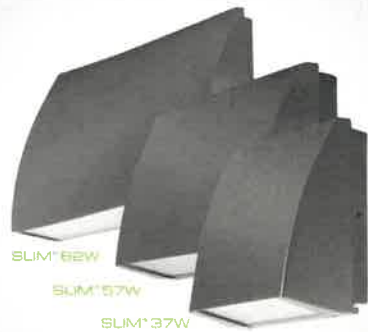


WEST ELEVATION SCALE 1/4" = 1'-0"



EAST ELEVATION SCALE 1/8" = 1'-0"

Replace traditional wallpacks
with SLIM™ LED.
Same footprint. Better performance.



REVISIONS
DATE

CIENT:
PROCON DEVELOPMENT INC
4522 KATELLA AVE SUITE A
LOS ALAMITOS, CA 90720

PROJECT:
MEDICAL OFFICE
4522 KATELLA 11002 SARATOGUE DR.
LOS ALAMITOS, CA 90720



GEORGE BEHNAM
ARCHITECT
11555 E. FLORISSA AVE. SUITE 100
LOS ANGELES, CA 90004
(310) 444-1111
www.georgebehnam.com

PROJECT NO: 201201
CAD FILE:
DRAWN BY:
CHECKED BY: M.M.
DWG SCALE: NOTED
DATE: 02-08-21

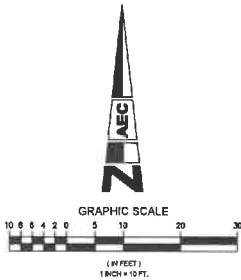
SHEET TITLE:

ELEVATIONS

SHEET
A-3
3 OF 3

LEGEND

⊕	FIRE HYDRANT	FF	FINISHED FLOOR
—	EDGE PAVEMENT	TH	FIRE HYDRANT
M	WATER VALVE	FL	FLOW LINE
□	METER, PULL BOX	FS	FINISHED SURFACE
—	SIGN	FW	FRONT OF WALK
—	CONCRETE	GM	GAS METER
—	BLOCK WALL	L	LOT LINE
—	STREET LIGHT	NIG	NATURAL GROUND
—	HANDICAP STALL	PB	PULL BOX
—	WOOD FENCE	PL	PROPERTY LINE
(DO)	EXISTING GRADE	PP	POWER POLE
DO	PROPOSED GRADE	R/W	RIGHT OF WAY
AC	ASPHALT PAVEMENT	SM	SEWER MANHOLE
BW	BACK OF WALK	TW	TREE WELL
CO	CLEAN OUT	WM	WATER METER
FC	FINISHED CONCRETE		



TOPOGRAPHIC SURVEY NOTE

TOPOGRAPHIC SURVEY WAS PROVIDED BY:
 WILLIAM TOWELL
 3677 BROADWAY AVENUE
 LONG BEACH, CALIFORNIA
 TELEPHONE: 714-336-3966

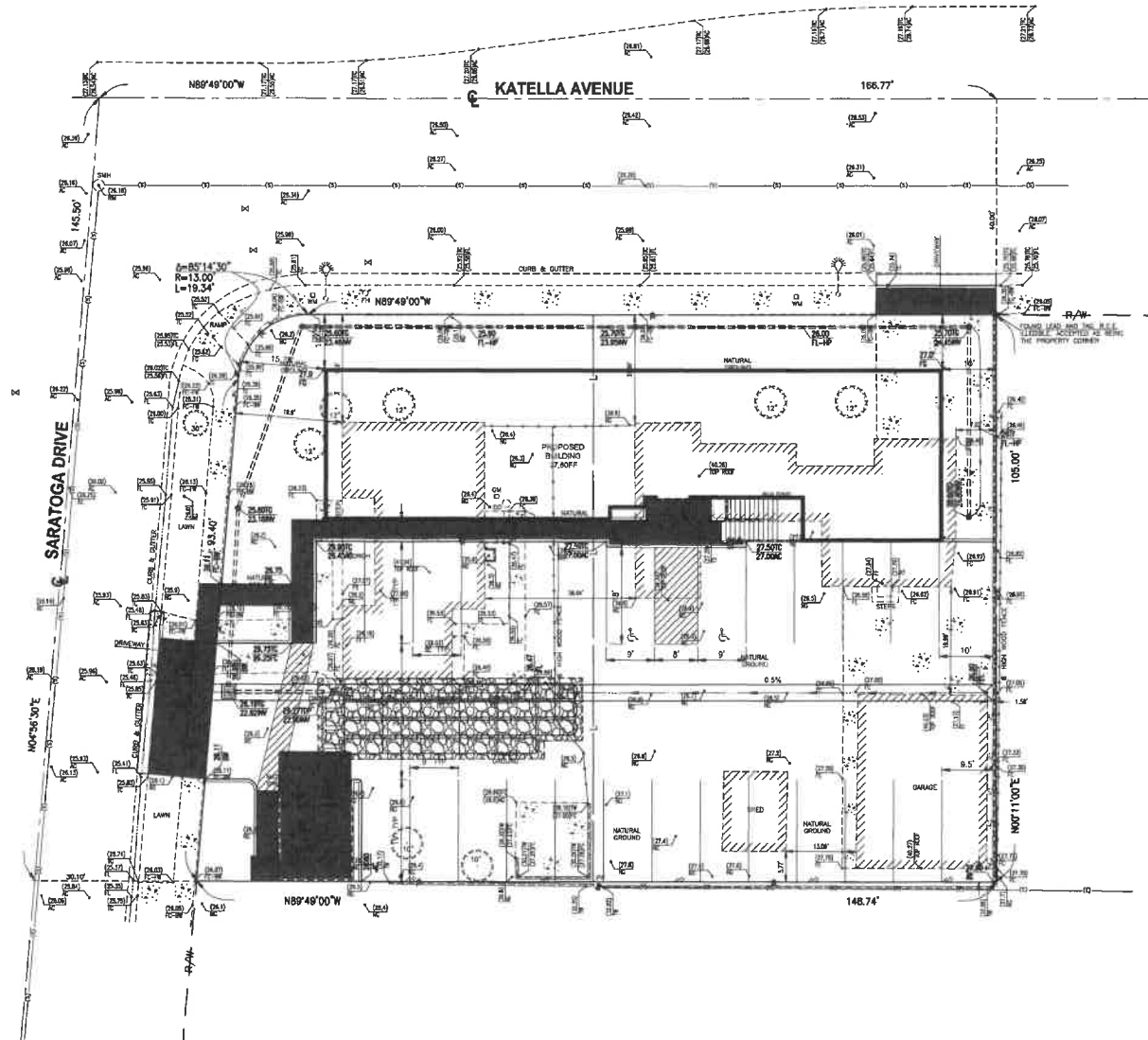
BASIS OF BEARINGS

THE BEARING OF N89°49'00"W FOR THE CENTERLINE OF KATELLA AVE AS SHOWN ON TRACT NO. 1238 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGAL DESCRIPTION

LOTS 31 & 32 TRACT NO. 1238 M.M. 38/32-33
 ORANGE COUNTY BM 18-101-02
 ELEVATION = 28.42 NAVD 88

BENCHMARK



ANACAL ENGINEERING COMPANY
 CIVIL ENGINEERING & LAND SURVEYING
 12000 WILSON AVENUE
 SUITE 100
 LONG BEACH, CALIFORNIA 90807
 PHONE: 714-774-1763 FAX: 714-774-4890
 E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM

PROJECT ENGINEER

DATE	02/08/21
SCALE	1" = 10'
DRAWN	C. F. L.
CHECKED	C. F. L.
IN CHARGE	C. F. L.

PRELIMINARY GRADING PLAN

MEDICAL OFFICE
 4562 KATELLA & 11002 SARATOGA DRIVE

SHEET TITLE

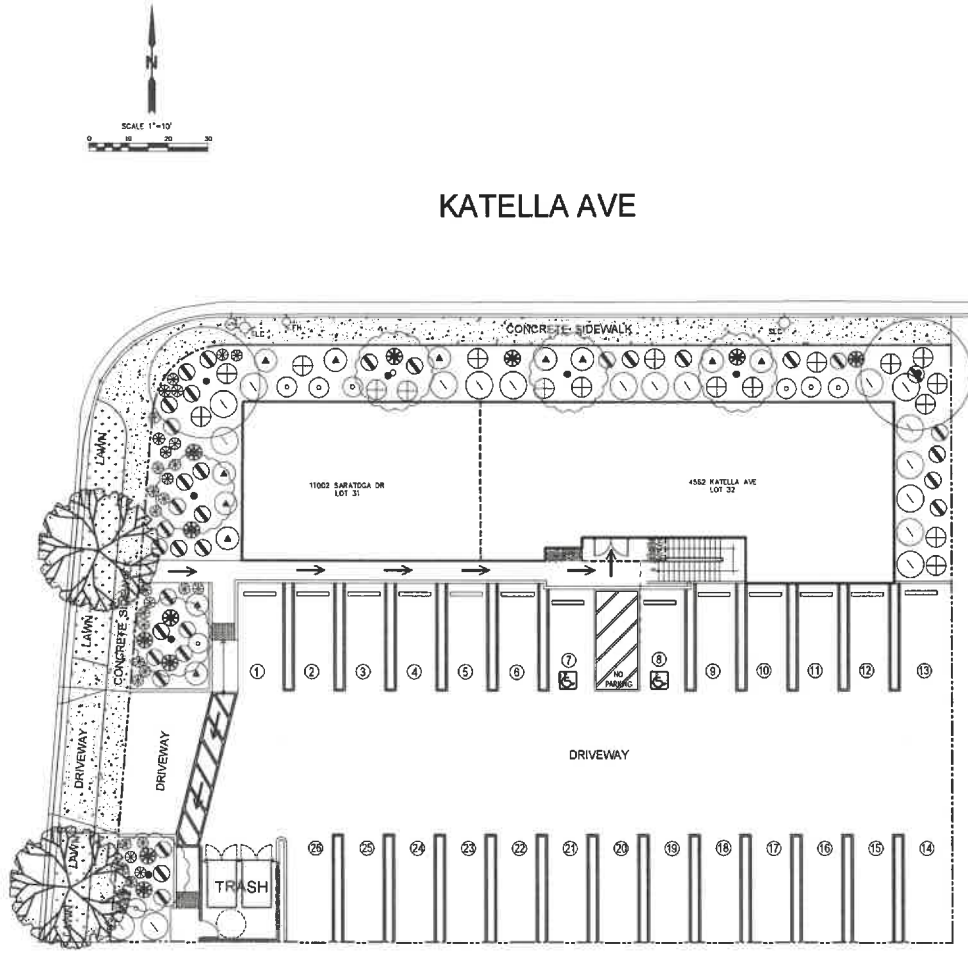
SHEET NO.

1

JOB NO. 20-110-PRELIM CP

1

SARATOGA DR.



REVISIONS	
DATE	△

CONTACT:
PROCON DEVELOPMENT
4552 KATELLA AVENUE, SUITE A
LOS ALAMITOS, CALIFORNIA 90720
562-786-4438

PROJECT:
MEDICAL BUILDING
4552 KATELLA AVENUE
LOS ALAMITOS, CA



SHEET TITLE:
CONCEPTUAL
LANDSCAPE PLAN

RICHARD M. GARCIA
LANDSCAPE ARCHITECTURE
1918 KEMPER AVE., SANTA ANA, CA 92705
PHONE/FAX: 714-538-0000 EMAIL: rmgardia@esbglobal.net
CALIFORNIA LANDSCAPE ARCHITECT NO. 1873

DRAWN	R. GARCIA
DATE	2-4-2021
SCALE	1" = 10' - 0"
JOB NO.	
SHEET	L-1
	1 OF 1

MEDICAL OFFICE BUILDING

4562 KATELLA & 11002 SARATOGA DR. SAN BERNARDINO
LOS ALAMITOS, CA 90720

KATELLA AVE



SARATOGA DR

CONCRETE SWALE

LAWN

LAWN

CONCRETE SIDEWALK

DRIVEWAY

DRIVEWAY

DRIVEWAY

TRASH

N

SITE PLAN

GEORGE BEHNAM
ARCHITECT
714.572.2834

MEDICAL OFFICE BUILDING

4562 KATELLA & 11002 SARATOGUE DR. SAN BERNARDINO
LOS ALAMITOS, CA 90720

 GEORGE BEHNAM
ARCHITECT
714.572.2384



EAST ELEVATION

MEDICAL OFFICE BUILDING

4562 KATELLA & 11002 SARATOGUE DR. SAN BERNARDINO
LOS ALAMITOS, CA 90720

 GEORGE BEHNAM
ARCHITECT
714.572.2884



MEDICAL OFFICE BUILDING

4562 RAYFIELD & 11002 SARATOGA DR. SAN BERNARDINO
LOS ANGELES, CA 90720

GEORGE BEHNAM
ARCHITECT
714.572.2334



MEDICAL OFFICE BUILDING

4562 KATELLA & 11002 SARATOGUE DR. SAN BERNARDINO
LOS ALAMITOS, CA 90720

GEORGE BEHNAM
ARCHITECT
714.572.2334



WEST ELEVATION



STUCCO TEXTURE



WINDOWS FINISH AND COLOR

AWNING AND W.I. RAILING COLOR
DUNN-EDWARDS SYCAMORE STAND



TRIMS STUCCO COLOR
DUNN-EDWARDS FOXTAIL



WALLS STUCCO COLOR
DUNN-EDWARDS COSHISE

PROJECT:

MEDICAL OFFICE

4562 KATELLA & 11002 SARATOGUE DR.
LOS ALAMITOS, CA 90720

CLIENT:

PROCON DEVELOPMENT INC

4522 KATELLA AVE SUITE A
LOS ALAMITOS, CA 90720



GEORGE BEHNAM

ARCHITECT

1150 E. ORANGETHORPE # 109
PLACENTIA, CA 92870
(714) 572-2384 FAX (714) 572-2385
E-mail: GBehnam@sbcglobal.net

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: March 24, 2021

ITEM NUMBER: 7D

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

Via: Ron Noda, Acting Deputy City Manager

From: Tom Oliver, Associate Planner

**Subject: Zoning Ordinance Amendment (ZOA 21-01)
Zoning Code Brush Up**

SUMMARY

Consideration of Zoning Ordinance Amendment (ZOA 21-01). The Zoning Code (Title 17) was recently updated in November 2019. Since then, City Staff has identified Zoning Code provisions that were inadvertently removed or misplaced during the 2019 update, clerical errors requiring correction, and other sections that need to be clarified. ZOA 21-01 is intended to make necessary revisions to maintain internal consistency and promote the efficient administration of the City's zoning regulations.

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-04 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL TO ADOPT ORDINANCE NO. 2021-TBD AMENDING TITLE 17 (ZONING) OF THE LOS ALAMITOS MUNICIPAL CODE TO CORRECT CLERICAL ERRORS AND OMISSIONS AND TO MAINTAIN INTERNAL CONSISTENCY (ZOA 21-01) (CITY INITIATED)"

APPLICANT

City Initiated

LOCATION

Citywide

ENVIRONMENTAL

ZOA 21-01 corrects clerical errors and omissions and makes other textual revisions to the Zoning Code that will not result in any physical change to the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

APPROVAL CRITERIA

Section 17.58 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment be recommended by a resolution to the City Council.

NOTICING

On March 10, 2021, Notice of Public Hearing was posted at City Hall. It was also published in the News Enterprise on March 10, 2021 as a 1/8th of a page notice.

BACKGROUND

Title 17 of the Los Alamitos Municipal Code, known as the Zoning Code was updated by approval of the City Council in November of 2019. It has also been well over a year (June 2019) since the Planning Commission made their recommendation of approval to the City Council. A Zoning Code update, as with the edit of any large document, does not come without errors and omissions. At any given time, Staff finds that code changes are required within this document and therefore Staff keeps an ongoing list of changes that would be valuable to make when the opportunity arises. Staff would like present those changes to the Planning Commission tonight for their recommendation to the City Council.

DISCUSSION

Since the approval of the 2019 Zoning Code update, Staff has kept an ongoing register of Zoning Code sections that need to be reinserted or clarified. Below, are the changes that have been identified by Staff for correction. Staff has attached a draft City Council Ordinance that incorporate these changes for Commission review in its recommendation to the City Council. A draft resolution of the Planning Commission recommending approval of ZOA 21-01 is attached. Per Los Alamitos Municipal Code Section 17.58.040 of the Municipal Code, the Planning Commission is tasked with making a recommendation to the City Council to approve, approve in modified form, or disapprove the proposed ZOA 21-01.

A summary of the recommended revisions is set forth below:

Recommended Zoning Code Changes		
Error or Omission	Los Alamitos Municipal Code Section	Section in Ordinance
Section 17.28.070 under the “Additional Requirements” applicable to Minimum Setbacks needs a correct reference to Section 17.08.030	17.08.030, Table 2-03	3
The 15 foot side entrance is confusing	17.08.070.A.3 & Figure 2-03 Side Yard Setback in R-2 and R-3 Zones	4, 5
Office Specific Use Regulation - Offices in P-L-I should be CUP, unless an industrial support office, and needs definition	17.10.020, Table 2-04	6, 20
Clarify CUP requirements for Bars, Lounges, Nightclubs, and Tasting Rooms	17.10.020, table 2-04	7,
Traffic School added as a use permitted in the C-O, C-G, and P-L-I zones	17.10.020, table 2-04	8
Adult Businesses are not mentioned in the Land Use Table	17.10.020, Table 2-04	9
Clarify CUP requirements for alcoholic beverage sales, for on-site or off-site consumption, in conjunction with an allowed use	17.10.020, Table 2-04	11
Health/Fitness Facilities Table is confusing	17.10.020, Table 2-04	10
Impound Yard added as a use allowed with CUP in the P-L-I zone	17.10.020, Table 2-04	12
Traffic School added as a use allowed with CUP in the TCMU zone.	17.12.030, Table 2-06	13
Social Service Facilities clarified as a use allowed with CUP in the TCMU zone.	17.12.030, Table 2-06	14
Projections code section does not make sense	17.16.080.A.2 Balconies, Porches, Stairways, and Decks	15
Code needs to say that an air conditioning condenser on the roof needs architectural screening	17.16.100	16
There are two sections on Swimming Pools; delete redundant section.	17.16.140	17
Replace the term “Alcohol Sales, Off-Sale” with “Alcohol Sales, Off-Site”	17.22.030, Table 3-05	18
Window Signage Calculation needs to be Aggregate of all windows in unit	17.26.040.A.3	19
Reinsert address sign size description	17.26.060	20
Garage sales need to say up to 3 times a year without permit	17.46.040.C	21
Reinsert Calls for Review	17.60	22
Bedroom Definition Needed	17.74.020	23

Clarify definition of Office to account for Industrial Support Offices.	17.74.150	24, 25
Psychologist vs. Psychiatrist are confusing in code. Needs definition for purposes of parking requirement differentiation	17.74.150	26
Restaurant with Alcohol vs. onsite alcohol sales – these tables contradict each other	17.10.020, table 2-04	

RECOMMENDATION

Staff recommends that Commissioners open the public hearing, take testimony, and discuss any questions concerning these changes to the Zoning Code,; and, if appropriate, approve the draft resolution of recommendation to the City Council for adoption of draft ordinance approving ZOA 21-01

Attachment: 1. PC Resolution 2021-04 with Exhibit A Draft Ordinance

PC RESOLUTION NO. 2021-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL TO ADOPT ORDINANCE NO. 2021-TBD AMENDING TITLE 17 (ZONING) OF THE LOS ALAMITOS MUNICIPAL CODE TO CORRECT CLERICAL ERRORS AND OMISSIONS AND TO MAINTAIN INTERNAL CONSISTENCY (ZOA 21-01) (CITY INITIATED).

WHEREAS, on November 18, 2019, the Los Alamitos City Council adopted Ordinance No 2019-03 implementing a comprehensive update to Title 17 (Zoning) of the Los Alamitos Zoning Code ("2019 Update"); and,

WHEREAS, following the 2019 Update staff identified provisions from prior versions of the Zoning Code that were inadvertently omitted from the 2019 Update, which are deemed necessary for uniform application and efficient administration of the City's zoning regulations; and,

WHEREAS, following the 2019 Update staff identified certain typographical and clerical errors requiring correction to ensure internal consistency within the Zoning Code; and,

WHEREAS, the Planning Commission opened a duly noticed Public Hearing concerning this proposed code amendment on March 24, 2021; and,

WHEREAS, the Planning Commission considered all applicable Staff reports and all public testimony and evidence presented at the Public Hearing.

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

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

SECTION 2. The Planning Commission hereby recommends that the City Council adopt Ordinance No. 21-TBD amending certain Sections of Title 17 (Zoning Code) of the Los Alamitos Municipal Code to correct clerical errors and omissions and to maintain internal consistency, attached hereto as Exhibit "A", based on the following findings, as specified in Section 17.58.060 of the Los Alamitos Municipal Code:

- a) *This Ordinance ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with the Zoning Code.*

ZOA 21-01 does not conflict with any of the actions, goals, objectives, or policies of the General Plan and will not create any

inconsistencies with the Zoning Code. This Ordinance corrects omissions, clerical errors, and adds provisions to clarify application of the City's zoning regulations, consistent with the General Plan, to ensure uniform application and efficient administration of the Zoning Code.

- b) *This Ordinance will not be detrimental to the public convenience, health, interest, safety, or welfare of the City.*

ZOA 21-01 will enhance the public convenience, health, interest, safety, and welfare of the City by creating an internally consistent Zoning Code, which will aid staff in its uniform application and efficient administration of the Zoning Code.

- c) *This Ordinance has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures.*

ZOA 21-01 corrects clerical errors and omissions and makes other textual revisions to the Zoning Code that will not result in any physical change to the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

- d) *The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

ZOA 21-01 is intended to ensure internal consistency within the Zoning Code.

SECTION 3. The Secretary of the Planning Commission shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 24th day of March 2021.

ATTEST:

Wendy Grose, Chair

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 24th day of March 2021, by the following vote, to wit:

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

Ron Noda, Secretary

ORDINANCE NO. 2021-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AMENDING TITLE 17 (ZONING) OF THE LOS ALAMITOS MUNICIPAL CODE TO CORRECT CLERICAL ERRORS AND OMISSIONS AND TO MAINTAIN INTERNAL CONSISTENCY (ZOA 21-01) (CITY INITIATED)

WHEREAS, on November 18, 2019, the Los Alamitos City Council adopted Ordinance No 2019-03 implementing a comprehensive update to Title 17 (Zoning) of the Los Alamitos Zoning Code ("2019 Update"); and,

WHEREAS, following the 2019 Update staff identified provisions from prior versions of the Zoning Code that were inadvertently omitted from the 2019 Update, which are deemed necessary for uniform application and efficient administration of the City's zoning regulations; and,

WHEREAS, following the 2019 Update staff identified certain typographical and clerical errors requiring correction to ensure internal consistency within the Zoning Code; and,

WHEREAS, the Planning Commission opened a duly noticed Public Hearing concerning this proposed code amendment on March 24, 2021, and recommended City Council approval of this Ordinance; and,

WHEREAS, the City Council opened a duly noticed Public Hearing concerning the proposed code amendment on _____; and,

WHEREAS, the City Council considered all applicable staff reports and all public testimony and evidence presented at the Public Hearing.

THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. Pursuant to Section 17.58.060 of the Los Alamitos Municipal Code, the following findings are made in support of this code amendment:

- a) *This Ordinance ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with the Zoning Code.*

ZOA 21-01 does not conflict with any of the actions, goals, objectives, or

policies of the General Plan and will not create any inconsistencies with the Zoning Code. This Ordinance corrects omissions, clerical errors, and adds provisions to clarify application of the City's zoning regulations, consistent with the General Plan, to ensure uniform application and efficient administration of the Zoning Code.

- b) *This Ordinance will not be detrimental to the public convenience, health, interest, safety, or welfare of the City.*

ZOA 21-01 will enhance the public convenience, health, interest, safety, and welfare of the City by creating an internally consistent Zoning Code, which will aid staff in its uniform application and efficient administration of the Zoning Code.

- c) *This Ordinance has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures.*

ZOA 21-01 corrects clerical errors and omissions and makes other textual revisions to the Zoning Code that will not result in any physical change to the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

- d) *The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

ZOA 21-01 is intended to ensure internal consistency within the Zoning Code.

SECTION 3. Table 2-03 of Section 17.08.030 (Development Standards in Residential Zones) of Chapter 17.08 (Residential Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended to replace an incorrect reference to Section 17.28.070 under the "Additional Requirements" applicable to Minimum Setbacks with a correct reference to Section 17.08.030 as shown below (deleted text in ~~striketrough~~; new text in underline):

Development Feature	R-1	R-2	R-3	M-H	Additional Requirements
Minimum Setbacks					See Section 17.28.070 <u>17.08.030</u> regarding setback exceptions

SECTION 4. Subsection 3 of Section 17.08.070(A) (Exceptions to Development Standards in Residential Zones) of Chapter 17.08 (Residential Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended and to read as follows (deleted text in ~~strikethrough~~; new text in underline):

3. **Side Yard Setback in R-2 and R-3 Zones.** Where a dwelling or dwellings have an entry from an interior side yard facing a common property line, the entry must open onto an minimum 15 foot by 15 foot outdoor court. ~~The minimum length of the outer court wall which parallels the side lot line shall be 15 feet and that minimum wall length shall be located directly across from the entry to provide screening. The wall 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.~~

SECTION 5. Figure 2-03 (Side Yard Setback for Setback for R-2 and R-3 Zones with Interior Side Entry) of Section 17.08.070 (Exceptions to Development Standards in Residential Zones) of Chapter 17.08 (Residential Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby deleted.

SECTION 6. Table 2-04 of Section 17.10.020 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) of Chapter 17.10 (Commercial and Industrial Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by adding the "Industrial Support Office" use as shown below (new text in underline):

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit		
Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-L-I	

BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE				
Office, Business and Professional (not including Medical and Dental Office, <u>or Industrial Support Office</u>)	P	P	CUP	1) In the C-G zone in multi-story structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 15 percent of the ground floor upon verification of the square footage by the Director. In no case shall any single office space on the ground floor exceed 3,000 square feet total. 2) In the C-G zone, in single-story structures located in shopping centers, up to 15 percent of the gross floor area of the center is allowed for office uses upon

				verification of the square footage by the Director. In no case shall any single office space exceed 3,000 square feet total.
Office, Industrial Support Office	<u>P</u>	<u>P</u>	<u>P</u>	

SECTION 7. Table 2-04 of Section 17.10.020 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) of Chapter 17.10 (Commercial and Industrial Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended to clarify the CUP requirements for “Bars, Lounges, Nightclubs, and Tasting Rooms” and “Alcoholic beverage sales, for on-site or off-site consumption, in conjunction with an allowed use” as shown below (deleted text in ~~strike through~~; new text in underline):

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit		
	Permit Required by Zone			Specific Use Regulations
Use	C-O	C-G	P-L-I	

EATING AND DRINKING ESTABLISHMENTS				
Bars, Lounges, Nightclubs, and Tasting Rooms	CUP	<u>CUP P</u>	CUP	

SECTION 8. Table 2-04 of Section 17.10.020 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) of Chapter 17.10 (Commercial and Industrial Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by adding the “Traffic School” use as shown below (new text in underline):

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit		
	Permit Required by Zone			Specific Use Regulations
Use	C-O	C-G	P-L-I	

PUBLIC AND ASSEMBLY USES				
<u>Traffic School</u>	<u>P</u>	<u>P</u>	<u>P</u>	

SECTION 9. Table 2-04 of Section 17.10.020 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) of Chapter 17.10 (Commercial and Industrial Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by adding the “Adult Businesses” use as shown below (new text in underline):

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit		
Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-L-I	

RECREATION AND ENTERTAINMENT				
Adult Businesses	—	—	<u>P</u>	See Section 17.28.040 (Adult Businesses)
Arcade (Electronic Game Center)	CUP	CUP	—	See Section 17.28.070 (Arcades)
Commercial Recreation – Indoors	CUP	CUP	CUP	
Commercial Recreation - Outdoors	—	CUP	—	
Entertainment, Indoor ¹	CUP ²	CUP ²	—	1) Excludes uses that are regulated under Section 17.28.40 (Adult Businesses). 2) Auditoriums, meeting halls, and theaters allowed in C-G only.

SECTION 10. Table 2-04 of Section 17.10.020 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) of Chapter 17.10 (Commercial and Industrial Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by deleting the CUP and AUP designations from the “Health and Fitness” row as shown below (deleted text in ~~strikethrough~~):

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit		
Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-L-I	

RECREATION AND ENTERTAINMENT				
Health/Fitness Facilities	CUP	AUP	CUP	
Health/Fitness Facilities – Small	P	P	P	
Health/Fitness Facilities - Large	CUP	CUP	CUP	

SECTION 11. Table 2-04 of Section 17.10.020 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) of Chapter 17.10 (Commercial and Industrial Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended to clarify the CUP requirements for “Alcoholic beverage sales, for on-site or off-site consumption, in conjunction with an allowed use” as shown below (deleted text in ~~strikethrough~~; new text in underline):

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit		
	Permit Required by Zone			Specific Use Regulations
Use	C-O	C-G	P-L-I	

RETAIL USES				
Alcohol Beverage Sales				
Alcohol Sales, for Off-Site Consumption	—	CUP	—	See Section 17.28.060 (Alcoholic Beverage Retail Sales)
Alcoholic beverage sales, for on-site or off-site consumption, in conjunction with an allowed use	CUP	<u>CUP P</u>	<u>— CUP</u>	<u>In grocery stores of 8,000 square feet or more in size, a CUP is not required if the total alcoholic beverage sales area is less than 20% of the total sales area, as determined by the Director</u> If alcoholic beverage sales area exceeds 20% or more of total sales area, as determined by the Director, a CUP shall be required See Section 17.28.060 (Alcoholic Beverage Retail Sales)

SECTION 12. Table 2-04 of Section 17.10.020 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) of Chapter 17.10 (Commercial and Industrial Zones) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended to add the “Impound Yard – no dismantling or wrecking” use as shown below (new text in underline):

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit		
	Permit Required by Zone			Specific Use Regulations
Use	C-O	C-G	P-L-I	

SERVICE USES				
Vehicle Repair and Services				
<u>Impound Yard – no dismantling or wrecking</u>	—	—	<u>CUP</u>	<u>Storage and activities shall be conducted within an enclosed structure or an area enclosed by solid, decorative masonry walls with solid gates not less than six feet in height. Walls and gates shall be maintained in a sound and aesthetically pleasing fashion. Vehicles shall be screened from public view and shall not be stacked higher than the block wall. Vehicles may not be stored outside the</u>

				enclosed yard area. Storage areas shall be paved and landscaped in compliance with applicable standards
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SECTION 13. Table 2-06 of Section 17.12.030 (Commercial Uses Required along Street Frontages) of Chapter 17.12 (Town Center Mixed Use) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by adding the “Traffic School” use as shown below (new text in underline):

P: Permitted Use	CUP: Conditional Use Permit
A: Permitted as an Accessory Use	—: Use not allowed
AUP: Administrative Use Permit	TUP: Temporary Use Permit
	UF: Permitted Only on Upper Floor(s)

Land Use	TCMU	Special Use Regulations
EDUCATION		
<u>Traffic School</u>	<u>CUP</u>	

SECTION 14. Table 2-06 of Section 17.12.030 (Commercial Uses Required along Street Frontages) of Chapter 17.12 (Town Center Mixed Use) of Division 2 (Zones, Allowable Uses, and Development Regulations) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended to clarify the CUP requirements for “Social Service Facilities” as shown below (deleted text in ~~strikethrough~~; new text in underline):

P: Permitted Use	CUP: Conditional Use Permit
A: Permitted as an Accessory Use	—: Use not allowed
AUP: Administrative Use Permit	TUP: Temporary Use Permit
	UF: Permitted Only on Upper Floor(s)

Land Use	TCMU	Special Use Regulations
SERVICE USES		
Social Service Facilities	<u>— CUP</u>	

SECTION 15. Subsection 2 of Section 17.16.080(A) (Projections into Required Setbacks) of Chapter 17.16 (General Development Standards) of Division 3 (Site Planning and General Development Standards) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended to read as follows (deleted text in ~~strikethrough~~; new text in underline):

2. **Balconies, Porches, Stairways, and Decks.** Open, uncovered, raised porches, landing places, or outside stairways may project not closer than three feet to a side parcel line in any zoning district, and no more than six feet into a required front or rear setback in any residential zoning district. ~~Uncovered balconies, uncovered porches, outside stairways, and decks may extend not more than six feet into the required setback distance.~~

SECTION 16. Section 17.16.100 (Screening and Buffering), Paragraph B (Mechanical Equipment, Loading Docks, and Refuse Areas) of Chapter 17.16 (General Development Standards) of Division 3 (Site Planning and General Development Standards) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended to add Subsection 4 to read as follows (new text in underline):

4. Roof-mounted mechanical equipment (e.g., air conditioning condenser) on the roof shall be screened by architecturally compatible screening that is designed to the satisfaction of the Director.

SECTION 17. Section 17.16.140 (Swimming Pools and Spas) of Chapter 17.16 (General Development Standards) of Division 3 (Site Planning and General Development Standards) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby deleted and removed without replacement.

SECTION 18. Table 3-05 of Section 17.22.030 (Required Parking Spaces) of Chapter 17.22 (Parking and Loading) of Division 3 (Site Planning and General Development Standards) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by replacing the term "Alcohol Sales, Off-Sale" with "Alcohol Sales, Off-Site" as shown below (deleted text in ~~strikethrough~~; new text in underline):

Use Classification	Required Parking Spaces
RETAIL USES	
Alcohol Sales, Off-Sale <u>Off-Site</u>	1 space/250 sf

SECTION 19. Subsection 3 of Section 17.26.040(A) (Exempt Signs) of Chapter 17.26 (Signs) of Division 3 (Site Planning and General Development Standards) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended to read as follows (deleted text in ~~strikethrough~~):

3. Window signs not exceeding 25 percent of the aggregate window area ~~on which they are affixed or viewed from.~~

SECTION 20. Section 17.26.060 (General Requirements for All Signs) of Chapter 17.26 (Signs) of Division 3 (Site Planning and General Development Standards) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended to add Subsection H to read as follows (new text in underline):

H. **Address Numbers.** Street addresses shall be on buildings and incorporated into new freestanding signs or shall be placed on the structure in a position that the address is visible and legible from the street or road fronting the property. The numbers should be no less than six inches in height with a one-inch stroke, and shall be internally or externally illuminated.

SECTION 21. Subsection C of Section 17.46.040 (Allowed Temporary Uses) of Chapter 17.46 (Temporary Use Permits) of Division 5 (Land Use and Permit Procedures) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby removed and relocated to Section 17.46.030 (Exempt Temporary Uses) as new Section 17.46.030(C) to read as follows:

C. Estate Sales. Estate, garage, or yard sale events on a single residential property or group of residential properties shall be limited to no more than three events within a 12-month period and for no more than three consecutive days for each event.

SECTION 22. Chapter 17.60 (Appeals) of Division 6 (Zoning Code Administration, Hearing Procedures, and Legislative Actions) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended and restated to read as follows:

Chapter 17. 60 APPEALS AND CALLS FOR REVIEW

Chapter 17.60 APPEALS

17.60.010 Standing to Appeal

Any person may appeal a decision of the Development Services Director or the Planning Commission, except that administrative decisions requiring no discretionary judgment may not be appealed.

17.60.020 Time to File Appeal

An appeal must be filed in writing within ten (10) calendar days of the rendering of a decision which is being appealed.

17.60.030 Content of Appeal Filing

An appeal must be submitted in writing and shall:

A. 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; and

B. Be accompanied by the applicable fees as may be established by City Council resolution and such other documents and information as the Development Services Director deems necessary to adequately explain and to provide proper notification of the appeal.

17.60.040 Course of Appeals

A. Decisions of the Development Services Director shall be appealed to the Planning Commission. Such appeals shall be filed with the Development Services Director.

B. Decisions of the Planning Commission shall be appealed to the City Council. Such appeals shall be filed with the City Clerk.

C. The Development Services Director or City Clerk, as applicable, shall have the authority to combine multiple appeal filings for a single public hearing.

17.60.050 Hearings and Notice

A. Within thirty (30) days after the receipt of a notice of appeal and fee, or after a member of the City Council calls a decision up for review in accordance with Section 17.60.060, the appeal shall be transmitted to either:

1. **Appeals to the Planning Commission.** The Development Services Director, who shall place the item on the Planning Commission agenda; or

2. **Appeals to the City Council.** The City Clerk, who shall place the item on the City Council agenda.

B. Action on an appeal shall be “de novo” review and shall be considered at the same type of hearing and after the same notice and scheduling requirements applicable to the original decision.

C. In the event new or different evidence is presented on appeal, the City Council may, but shall not be required to return the matter to the Planning Commission for further consideration.

17.60.060 Calls for Review

A. As an additional safeguard to avoid results inconsistent with the purposes of this Title, any order, requirement, decision, determination, interpretation or ruling of the Planning Commission may be called up for City Council review upon the written request of any one City Council member.

B. Form and Content. A call for City Council review may be initiated by any one member of the City Council and shall be filed in writing with the City Clerk within ten (10) calendar days of the Planning Commission action called up for

review. The Call for review shall not state that the Planning Commission has committed error or otherwise suggest that the City Council member seeking review has predetermined the matter to be heard by the City Council.

C. Filing Fees. Calls for City Council review shall be exempt from any appeal fees as may be established by City Council.

D. Effect on Decisions. Planning Commission actions that are called up for review shall not become effective until the review is resolved.

SECTION 23. Section 17.74.020 (B Definitions) of Chapter 17.74 (Definitions) of Division 7 (Definitions) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by adding a definition of “bedroom” to read as follows (new text in underline):

Bedroom. Any separate room normally used for sleeping purposes, that contains at least 70 square feet of floor area and that is not accessed directly from a garage, whether designated as a bedroom or as a den, study, library, bonus room, media room, or other similar term, specifically excluding dining room, living room, kitchen, hall, and bathroom.

SECTION 24. Section 17.74.150 (O Definitions) of Chapter 17.74 (Definitions) of Division 7 (Definitions) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by revising the definition of “Office – Business and Professional (Non-Medical and Dental Office)” to read as follows (deleted text in ~~strikethrough~~; new text in underline):

Offices.

Business and Professional (Non-Medical and Dental Office, and Non-Industrial Support Office).

Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, ~~architectural, computer software design, engineering, graphic design, interior design,~~ legal offices, financial, insurance, and tax preparation offices, but excluding banks and savings and loan associations (see “Financial Institutions and Related Services” and “Check Cashing and/or Payday Loans”).

SECTION 25. Section 17.74.150 (O Definitions) of Chapter 17.74 (Definitions) of Division 7 (Definitions) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by adding a definition of “Office – Industrial Support” to read as follows (new text in underline):

Offices.

Industrial Support. Office use providing goods or services for building trades or industrial businesses, such as architects, engineers,

designers, building contractor management, industrial advisory, maintenance or repair scheduling, import/export offices, insurance or banking to solely industrial business, parts, materials, supplies, or aftermarket product movement.

SECTION 26. Section 17.74.150 (O Definitions) of Chapter 17.74 (Definitions) of Division 7 (Definitions) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by revising the definition of “Office – Medical and Dental Office)” to read as follows (deleted text in ~~strikethrough~~; new text in underline):

Offices.

Medical and Dental Office. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective ~~ser~~ treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, medical and dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see “Hospitals and Clinics”), and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Counseling services conducted by any person other than a medical doctor or psychiatrist (e.g., Licensed Marriage and Family Therapist, Licensed Professional Clinical Counselor etc.) are included under “Business and Professional Offices” designation. Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

SECTION 27. Section 17.74.220 (B Definitions) of Chapter 17.74 (Definitions) of Division 7 (Definitions) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended by adding a definition of “traffic school” to read as follows (new text in underline):

Traffic School. An educational facility providing instructional classes on driving and traffic safety.

SECTION 28. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 29. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2021.

Mark A. Chirco, Mayor

ATTEST:

Windmera Quintanar, CMC, City Clerk

APPROVED AS TO FORM:

Michael S. Daudt, City Attorney

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

I, Windmera Quintanar, CMC, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. _____ was duly introduced and placed upon its first reading at a regular meeting of the City Council on the _____ day of _____, 2021 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the _____ day of _____, 2021, by the following roll-call vote, to wit:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

From: [Melissa Hennessy](#)
To: [PlanningCommission](#)
Subject: 10821 Bloomfield St. Unit B / CUP
Date: Monday, March 22, 2021 3:52:21 PM

Dear Members of the City of Los Alamitos Planning Commission,

I am writing in regards to your consideration of Elizabeth Vega Gomez's application for a CUP at 10821 Bloomfield St. Unit B. We as a family that has been dancing at Elizabeth's current dance studio location Onstage Dance Center for the past 6 years, are absolutely thrilled with the prospects of moving into a larger space at the Bloomfield location. Onstage Dance Center has provided an invaluable place for my daughter to train and grow as dancer. We spend 5 days a week dancing at her studio and the confidence and life long family friendships my daughter has gained with Onstage Dance Center has been absolutely priceless. Elizabeth and her teaching staff at Onstage Dance Center have a stellar reputation in the community and would absolutely thrive in the new location. We hope that you will allow her to move forward with developing the new space on Bloomfield, it would be such a tremendous asset to our community! Thank you for your consideration.

Sincerely,

Melissa Harbour-Hennessy



Melissa Harbour-Hennessy
Tel 562 430 0076 | Fax 562 430 3856 | PO Box 95 Seal Beach, CA 90740
<https://link.edgepilot.com/s/461b9f53/ZF8Q6hG0MUiiJBXSwueqA?u=http://www.harboursurfboards.com/> |
instagram: @harboursurfboards

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From: [Jo Shade](#)
To: [PlanningCommission](#)
Cc: ["Jo Shade"](#)
Subject: Attn: Planning Commission: Re: OnStage Dance Center
Date: Monday, March 22, 2021 10:28:21 PM

City of Los Alamitos

Attn: Planning Commission:

Re: Onstage Dance Center
10900 Los Alamitos Blvd.
Los Alamitos CA 90720

Hello,

Name is Jo Shade, long time dance mom, I moved my daughter to OnStage when she was in grade school, she has been dancing since she was a toddler, and moving to OnStage after starting at another studio for a dancer is a very big deal, not easily done. There are built relationships, training and guidance at every step. OnStage has a reputation as the leader in all these areas, as well as being a long time "feeder" studio that sends its dancers onto high school with a unmatched "set the bar" standard of training. The move to OnStage was the best decision we made for our daughter to prepare her for the path that she wanted to follow to achieve that high level which is her goal. The teachers are experts in their field and have amazing relationships they have built with all the dancers. This is more than just a place where our kids go for their training, it's a second home to them on many levels. The tight connections they all have with each other as well as the staff. We are a dance community that looks out for each other on so many levels. Our studio has long outgrown our current location, we are spread out and doing the best we can under the circumstances of being overgrown. It's a constant reminder just being at the studio you clearly see we need to make a move.

As we are such a tight community we do have a constant watchful eye for the security of our dancers, they are running in and out of the studio to their pickup or drop-off caregivers and there is a constant flow of parents on the lookout for all as well as the staff. Our studio is currently located where there is a required watchful and constant oversight needed, in a busy center with high levels of people and vehicle traffic flow , but to be honest I feel that is true to be everywhere now. It is up to us as a community to be diligent in our efforts to keep our dancers safe, and we hold that to be a top concern, as we work together that will always hold to be standard.

A bit about me...and my community involvement, I am local resident of Rossmoor 25yrs. and sit on a few Boards, namely Rossmoor Homeowners Board of Directors, St. Hedwig Executive Autumnfest Board and LAHS PTSA. I am always concerned about our kids wellbeing, growth and safety. I take what we do here in our community very serious and hold myself as well as our leaders to a higher standard to not just fit our ever changing needs, but to maintain our wonderful community.

OnStage Dance Center is an excellent example that shows all those high standards. We are so very proud to be part of this studio and its environment, I only have one child and I strive for the best for her, that is OnStage Dance Center!

Do not hesitate to contact me if you have need for further questions.

Kindest Regards,

Jo Shade



Virus-free. [https://link.edgepilot.com/s/7887c0bd/kxufrqgXSE_TBpOfulg?
u=http://www.avast.com/](https://link.edgepilot.com/s/7887c0bd/kxufrqgXSE_TBpOfulg?u=http://www.avast.com/)

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From: [Kruizenga, Alicia](#)
To: [Tom Oliver](#)
Subject: Onstage 10821 Bloomfield
Date: Friday, March 19, 2021 10:46:32 PM

As a Dean of a college, I understand how important extracurricular activities are for our youth. It is not only for the physical aspects but mental as well. If there is anything this pandemic has taught us, it's the importance of a daily routine and activity. Dance provides both. It's a mental escape from the pressures of growing up. And it teaches discipline, resilience and strength.

As with all sports, everything is getting bigger and better. The dancers incorporate stunts, tricks and big movements. To do this safely, large studios are required. The dancers spend a majority of their free time at the studio, in between classes they need a quiet space to catch up on homework and study. This all requires a large studio space. When it comes to a dance studio, you can never have enough room. Every inch is utilized to ensure safe training for all dancers.

Onstage Dance Center is a staple in Los Alamitos. They are responsible for shaping a large portion of the youth. ODC partners with the local schools for fundraisers and events. They are platinum sponsors for Los Al High School Boosters and are responsible for training most of the Song Leaders on the World Champion Los Al Song Team.

Most importantly, Onstage Dance Center's owner, Mrs. Liz Gomez is a part-time mom to all her dancers. Whether she is mentoring them on dance or real life issues, she has been there for all her dancers. It is important that young kids have someone like Gomez to go to when they can't talk with their parents.

Onstage Dance Center and specifically, Liz Gomez are the outstanding businesses and residents we want to keep in Los Al. I hope you and your committee roll out the red carpet for them and do everything you can to keep them in the city. Please allow Onstage Dance Center to move into 10821 Bloomfield Ave.

Alicia Kruizenga

From: [Darlane Belshe](#)
To: [Tom Oliver](#)
Subject: Onstage 10821 Bloomfield
Date: Saturday, March 20, 2021 9:15:00 AM

March 20, 2021

The City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720

Re: Onstage 10821 Bloomfield

Dear Mr. Oliver,

I am writing to you on behalf of Onstage Dance Center. Onstage Dance Center has been an integral part of my family for the past four years. My daughter has a life threatening illness and due to health changes had to change her sport four years ago. We were lucky to find a dance studio with amazing teachers, who helped her find a new passion. Onstage Dance Center is an exceptional business and the teachers truly care about every child they teach. We have been blessed to do virtual classes during the beginning of the pandemic and to recently return to the studio for classes. My daughter thrived during the stay at home order because Liz Gomez made virtual classes available. My house would have definitely been impacted if my daughter didn't dance. Onstage Dance Center has always gone above and beyond especially with the Covid protocols to keep everyone safe and healthy..

A new location for the dance studio would be amazing. With the restrictions on class size, more space could make more classes possible. The location on Bloomfield would also be great for all the students.

I appreciate you taking the time to read this and I hope you can see how important Onstage Dance Center is to our community.

Sincerely yours,

Darlane Belshe

Darlane Belshe

From: [JOSE SALGADO](#)
To: [Tom Oliver](#)
Cc: [REDACTED]
Subject: Onstage Dance Center support letter
Date: Friday, March 19, 2021 6:40:23 AM

Good morning Mr Oliver, please see attached letter in support of Onstage Dance Center.

Regards,
Jose

March 16, 2021

To whom it may concern,

The purpose of this letter to express full support for Onstage Dance Center new location closer to schools. Onstage has been a part of our two daughters' life since 2014. The owner, Ms. Liz is among the kindest people we know. She has created a family like environment for our girls. Ms. Liz and her staff know the girls and parents by name. She is involved in the community and a great role model. A new location where children can safely thrive doing what they love is perfect. Being close to schools would be great for parents and children. Onstage definitely adds value to the community, everyone looks out for the children and the children feel safe.

Please feel free to contact us if needed.

Jose Salgado [REDACTED] Martha Salgado [REDACTED]

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Jose Salgado
REALTOR®
CalBRE# 02010824
[714-421-0984](tel:714-421-0984)
JoseSalgado.Firstteam.com



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From: [Stacey Delpit](#)
To: [PlanningCommission](#)
Subject: Onstage Dance Center
Date: Sunday, March 21, 2021 9:20:18 PM

Dear Planning Commission,

I'm am writing to encourage you to let Onstage Dance Center acquire a new facility at 10821 Bloomfield in Los Alamitos. With a new dance space they would be able to offer more classes for more children and young adults in the community. Even us moms might be able to squeeze a few classes into our schedule.

Onstage Dance Center has been a great outlet for my daughter and her friends. My daughter is 7 and has been taking classes at Onstage since she was 4. Dance has helped increase her self confidence and listening skills.

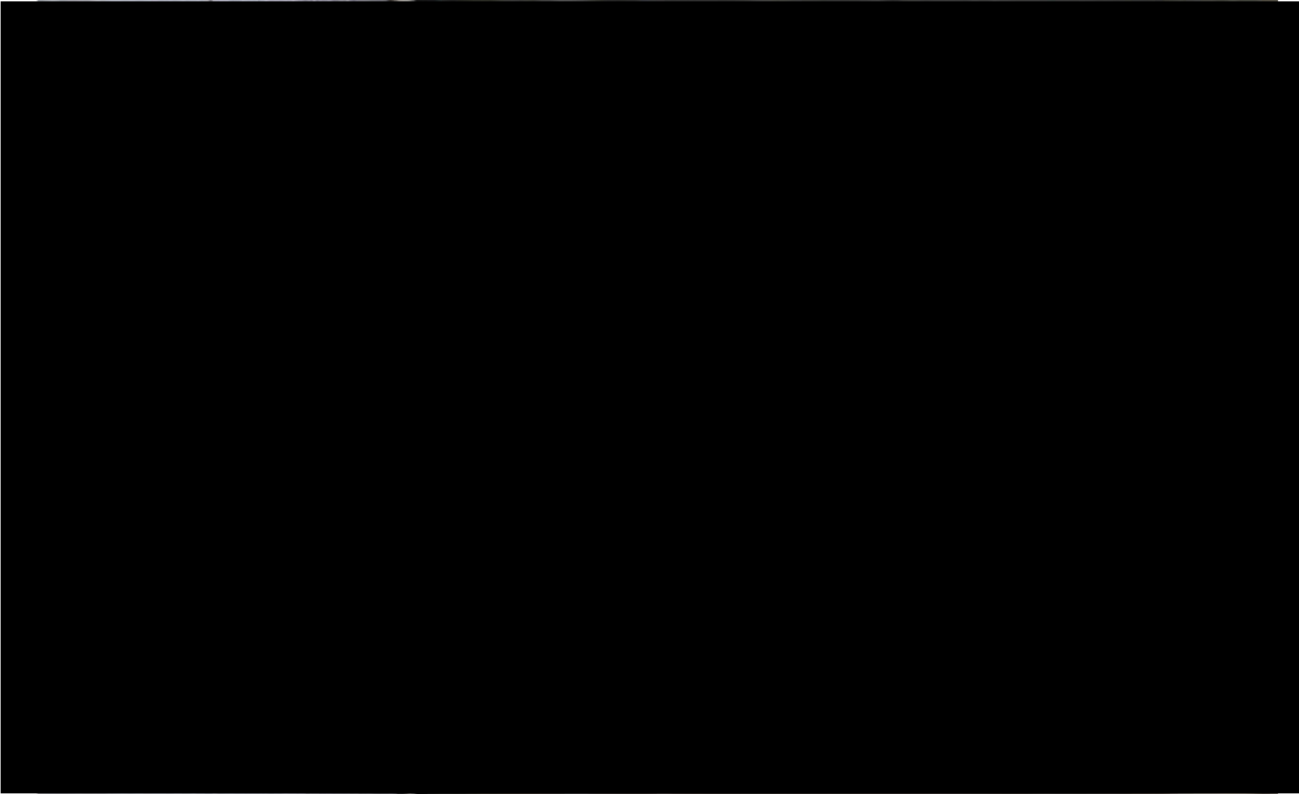
I grew up dancing myself and know first hand how important dance can be for a child's development. Not only is dancing a great outlet and stress reliever, it is also a great place to learn lifelong skills and build lasting relationships. The staff at Onstage are all kind and nurturing. They focus not only on dance but responsibility and self confidence. They help the kids grow and foster determination as their dancers strive to master new skills.

Best of all during covid Onstage did everything in their power to keep dance alive during the extremely stressful time for all of us especially the youth in our community. All through covid they found a way to involve the dancers and help not only their mental health but physical health as well. Never skipping a beat Onstage knows that dance is an essential outlet for the youth in our community.

When restrictions were lifted and it was time to get back to the studios the kids were welcomed with open arms and what we assume were smiling faces behind the masks. Onstage has continued to impress us with balancing their new sanitation protocols and keeping dance as normal as possible for all children. I can not thank them enough for that. I can really see my daughter thriving even in a pandemic.

Thank you for your time and I hope that you will give this wonderful studio the opportunity to grow and reach even more of the youth our community.

Stacey Delpit



Sent from my iPhone

From: [Marisa Mena](#)
To: [Tom Oliver](#)
Cc: [REDACTED]
Subject: Permits for Onstage Dance Center
Date: Friday, March 19, 2021 9:49:10 AM

To The City of Los Alamitos

In Regards to Onstage Dance Center

I am writing to you in hopes that you expedite the permits for Onstage Dance Center located at 10821 Bloomfield St.

We have been part of the Onstage family since my daughter was 4, now that she is 9 her love and passion for dance has only grown. Dance has taught my daughter so much besides keeping her active and physically fit. It has taught her to work as a team, have confidence, dedication and no matter how hard it gets to never give up. These are some of the many reasons I am asking you to consider expediting the permits for the larger location for our studio.

A larger studio gives more children the opportunity to to learn the art of dance in a safe space, while also instilling the skills that I mentioned above, that are so important in our youth today. There is no better feeling than doing something for our future.

Thank you for your time,

Misty Mena
Dance Mom

From: [Wondee Marr](#)
To: [Tom Oliver](#)
Cc: [REDACTED]
Subject: Re: Onstage 10821 Bloomfield
Date: Saturday, March 20, 2021 10:08:27 AM

To DOLiver @ city of Los Alamitos,

I am thrilled at the thought for Onstage dance center to have the opportunity to create a safe and amazing environment for dancers at this location.

On stage has been a home for so many dancers, Including my daughter and all of her close friends since kindergarten. Liz and Onstage staff have such a positive and encouraging force in our community. Girls try a dance class and it quickly becomes a passion & a home for a lifetime.

The studio has outgrown the current space because, parents realize the value of the people that help create the environment at Onstage. This new location will give ODC and all of our dancers the ability to continue to grow in their dance abilities, become stronger, and have a larger space to be more creative & more effective.

Dance has been such a valuable part of my daughters life, since she was five years old. She is now in high school & dance has been everything to and for her. My daughter, Sophia has learned so many valuable and important life lessons from ONstage Dance Center and all of the staff, especially her dance instructors. They learn to trust in themselves and their teams, gain confidence, value teamwork, & learn important lessons about their bodies minds and sprits.

Thank you in advance for your consideration. I cannot wait for my daughter to be in the new space with her team!!!! We love ODC!!

Wondee Marr

From: [Beth](#)
To: [PlanningCommission](#)
Subject: Regarding Onstage dance center
Date: Sunday, March 21, 2021 8:51:50 PM

To whom it may concern,

My daughter has been dancing with Onstage Dance Center for 9 years. It's a safe place to keep her physically active and mentally focused on something outside of school. Not only does this studio provide an amazing place for its students to thrive as dancers, but the teachers at Onstage are like family to her. The friendships she has made there and the mentors she has helped her grow in so many ways as a young lady. Having an environment where you can drop your child off and trust that they will be looked after, taught and treated like family is so important, especially in these times. I don't know what my child would be doing now if she wasn't busy dancing her heart out at this amazing studio.

To grow this dance community would be such an amazing opportunity for anyone who attended even a single class to experience for themselves.

Regards,
Beth Petersen

Sent from my iPhone

From: [Marisa Mena](#)
To: [PlanningCommission](#)
Subject: #7 Dance Studio
Date: Wednesday, March 24, 2021 12:05:32 PM

Good Evening,

My name is Misty Mena, and my daughter Jayden has been dancing at Onstage for the last 5 years. I am asking you to grant the studio the required permits for a larger studio, that will allow for more students to experience the joy that my family has had at Onstage Dance Center. My daughter has learned so much more than just the amazing art of dance. The teachers and staff has helped build her skill, confidence and taught her to work well with others on a team, this is truly a second home for her and so many other children. Please invest in their future, I thank you for your time.

Sent from my iPhone

From: [Alicia Martinez](#)
To: [PlanningCommission](#)
Subject: Onstage Dance Center
Date: Wednesday, March 24, 2021 12:43:34 PM

To Whom it May Concern:

I am reaching out to you today in regards to Liz Vega-Gomez, Glen Gomez and Onstage Dance Center, Los Alamitos, CA. I have known both Liz and Glen for over 25 years. I grew up training with Liz at our Onstage Dance Center Downey, CA location. I have the great privilege to be an employee of this great company.

They have created a safe place for dancers of all ages, levels, backgrounds and races to come to on a daily basis to dance their hearts out. Even throughout a global pandemic, they were able to be quick on their feet, as a small business, to provide a service for the younger generation in the Los Alamitos/OC area. Being able to provide a beautiful and safe location/building to continue to impact more dancers, would benefit many more families in the Orange County Area.

Thank you for your time.

Alicia Martínez

CERRITOS COLLEGE FALCONS

March 22, 2021

To the Planning Commission:

I am writing this letter as a proud and concerned parent of a Daughter that is part of the Onstage Dance Center. My Daughter has been at Onstage for the past 11 years and Onstage has been a God send in her development as a Dancer and most important as a young lady. As an educator and a Coach I understand the importance of the arts for the development of our children heading into adulthood. Onstage has been a vital part in my daughter's development. They run a first class business with excellent teachers and administrative leadership. The ownership treats our children as their own. They have great values that they pass onto our children not only in Dance but life.

As the business looks to expand for continued development it would be my hope that the City of Los Alamitos would recognize and support the efforts in which Onstage Dance Center brings to our community. My daughter and the Children presently and in the future would benefit greatly from a new, larger and more accessible location in order to continue this development.

Any questions in regards to my support for the relocation of Onstage please do not hesitate to call.

Thank you for your time and consideration:

S. Dean Grosfeld (Head Football Coach / Full Time Instructor Cerritos College)

sgrosfeld@cerritos.edu or cell 714-713-1468

CERRITOS COLLEGE 11110 ALONDRA BLVD, NORWALK CA. 90650

(562) 860-2451 EXT. 2888



CITY of CYPRESS

5275 Orange Avenue, Cypress, California 90630

Phone 714-229-6700 www.cypressca.org

March 18, 2021

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

Subject: Proposed Medical Office Building at 4562 Katella Avenue

Dear Mr. Noda:

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

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

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

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

Sincerely,

Alicia Velasco
Planning Director
Community Development Department

Jon E. Peat, Mayor

Stacy Berry, Mayor Pro Tem

Anne Hertz, Council Member

Frances Marquez, Ph.D., Council Member

Paulo M. Morales, Council Member

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

Hello Planning Commission,

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

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

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

1. Privacy from a multi-story building

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

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

2. Proper fencing between our properties

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

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

3. Adequate parking on the lot and street parking

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

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

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

I appreciate a confirmation the commission received this email.

Regards,
Brian Arakaki