

1. Agenda

Documents:

[PC-04-28-2021-AGENDA-PACKET.PDF](#)

2. Meeting Materials

Documents:

[04-28-2021-PUBLIC-COMMENT-ITEM-9A.PDF](#)

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION/SUBDIVISION COMMITTEE REGULAR MEETING

Wednesday, April 28, 2021 – 7:00 PM

SAFETY ALERT – NOTICE REGARDING COVID-19

Due to COVID-19, the City of Los Alamitos Planning Commission Meeting on April 28, 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: 825-4800-8440. 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.

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5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of January 27, 2021 and March 24, 2021

ROLL CALL VOTE

Chair Grose

Vice Chair DeBolt

Commissioner Andrade

Commissioner Cuijty

Commissioner Loe

Commissioner Riley

Commissioner Sofelkanik

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING**A. Site Development Permit (SDP) 21-01****Construction of a Medical Office Building**

Continued 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 the proposed building at 4562 Katella Avenue & 11002 Saratoga Drive, APNs 222-171-04 & -05 (Elizabeth Craig – Procon Development).

Recommendation:

1. Open the continued Public Hearing of March 24, 2021; and,
2. Take testimony; and,
3. Adopt Resolution 2021-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING 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)."

ROLL CALL VOTE

Chair Grose

Vice Chair DeBolt

Commissioner Andrade

Commissioner Cuijty

Commissioner Loe

Commissioner Riley

Commissioner Sofelkanik

8. STAFF REPORT

None.

9. DISCUSSION

A. Town Center Mixed Use Zone Strategic Plan Update

This report provides the Planning Commission with information regarding an update on the progress of the Town Center Mixed Use (TCMU) Zone Strategic Plan, and gives an opportunity for comment concerning the current direction in preparation of the plan.

Recommendation:

Discuss, and provide comments on the direction of the project.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

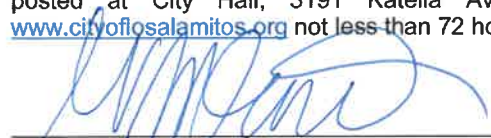
11. COMMISSIONER REPORTS

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 72 hours prior to the meeting. **Dated this 22nd day of April, 2021**



Maria Veronica Enciso
Department Secretary

4/22/2021

Date

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

REGULAR MEETING – January 27, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Special Session at 7:02 p.m., Wednesday, January 27, 2021, in a video conference, Chair Grose presiding. As a result of the State of Emergency in California due to the threat of COVID-19 and pursuant to Governor Newsom Executive Order N-25-20 issued on March 12, 2020, all members of the Planning Commission/Subdivision Committee attended telephonically.

2. ROLL CALL

Present: Commissioners:

Chair Grose
Vice Chair DeBolt
Andrade, Culty, Loe, Sofelkanik
Riley

Absent:

Staff:

Ron Noda, Acting Deputy City Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner
Maria Veronica Enciso, Department Secretary

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Andrade.

The Planning Commission agreed to move Item 4 after Item 9A.

4. PRESENTATION

A. Active Transportation Plan

5. ORAL COMMUNICATIONS

Department Secretary Enciso shared that there were 22 public comments received for Item 9A by the 4:00 p.m. cut-off time.

6. PLANNING COMMISSION REORGANIZATION

A. Annual Planning Commission Reorganization

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

Commissioner Andrade called for nominations for the position of Chair.

Commissioner DeBolt nominated Commissioner Grose and Commissioner Culty second the motion.

ROLL CALL VOTE

Commissioner Andrade	Aye
Commissioner Grose	Aye
Commissioner Culty	Aye
Commissioner DeBolt	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)
Commissioner Sofelkanik	Aye

Unanimously carried: The Planning Commission appointed Commissioner Grose as Chair.

Commissioner Andrade called for nominations for the position of Vice Chair.

Chair Grose nominated Commissioner DeBolt and Commissioner Sofelkanik second the motion.

ROLL CALL VOTE

Chair Grose	Aye
Commissioner Andrade	Aye
Commissioner Culty	Aye
Commissioner DeBolt	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)
Commissioner Sofelkanik	Aye

Unanimously carried: The Planning Commissioner appointed Commissioner DeBolt as Vice Chair.

Commissioner Andrade thanked the Planning Commission for allowing him to be the Chair for the last 12 months.

7. APPROVAL OF MINUTES**A. Approve the Minutes for the Special Meeting of November 18, 2020**

Motion/Second: Grose/DeBolt

Carried 6/0: The Planning Commission approved the minutes of the Special Meeting of November 18, 2020.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Culty	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)

8. CONSENT CALENDAR

None.

9. PUBLIC HEARING

A. Conditional Use Permit (CUP) 20-04

Alcohol Sales, Off-site Consumption in the General Commercial (C-G) Zone

Consideration of a Conditional Use Permit for the use of "Alcohol Sales, Offsite Consumption" proposed for 10680 Los Alamitos Blvd. in the General Commercial (C-G) Zoning District (Applicant: Matthew Harrison), APN 242-245-01.

Associate Planner Oliver summarized the staff report.

Vice Chair DeBolt asked and received clarification from Associate Planner Oliver that 7-11, Deux Amies, Tubby's Liquor, and CVS are the other establishments that sell liquor for offsite consumption in the census track.

Chair Grose asked what the Planning Commission could do to prevent smoking, vaping, and other items like that from the facility. Associate Planner Oliver clarified that it can be added as a condition in the resolution.

Applicant Matthew Harrison thanked the Planning Commission for allowing him to put forth this item. He explained the items that would be sold in the store.

The Planning Commission discussed the following with the applicant:

- Selling of higher end alcoholic beverages and not necessarily the usual items sold in liquor stores and groceries.
- Hours of business.

Chair Grose opened the Public Comment.

Lisa Garcia expressed her concern of the students would be walking to and from school that surround the establishment.

Rick, owner of Tubby's Liquor, expressed that he does not support the location of the establishment.

Chair Grose shared that the Planning Commission did receive the public comments for this agenda item.

Chair Grose closed the Public Comment.

Commissioner Sofelkanik asked City Attorney Daudt regarding the code section that the second caller (Rick) mentioned. City Attorney Daudt clarified that it is the findings should the establishment have a negative effect in the community to which the Planning Commission is able to make the determination.

Vice Chair DeBolt commented that he did not see competition in the list as injurious to another competitor's business.

Commissioner Sofelkanik asked to open the Public Hearing.

Chair Grose opened the Public Hearing.

Commissioner Sofelkanik asked and received clarification from the applicant regarding the items he would sell.

Chair Grose closed the Public Comment.

Chair Grose shared that she asked for staff to include how much police influence can have in the community with the other stores [that have offsite alcohol sales] in the area.

Commissioner Andrade shared that he is in agreement with Chair Grose. He also shared that he does not see the establishment as a typical liquor store, but a specialty type. Also that the Alcoholic Beverage Control (ABC) would determine if the saturation is too dense in the area. He also finds many positives to the establishment.

City Attorney Daudt followed up with a clarification that based on the census track where the use would be located is an area of undue concentration as defined by the ABC regulations.

Commissioner Loe commented to address in the conditions about vaping, tobacco, and lottery tickets that they are restricted as well as the hours of operation.

Vice Chair DeBolt expressed that he also shares the same sentiment as Commissioner Loe stated. He also shared that the establishment would be unique to the City if it is truly a "high end" type of experience. Also to limiting/eliminating the no vaping and tobacco but also, no other good or food products but limited to the alcohol and the mixers so that it does not become another liquor store. He reiterated the need to include the hours of operation in the conditions from 2:00 p.m. to 10:00 p.m.

Motion/Second: Andrade/DeBolt

Carried 6/0 (Riley absent): Adopt Resolution No. 21-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 20-04 TO ALLOW ALCOHOLIC BEVERAGE SALES FOR OFF-SITE CONSUMPTION AT A 1,180 SQUARE FOOT UNIT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10680 LOS ALAMITOS BLVD., APN 242-245-01 (APPLICANT: MATTHEW HARRISON)" with additions to the conditions

pertaining to the hours of operation and selling of tobacco, lottery tickets, vape projects, and other items determined by staff.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Culty	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)
Commissioner Sofelkanik	Aye

Commissioner Andrade and Chair Grose quickly thanked the residents that submitted a public comment.

10. STAFF REPORT

A. Nomination and Appointment of a Member of the Planning Commission to participate in the Town Center Mix-Use Survey

This report provides the Planning Commission with information regarding the Town Center Mix-Use (TCMU). The report also requests input into the nomination and appointment of one commissioner to participate in a survey (online and one on one) with the TCMU consultant – PlaceWorks.

Acting Deputy City Manager Noda summarized the staff report.

Commissioner Loe expressed interest.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Culty	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)
Commissioner Sofelkanik	Aye

Carried 6/0 (Riley absent): The Planning Commission nominated and appointed Commissioner Loe to participate in a survey with the TCMU consultant.

11. DISCUSSION

None.

12. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Acting Deputy City Manager Noda updated the Planning Commission regarding the Trash Ad-Hoc Committee.

Associate Planner Oliver shared the following:

- The Marriot Fairfield Inn and Suites should be open in two weeks.
- The Los Alamitos Luxury Apartments have added the third floor.
- The Olson Oak Walk is building their final building.

13. COMMISSIONER REPORTS

Chair Grose requested for staff to bring back updates regarding previous projects the Planning Commission has approved. She also thanked the Planning Commission for the support and hoped for everyone to stay safe and healthy.

14. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:39 p.m.

ATTEST:

Wendy Grose, Chair

Ron Noda, Secretary

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

REGULAR MEETING – March 24, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Special Session at 7:02 p.m., Wednesday, March 24, 2021, in a video conference, Chair Grose presiding. As a result of the State of Emergency in California due to the threat of COVID-19 and pursuant to Governor Newsom Executive Order N-25-20 issued on March 12, 2020, all members of the Planning Commission/Subdivision Committee attended telephonically.

2. ROLL CALL

Present: Commissioners:

Chair Grose
Vice Chair DeBolt
Andrade, Loe, Riley Sofelkanik
Culity (excused)

Absent:

Staff:

Ron Noda, Acting Deputy City Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner
Maria Veronica Enciso, Department Secretary

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Grose.

4. ORAL COMMUNICATIONS

Department Secretary Enciso shared that there were seven public comments received for Item 7A by the 4:00 p.m. cut-off time and three more after. There were also two public comments received for Item 7C by the 4:00 p.m. cut-off time.

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.

Acting Deputy City Manager Noda quickly reminded the Planning Commission that the applicants for item 7A, 7B, and 7C are online are present to answer any questions and/or concern the Commission may have.

Associate Planner Oliver summarized the staff report.

Commissioner Loe asked and received verification from Associate Planner Oliver that the property falls outside of the area that was designated to be consolidated (discussed at a previous Planning Commission meeting).

Vice Chair DeBolt asked why the Planning Commission is burdening the applicant with issues that emanate from Mr. C's, i.e. lighting. Associate Planner Oliver clarified that current lighting in the parking area does meet the requirement, but it is not bright enough for recommended security. Also that the condition would fall on the applicant and not Mr. C's nor the property owner.

Commissioner Riley asked a follow-up question to Commissioner Loe's question regarding the designated area for recreational type uses and if the area is impacted. Associate Planner Oliver clarified that the area has no availability and that it is not the only space for a health and fitness facilities can go (as part of the zoning update).

Chair Grose opened for Public Comment.

Applicant Elizabeth Vega-Gomez informed the Planning Commission of her business and requested to have it moved to the proposed location.

Commissioner Loe and the applicant discussed the following:

- Concern regarding the industrial uses surrounding the location including the tow trucks and vehicles.
- The closing half hour sooner than they do currently affecting the business.

Commissioner Loe and staff discussed the reasoning to 8:30 p.m. as the time the business closes. It was shared that the Police Department suggested the time.

Speaker Jo Shade thanked the Planning Commission and expressed her support to approve the CUP.

Speaker Ondrea Reed thanked the Planning Commission and expressed support to approve the CUP.

Speaker Jeff Heeren expressed support to approve the CUP.

Speaker Jennifer Stuart thanked the Planning Commission and expressed support to approve the CUP.

Speaker Tina Heeren thanked the Planning Commission and expressed support to approve the CUP.

Chair Grose acknowledged the additional letters that were received.

Vice Chair DeBolt asked the applicant regarding the days of operation. Applicant clarified the hours are Monday through Friday from 3:00 p.m. to 8:30 p.m. and Saturday from 9:00 a.m. to 2:00 p.m., closed on Sunday. Vice Chair DeBolt shared that Condition #10 would need to be revised for Saturday hours.

Chair Grose shared her concern regarding several tow trucks in the location and grease smell.

Commissioner Loe asked what the hours of operations are in the center currently and why the applicant has restricted hours. Staff clarified that the Police Department suggested the hours. Commissioner Loe shared that the applicant should not be restricted to any hours, but more restricted than Mr. C's. He also shared the use of the Planned Light Industrial Zone.

The Planning Commission discussed the hours of operation:

- Commissioner Loe suggested 7:00 a.m. to 9:00 p.m. seven days a week.
- Vice Chair DeBolt accepted the suggested hours of operation and also extending the hours to 9:00 p.m.

City Attorney asked for clarification regarding the hours of operation. Vice Chair DeBolt clarified the hours of operation to be Monday through Friday from 8:00 a.m. to 9:00 p.m.

Chair Grose asked the applicant if they accept the proposed time and the applicant agreed.

Motion/Second: DeBolt/Andrade

Carried 6/0 (Culity excused): 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)" with changes to the hours of operation (Monday-Friday from 8:00 a.m. to 9:00 a.m. and Saturday from 9:00 a.m. to 2:00 p.m.).

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Culity	(Excused)

Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

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.

Associate Planner Oliver summarized the staff report.

Chair Grose opened the Public Hearing.

Applicant Joe Schacatano informed the Planning Commission regarding the business.

Chair Grose shared that she visited the location.

Motion/Second: Loe/Sofelkanik

Carried 6/0 (Culity excused): 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	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Culity	(Excused)
Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

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).

Vice Chair DeBolt asked staff about policy number 2.6 being mandatory or discretionary. City Attorney Daudt clarified that there is some discretion with the Planning Commission.

Chair Grose opened the Public Comment and shared that a letter was received and requested the letter to be part of the record.

General Contractor Guy Castillo introduced the owner Alex Keller, Real Estate Agent, and Applicant Elizabeth Craig. Guy Castillo spoke on behalf of Alex Keller.

Speaker Brian Arakaki thanked the Planning Commission and expressed support of the CUP.

Speaker Ariela Keller shared her questions regarding the denial of the Site Development Plan in regards to the City's policy and general plan.

City Attorney Daudt clarified policy 2.6 as being discretionary.

Commissioner Sofelkanik commented on the property being fenced off and signage of solicitations of tenants, also the property being zoned for commercial professional use, legal non-conforming. Also asked if noticing was provided surrounding the location.

Vice Chair DeBolt added to Commissioner Sofelkanik's comments that the proposed use is more compatible to the area. He also shared that he likes the project and would like to see the conditions proposed to the property next door.

Commissioner Sofelkanik agreed with Commissioner DeBolt regarding the findings at the adjacent building. He also asked if adequate noticing been given surrounding the building, Associate Planner Oliver verified that noticing was given.

Chair Grose addressed a previous project (Orthodontics) regarding lighting and privacy.

General Contractor Gus Castillo addressed the comments from the Planning Commission regarding the lighting and fencing.

Commissioner Sofelkanik asked for clarification that the proposal is to bring this item back in regards to what was done at the neighboring building and to have two resolutions, denial and approval. City Attorney Daudt clarified options for the Planning Commission to make regarding this item.

The Planning Commission is in agreeance to the statement from Commissioner Sofelkanik.

Motion/Second: Sofelkanik/DeBolt

Carried 6/0 (Culity excused): Motion to bring the item back with additional information and resolution in the event the Planning Commission approves the resolution.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Culity	(Excused)
Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

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.

The Planning Commission and staff discussed Page 3 of 14 (Ordinance) Section 4, subsection 3:

- Commissioner DeBolt and Associate Planner Oliver discussed the definition of "court" being an open space and a side yard setback at 15 feet.
- City Attorney Daudt explained that the draft has the strikethrough lines and so staff and the Planning Commission can discuss the changes made.
- Commissioner Sofelkanik asked why the change was made, why the change was desired, and is there a definition of "court". He also commented that [changes] were done for clarification, but it has not been clarified. Associate Planner Oliver explained that there were two different codes in the past about the dwellings and setback.
- Acting Deputy City Manager Noda suggested that the changes are accepted and add the last line.
- Vice Chair DeBolt asked if there would be any reason the Planning Commission would object to an entryway being with no 15 foot within the R2 and R3 zone.

- Acting Deputy City Manager Noda and City Attorney Daudt discussed that this would be the time for the Planning Commission to make the changes to the minimum.
- Acting Deputy City Manager Noda added a scenario to where adequate space would be needed.
- Chair Grose asked if it would be better to eliminate the code.
- City Attorney Daudt read the definition of “court”.
- Vice Chair DeBolt commented that if a court has at least three walls and going into a side yard 15 feet, then it would be blocking the side yard. He also shared that he liked what Acting Deputy City Manager Noda stated of the change in the code.
- Commissioner Sofelkanik shared that he likes the 15 feet but does not know why the need for “court”.

The Planning Commission and staff discussed page 5 of 14 (Ordinance) Section 9, Adult Businesses:

- Vice Chair DeBolt shared that it is in the P1 zone and permitted by right. He question on why the Planning Commission would not allow this through a CUP. City Attorney Daudt explained the previous code allowed these uses in the P-L-I Zone but was inadvertently omitted in the recent update. As to why it would be permitted by right as to a CUP, the reasoning is that the CUP runs with the land whereas in the code it is permitted but regulated in another section of the code.
- Commissioner Sofelkanik asked if there is an alternative of a ministerial type of obligation. City Attorney Daudt clarified that there would need a clearance by the Development Services Department.

Vice Chair DeBolt suggested grammatical changes to the definition of “Bedroom” on page 11 of 14 Section 23. City Attorney Daudt suggested the use of “capable of being used” versus “normally”.

Vice Chair DeBolt asked about psychologist and psychiatrist—would a psychiatrist need to be in a medical office building instead of an office building. Associate Planner Oliver explained that psychologists have group meetings or one-on-one with scheduled meetings, meanwhile a psychiatrist is there to give or change medications at whatever time.

Chair Grose added that in psychiatry some do keep medications onsite and psychologists don’t prescribe.

Commissioner Sofelkanik asked about why a portion of the page 11 of 14 Section 24 was strikethrough. Associate Planner Oliver clarified that it was strikethrough because it was moved to another location in the code.

Motion/Second: DeBolt/Riley

Carried 6/0 (Culity excused): 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)" with changes discussed to Side Yard Setback in R2 and R3 Zones and to the definition of "bedroom".

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Culity	(Excused)
Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

8. STAFF REPORT

None.

9. DISCUSSION

None.

Chair Grose wanted to end the meeting in honor of a former Architect Bill Dubourdieu Jr. who passed away recently.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Acting Deputy City Manager Noda informed the Planning Commission that the City Council will have a live meeting in April with City Council and Staff.

Associate Planner Oliver shared that local Architect Bill Debourio passed away weeks ago and provided a brief biography.

11. COMMISSIONER REPORTS

Chair Grose shared that the Recreation and Community Services Department will be holding their Easter event on April 3rd. She also reiterated the passing of Architect Bill Dubourdieu Jr.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 9:03 p.m.

ATTEST:

Wendy Grose, Chair

Ron Noda, Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: April 28, 2021

ITEM NUMBER: 7A

To: Chair Wendy 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:

Continued 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 the proposed building at 4562 Katella Avenue & 11002 Saratoga Drive, APNs 222-171-04 & -05 (Elizabeth Craig – Procon Development).

RECOMMENDATION:

1. Open the continued Public Hearing of March 24, 2021; and,
2. Take testimony; and,
3. Adopt Resolution 2021-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING 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)."

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

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.

This agenda item is a continued public hearing from the March 24, 2021 Planning Commission meeting. In the March meeting, Staff recommended denial of SDP 21-01. During the meeting, the Planning Commission directed Staff to bring back a resolution of approval. That draft resolution of approval is presented tonight.

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

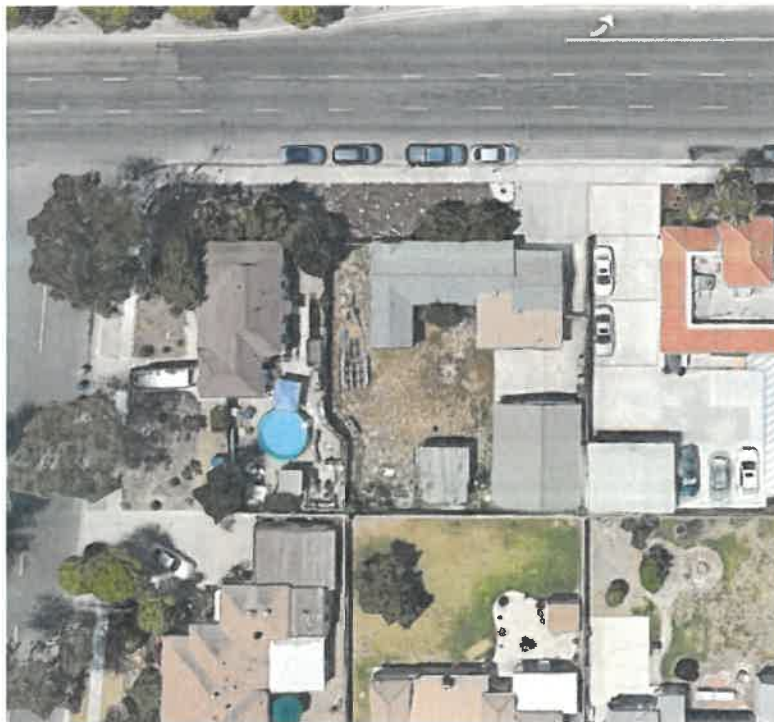
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the other home is next door to the east along Katella Avenue. While residential homes currently exist on the property, it has been the goal of the General Plan for these homes to be either renovated or removed and replaced for C-O Zone compliant land 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

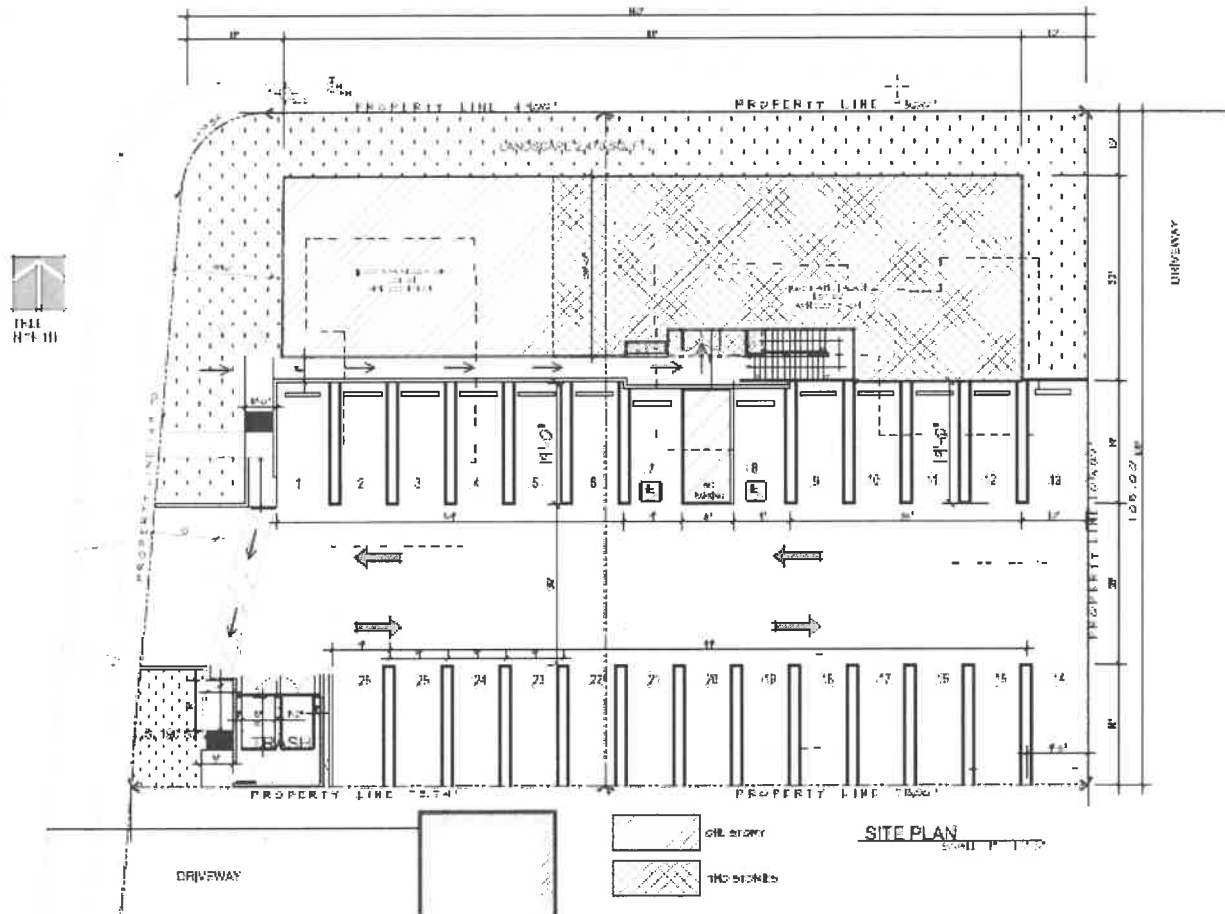
Bird's eye view of existing site



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



Above, is the site plan for this proposed project (plans are attached to this report). As previously noted, the project site is located in the Commercial Professional Office (C-O) zoning district. In the table below, are Staff's findings concerning the development standards for the C-O zone.

C-O Property Development Standards

	Required	Proposed Project	Requirement Met
Lot Area	No requirement	.36 acres (per assessor)	Yes
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	South 63 ft.	Yes

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	Required	Proposed Project	Requirement Met
	abutting a residential zone, then 10 ft. Street side yard (Corner lot): 10 ft.	North 10 ft.	
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, awnings above the windows, it has a modern business park type of appearance.

Below is an elevation of the proposed building from Katella Avenue:



Elevation of the proposed building from the parking lot:



- **Landscaping**

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.

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

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

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

- ii. Efficient site layout and design;

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

- iii. Applicable environmental review;

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

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

Staff Response: 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 a waiver from the requirement to install a designated loading space, 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. Further, 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 Response: 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 and landscaping are 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 to break up the large sections of stucco, divided light windows, awnings above the windows, and crown molding at the top of each floor, the proposed structure 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. Staff has added conditions 20-22 in the resolution to mitigate privacy issues. These conditions consider fencing, windowsill height on the second floor, and buffering trees.

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. Staff has added conditions 20 to 22 in the resolution to mitigate privacy issues. These conditions consider fencing, windowsill height on the second floor, and buffering trees.

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

Staff Response: The use is consistent with the Professional Office General Plan Land Use designation and Goals 2, 3 and 4 of the Land Use Element.

Goal 2: Fiscally sustainable growth and economic development through a balanced mix of land uses and development types.

Policy 2.5 Skilled jobs. Attract and retain businesses that provide highly skilled and well-paid jobs.

Goal 3: Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities.

Policy 3.1 Compatibility. Require that new nonresidential development is located, scaled, and designed to be compatible with existing adjacent neighborhoods and uses.

Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.

Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.

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

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described in the color board. It will also provide the correct amount of parking required for medical uses.

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 and replacement with a new office building would be more in harmony with the zone this parcel is in.

RECOMMENDATION

Based on the foregoing, Staff presents a draft resolution of approval for SDP 21-01.

Attachments: 1. Draft PC Resolution No. 2021-05, Exhibit A Site Plans & Color Board

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING 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 from Elizabeth Craig, of Procon Development, 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, on March 24, 2021, after receiving public testimony, the Planning Commission continued the Public Hearing to April 28, 2021; and,

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

WHEREAS, the Planning Commission reviewed Site Development Permit 21-01 at a continued public hearing on April 28, 2021, at which time it considered all of the evidence presented, both written and oral.

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

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

SECTION 2. Site Development Permit 21-01 for the construction of a 5,200 square foot, two story medical building on a .36 acre site at 4562 Katella Avenue and 11002 Saratoga Drive in the Commercial Professional Office (C-O) zoning district, APNs 222-171-04 & -05, is hereby approved based upon the following findings:

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

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;

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

- ii. Efficient site layout and design;

The layout and design of the project are adequate.

- iii. Applicable environmental review;

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

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

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;

The Applicant requests a waiver from the requirement to install a designated loading space, 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. Further, 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;

The applicant has worked with Staff to add more architectural detail to the proposed project. The Commission 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;

Vehicular access is accommodated on Saratoga Drive which removes the two driveway approaches from the existing homes on Katella Avenue. This improves traffic flow and safety on Katella Avenue. The plans are for 26 parking spaces for the building, and the 5,200 square foot medical building requires 26 spaces, therefore the parking meets the requirement. The pedestrian walkways and landscaping are at 17.5%, surpassing the 15% required by the landscape code.

- viii. The placement and use of private open spaces;

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;

Through paint colors, screed lines to break up the large sections of stucco, divided light windows, awnings above the windows, and crown molding at the top of each floor, the proposed structure has a modern business park type of appearance.

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

The windows are 63 feet from the residential side of the property. Staff has added conditions 20 to 22 to mitigate privacy issues. These conditions consider fencing, windowsill height on the second floor, and buffering trees.

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

The landscaping of the project is 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. Conditions 20-22 are added to the resolution to mitigate privacy issues. These conditions consider fencing, windowsill height on the second floor, and buffering trees.

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

The use is consistent with the Professional Office General Plan Land Use designation and Goals 2, 3 and 4 of the Land Use Element.

Goal 2: Fiscally sustainable growth and economic development through a balanced mix of land uses and development types.

Policy 2.5 Skilled jobs. Attract and retain businesses that provide highly skilled and well-paid jobs.

Goal 3: Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities.

Policy 3.1 Compatibility. Require that new nonresidential development is located, scaled, and designed to be compatible with existing adjacent neighborhoods and uses.

Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.

Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.

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

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

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

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

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

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. It will also provide the correct amount of parking required for medical uses.

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

The removal of the aging homes on the site and replacement with a new office building would be more in harmony with the zone this parcel is in.

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

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Site Development Permit 21-01 subject to the following conditions:

1. Approval of this application is to allow the construction of a 5,200 square foot, two story medical office building on a .36 acre site at 4562 Katella Avenue and 11002 Saratoga Drive in the Commercial Professional Office (C-O) zoning district, APNs 222-171-04 & -05, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a Site Development Permit, noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans shown in "Exhibit A," and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code and any applicable state law. If any changes are proposed regarding the location or alteration of the plans dated February 8, 2021, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the Applicant of any such claim, action or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
3. The Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department within 30 days of final approval of all resolutions. The property Applicant shall be required to record the Acknowledgment of these Conditions of Approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department.

4. In case of violation of any of the conditions of approval or applicable law, the property owner and tenant will be issued a Notice of Correction if said violation is not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all Staff time directly attributable to enforcement of the conditions of approval, mitigation measures, and/or City law including but not limited to, revocation of the herein approvals.
5. Project plans for the project shall be subject to a complete code compliance review with the Development Services Department when the plans are submitted for plan check and shall comply with all applicable City of Los Alamitos ordinances, regulations, and policies prior to building permit issuance, including, but not limited to, the requirements established or authorized by Title 15, 16, and 17 of the City of Los Alamitos Municipal Code.
6. Approval of Site Development Permit 21-01 shall be valid for a period of twenty-four (24) months from the date the site plan was approved. If construction is commenced within this twelve (12) month period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect. The director may, upon receipt in writing from the applicant before the expiration date, grant extensions of time up to three (3) separate twelve (12) month extensions maximum. If an extension of time is not granted, the Site Development Permit approval shall expire and a new application shall be made.

LANDSCAPING

7. A Landscape Irrigation Plan prepared by a licensed landscape architect shall be submitted to the Public Works Department prior to the issuance of building permits. The Irrigation Plan shall include an irrigation system layout with the location of controllers and points of connection with data on valve sizes and gallons per minute (G.P.M.), the size and location of sleeves and all spray heads, including the location of conventional systems and drip systems; an irrigation legend with complete specifications; irrigation notes and construction details of all assemblies and components; a recommended irrigation schedule, preferably on an annual basis; and a summary block on the initial page of submitted plans that will present the above information clearly and accurately. The City reserves the right to require subsequent checks, or approval of the landscape plans prior to issuance of a grading permit.
8. All landscaping on the site, including, without limitation, trees, shrubs and other vegetation, drainage and irrigation systems, shall be permanently maintained in good, first class condition, healthy, without deterioration, free of waste and debris, through all phases of construction and after. Dead or diseased plants shall be promptly replaced with landscaping similar in type, size, and quality. Automatic Irrigation systems shall be properly maintained and other reasonable and adequate landscape maintenance facilities and procedures shall be provided to fulfill the foregoing requirements.

9. Landscaping shall comply with the City's water conservation ordinances in accordance with Chapter 13.04 (Water Conservation) and Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code.
10. Trees shall be planted outside of any Sight Safety Triangle or be trimmed to eight feet from above the adjacent top of curb.

LIGHTING

11. All lighting structures shall be placed so as to confine direct rays to the subject property.
12. The applicant shall provide an illuminated address number shall be installed on the structure.

CONSTRUCTION BMPS

13. The applicant shall hand deliver a construction schedule to the adjacent tenants in the area to properly inform them of future construction including the name and 24 hour contact information for a project manager for noise, dust, and other complaints.
14. During construction, the Applicant will display a sign visible to the public from Katella Avenue with a contact number of the construction superintendent to address any questions or concerns about demolition, grading, and construction activities.
15. Hours and days of demolition, grading, and construction operations shall be prohibited between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturday. There shall be no construction activities on Sunday or a Federal holiday celebrated by the City of Los Alamitos without express approval by the Development Services Director.
16. Prior to demolition and construction, a perimeter security fence not exceeding seven feet in height, shall be installed around the project site. The fencing shall include a green screen material or approved equivalent. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.
17. During construction the site shall be maintained and kept clear of all trash, weeds, and overgrown vegetation.
18. The site shall be kept reasonably clean during construction and maintained in a safe, nuisance, and hazard-free condition. Dust control measures shall be employed to include spraying water on dry soil to ensure dust does not migrate onto adjacent properties.

OTHER

19. The applicant shall provide, as a minimum, a trash enclosure to hold two standard dumpsters for solid waste, recycling, and organics, with five (5) foot by eight (8) foot clear interior dimension for each dumpster, including a solid roof designed to the

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

20. The wall surrounding the property shall be constructed of a decorative material such as split-face block, slump stone, or stuccoed block. No bare precision block shall be permitted. The southern wall shall be 8 feet in height.
21. The windowsill height for second story windows along the southern elevation, shall be determined subject to site-line review with the Architect and Staff. The glass used for the windows shall not have a mirrored finish.
22. The trees that serve as a buffer between the project and residences, shall be of a type that has a minimum leaf drop and a non-invasive root system. Also, they must be of a minimum size as to provide visual relief.
23. Applicant shall close any un-utilized drive approaches along the entire frontage of the project along Katella Avenue by constructing full height curb and gutter per Orange County PF&RD Standard Plans.
24. Applicant shall construct and maintain at all times a minimum of thirty-seven (26) parking spaces on the combined parcels and a minimum nine (9) foot by nineteen (19) foot dimension per parking space with minimum drive aisle widths of twenty-four (24) feet, unless ADA standards require a change.

ENGINEERING

25. The Applicant shall submit Improvement Plans prepared by a Registered Civil Engineer for public works (off-site) improvements, and on-site improvements. Plan check fees shall be paid in advance.
26. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. Plan shall be 24" x 36", with elevations to nearest 0.01 foot, minimum scale 1" = 20'. Plan shall be prepared by Registered Civil Engineer. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.
27. Hydrologic and hydraulic calculations demonstrating adequate site drainage from a 10-year return frequency storm (25-year frequency in sump areas) prepared by a Registered Civil Engineer shall be submitted with the Grading Plan.
28. Driveway slope shall be a minimum slope of one (1) percent for asphalt and .5% for concrete.

29. All existing off-site public improvements (sidewalk, curb and gutter, driveways, and street paving) at the development site which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer, and per OCPFRD Standard Plan.
30. A City Public Works permit shall be taken out for any work in public right-of-way prior to start of work. All work shall be done in accordance with APWA Standards and to the satisfaction of the City Engineer and must be completed before issuance of Certificate of Occupancy.
31. A bond or surety device shall be posted with the City in an amount and type sufficient to cover the amount of off-site and on-site work to be done, as approved by the City Engineer.
32. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a *Final* Water Quality Management Plan (WQMP) that:
- Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.
 - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - Incorporates Treatment Control BMPs as defined in the DAMP.
 - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
33. All driveway, sidewalk and ADA Ramp shall meet current ADA requirements.
34. The Applicant shall underground any power poles or street lights.

RECREATION AND COMMUNITY SERVICES

None

PUBLIC WORKS

None.

ORANGE COUNTY HEALTH CARE AGENCY

PC RESO 2021-05

Page 9 of 11

None.

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

35. Preliminary plans with the proposed lateral connections need to be submitted to RLAASD to assess if plan check, inspection, and/or a sewer study is required. Along with the preliminary plans we also need to know the SF of office space, number of beds, and estimated flows discharging into the sewer system.

BUILDING AND SAFETY DIVISION

36. The Applicant must comply with all current California Building Codes in effect at the time that the plans are submitted.
37. The Applicant shall submit three (3) sets of complete building plans to the Building and Safety Department for review.

ORANGE COUNTY FIRE AUTHORITY (OCFA)

38. Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to issuance of a building permit:

- Architectural (service codes PR200-PR285), when required by the OCFA "Plan Submittal Criteria Form"
- underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
- Fire sprinkler system (service codes PR400-PR465)

Prior to concealing interior construction:

- Fire alarm system (service code PR500-PR520), if modified, provided voluntarily, or required by code.
- Medical gas (service code PR350)

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

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

PASSED, APPROVED, AND ADOPTED this 28th day of April 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 28th day of April 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

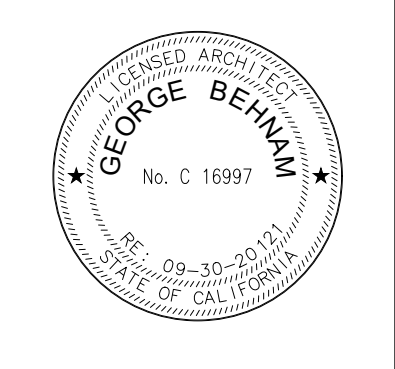
Ron Noda, Secretary

Exhibit A

REVISIONS	
DATE	

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

PROJECT: **MEDICAL OFFICE**
4562 KATELLA & 11002 SARATOGA DR.
LOS ALAMITOS, CA 90720



GEORGE BEHNAM
ARCHITECT
1150 E ORANGE THORPE # 109
LOS ANGELES, CA 90020
(714) 572-2385
Email: gbehnam@georgebehnam.com

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

SHEET TITLE:

SITE PLAN

SHEET **A-1**
1 OF 3

LOTS SIZE A.P.N. 222-171-04 7,874 S.F.
LOTS SIZE A.P.N. 222-171-05 7,253 S.F.
TOTAL 15,127 S.F.

FOOT PRINT
BLDG = 3,321 S.F.
LOT COVERAGE
3,321 / 15,127 = 21.9 %

LEASE SPACE:
FIRST FLOOR 3,195 SQ. FT.
SECOND FLOOR 2,000 SQ. FT.
TOTAL 5,195 SQ. FT.

FAR
5,195 / 15,127 = 34.3 %

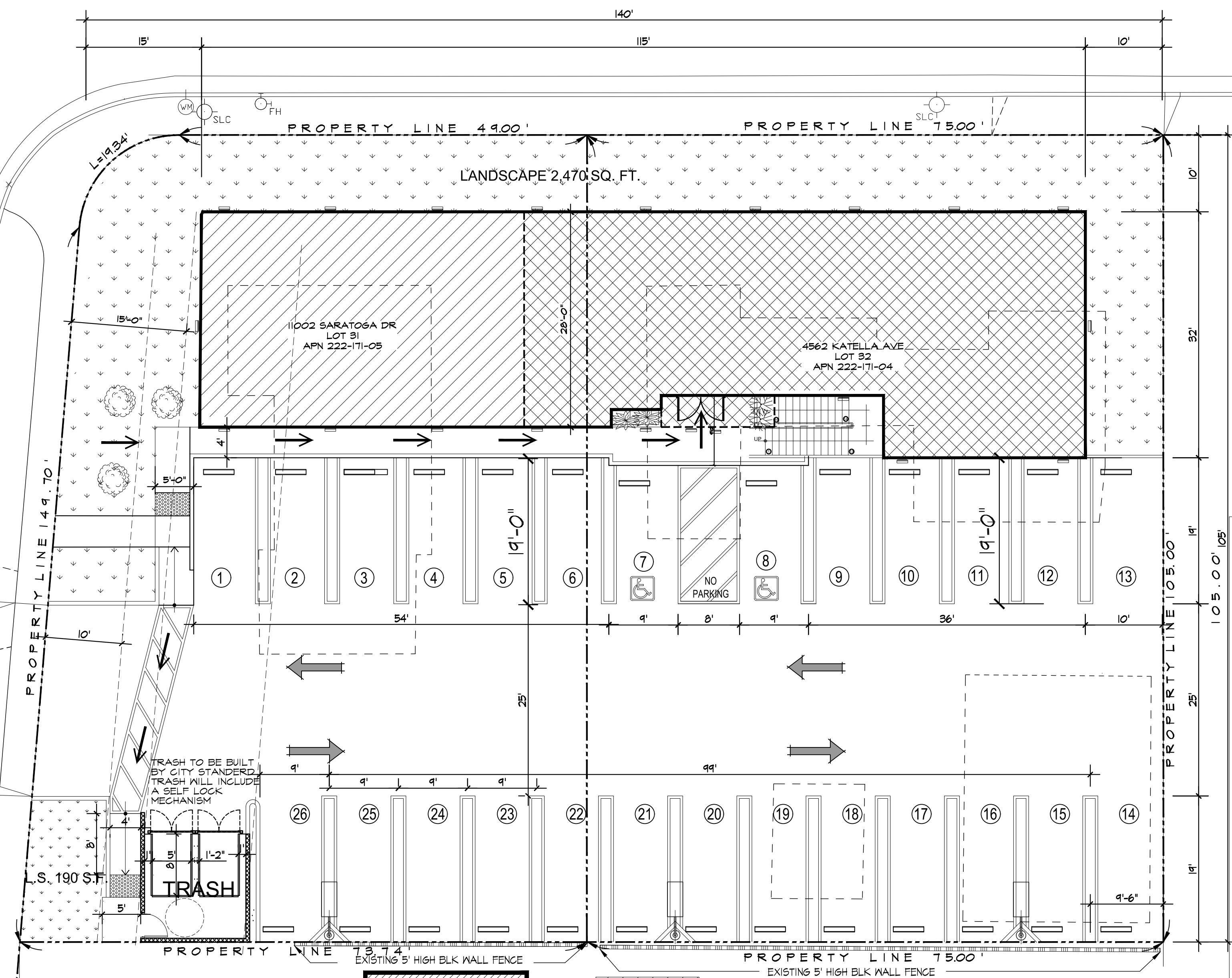
PAVED AREA
TOTAL = 8,385 PARKING & DRIVEWAYS

TOTAL LANDSCAPING AREA :
REQUIRED 15,127 X 15% = 2,269 S.F.

PROVIDES
2,470 + 190 = 2,660 S.F. (17.5%)

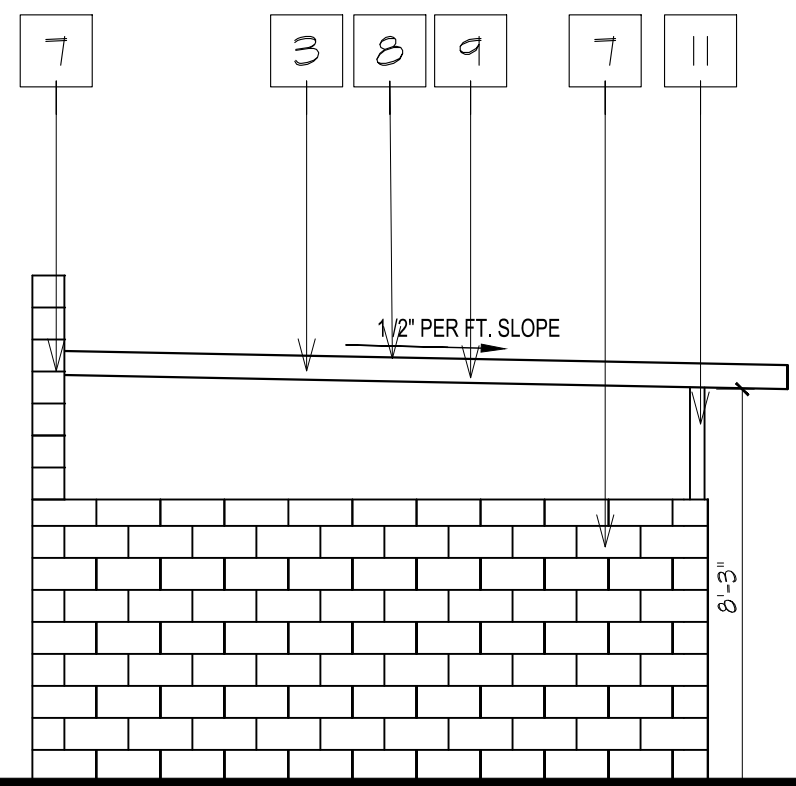
PARKING REQUIRED:
LEASE SPACE 5,195 / 200 = 25.9 STALLS

PARKING PROVIDED:
ADA PARKING STALLS 2
STANDARDS 24
TOTAL PROVIDED 26 STALLS

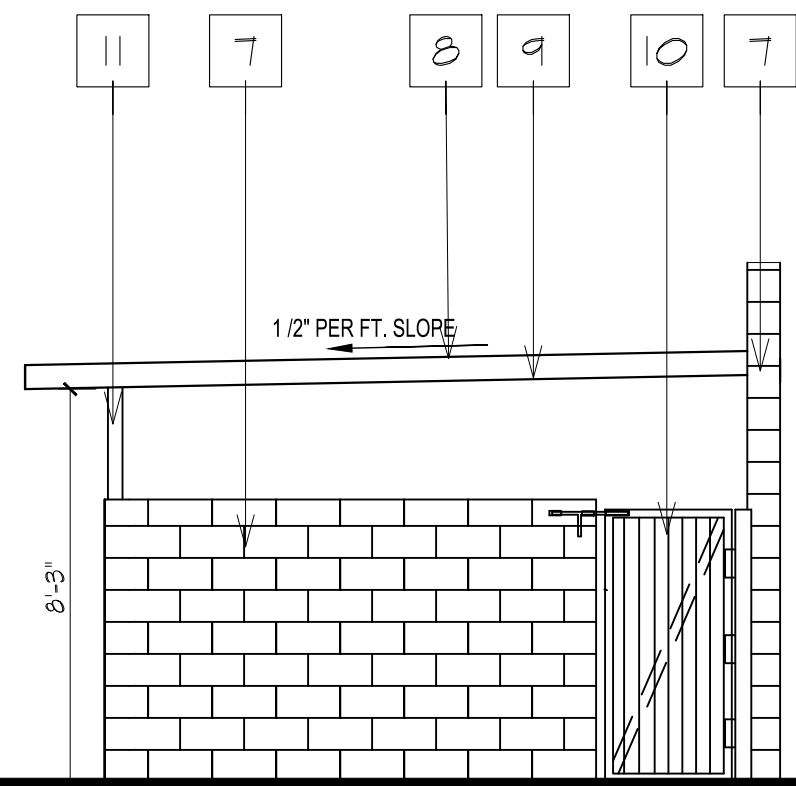


SITE PLAN
SCALE 1" = 10'-0"

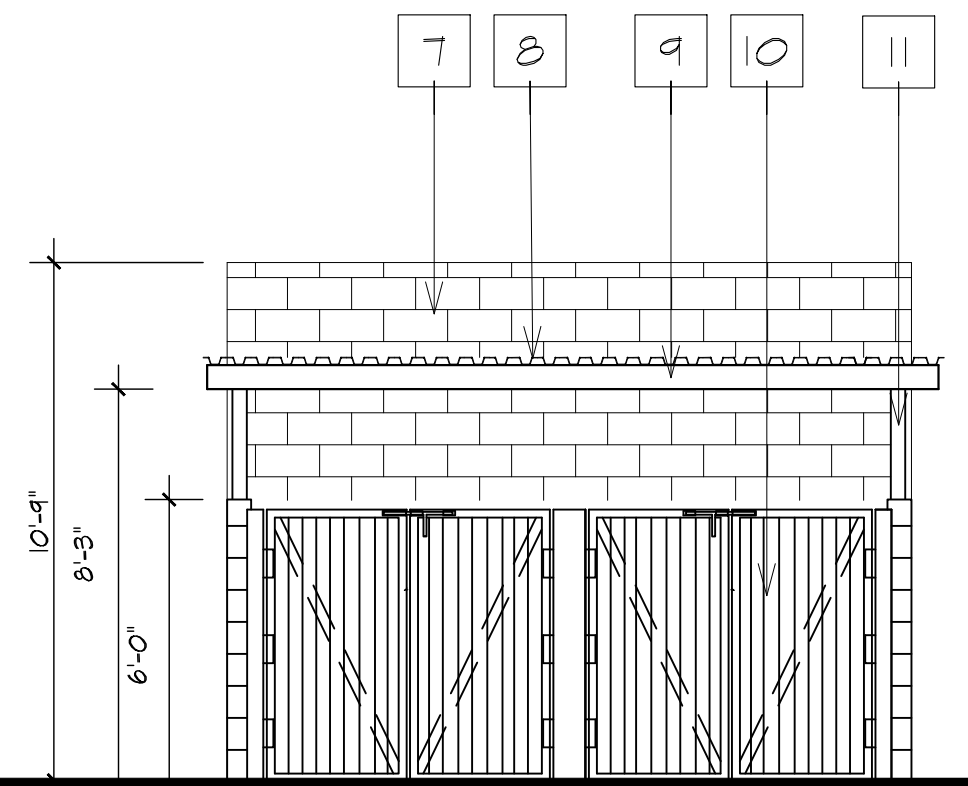
- ELEVATIONS LEGEND**
- 7- BLK WALL SMOOTH TAN COLOR
 - 8- METAL ROOFING
 - 9- ROOF STRUCTURE DUNN-EDWARDS
 - 10- METAL GATE DUNN-EDWARDS COSHISE
 - 11- STEEL POST DUNN-EDWARDS COSHISE



TRASH EAST ELEVATION
SCALE 1/4" = 1'-0"



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



TRASH NORTH ELEVATION
SCALE 1/4" = 1'-0"

ALED-CMB1/150W-20P **RAB**

78W and 150W specification-grade area lights with IES Type III distribution, offered in combination with poles. For use in roadway, general parking and other area lighting applications where a larger pool of lighting is required.

Color: Bronze Weight: 6.0 lbs

Project: _____ **Type:** _____
Prepared By: _____ **Date:** _____

Driver Info **LED Info**

Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.89A	Color Accuracy	71 CRI
240V	0.69A	L70 lifespan	100,000 Hours
277V	0.60A	Lumens	16,839
Input Watts	155.2W	Efficacy	108.5 lm/W

Technical Specifications

Picture
Quantity: 1 city of ALED31350

Compliance
UL Listed:
Suitable for wet locations as a downlight

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

CSA Listed:
Suitable for wet locations

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PH061765

Performance
Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics
LEDs:
Multi-chip, high-output, long-life LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent future-to-future color

Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction
IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

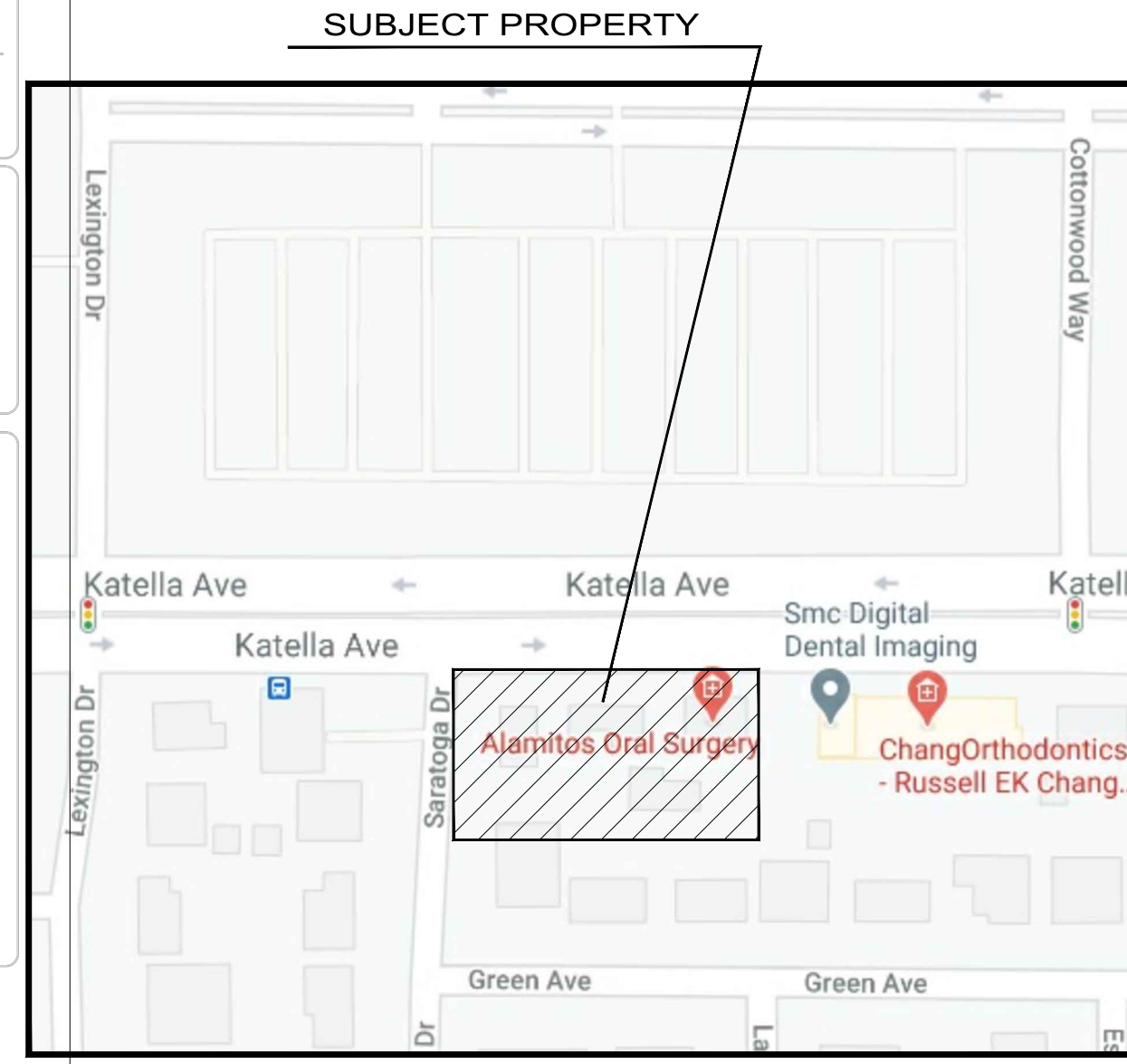
Effective Projected Area:
EPA = 0.75

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

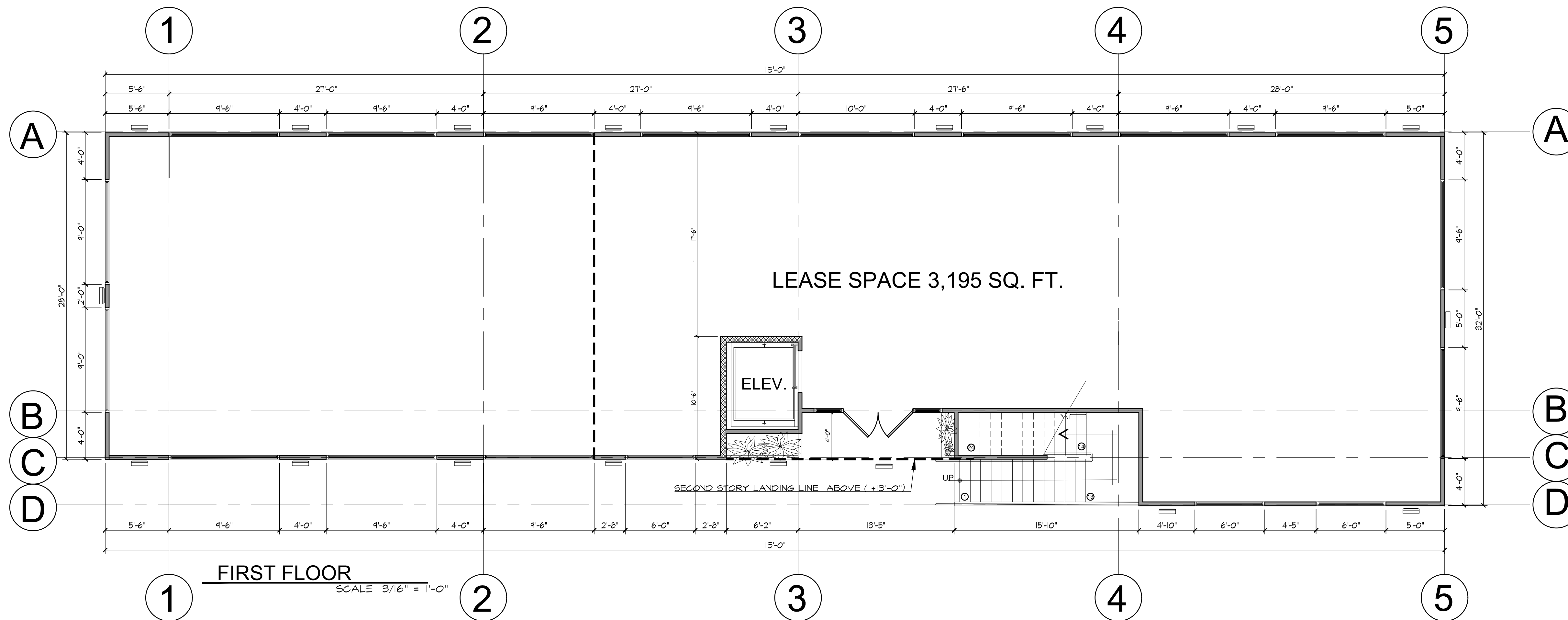
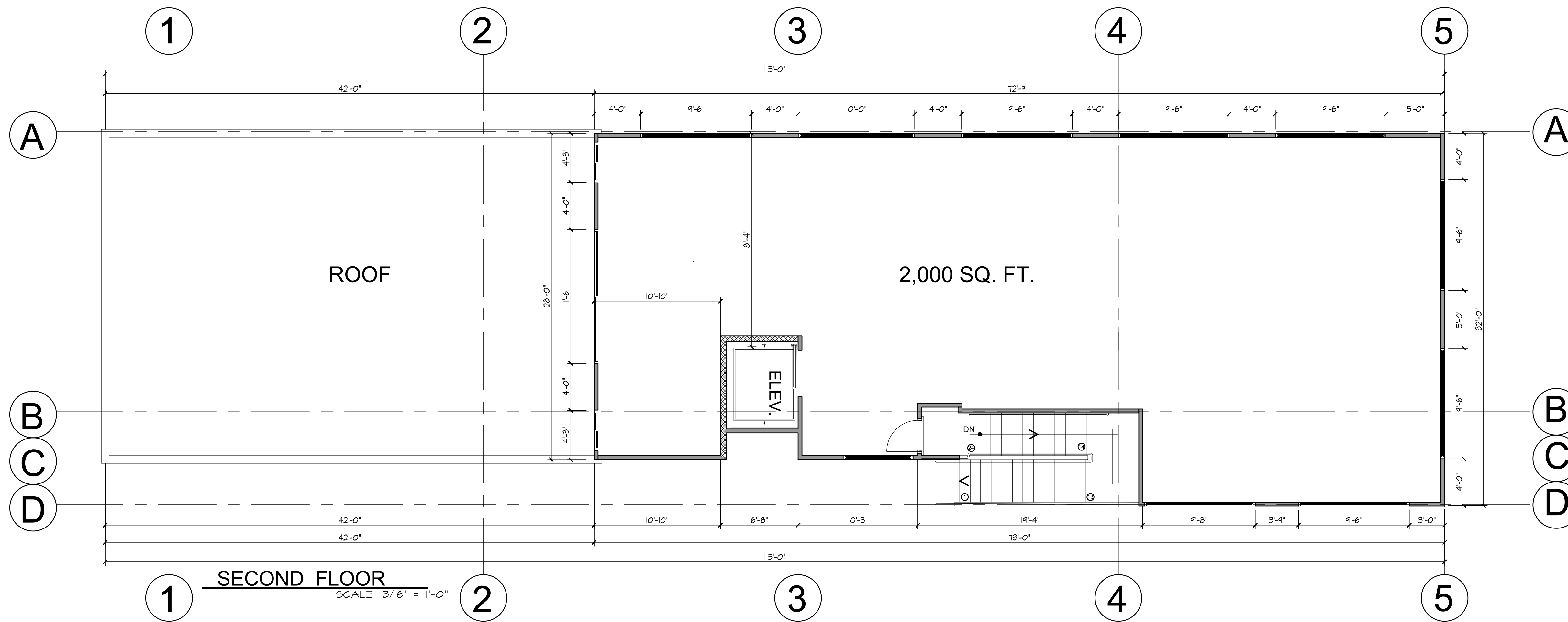
Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
Copyright © 2021 RAB Lighting All Rights Reserved. Note: Specifications are subject to change at any time without notice.

Page 1 of 3



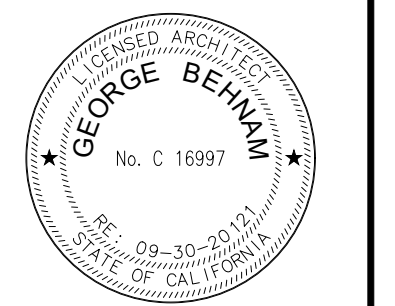
VICINITY MAP
NOT TO SCALE



REVISIONS	
DATE	

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

PROJECT: MEDICAL OFFICE
4562 KATELLA& 11002 SARATOGUE DR.
LOS ALAMITOS, CA 90720



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A R C H I T E C T
1150 E. ORANGESTHORPE # 109
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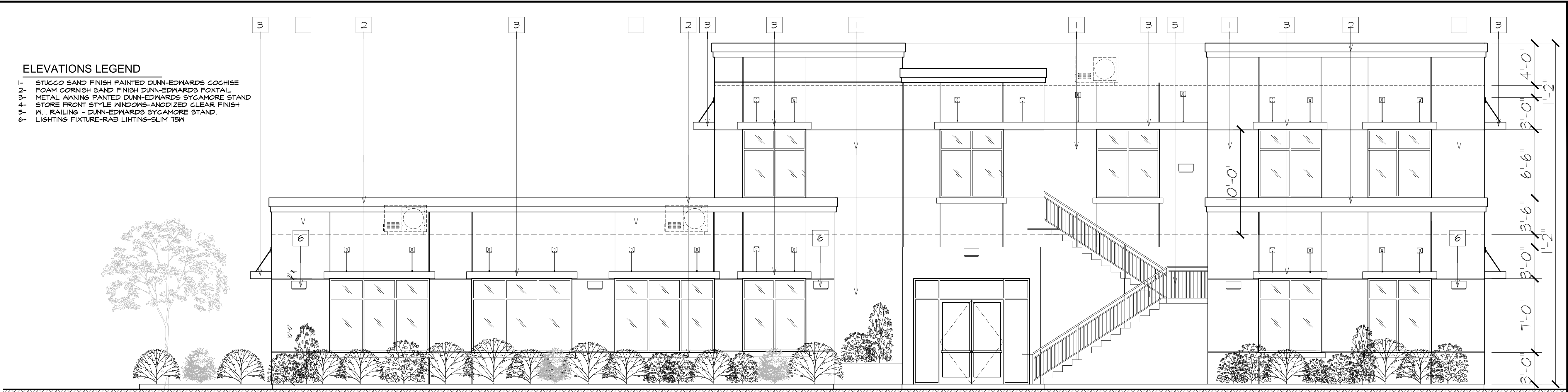
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AD FILE:	
DRAWN BY:	
CHECKED BY:	M.M.
WG SCALE:	NOTED
DATE:	02-08-21

SHEET TITLE:

FIRST
&
SECOND
FLOOR PLAN

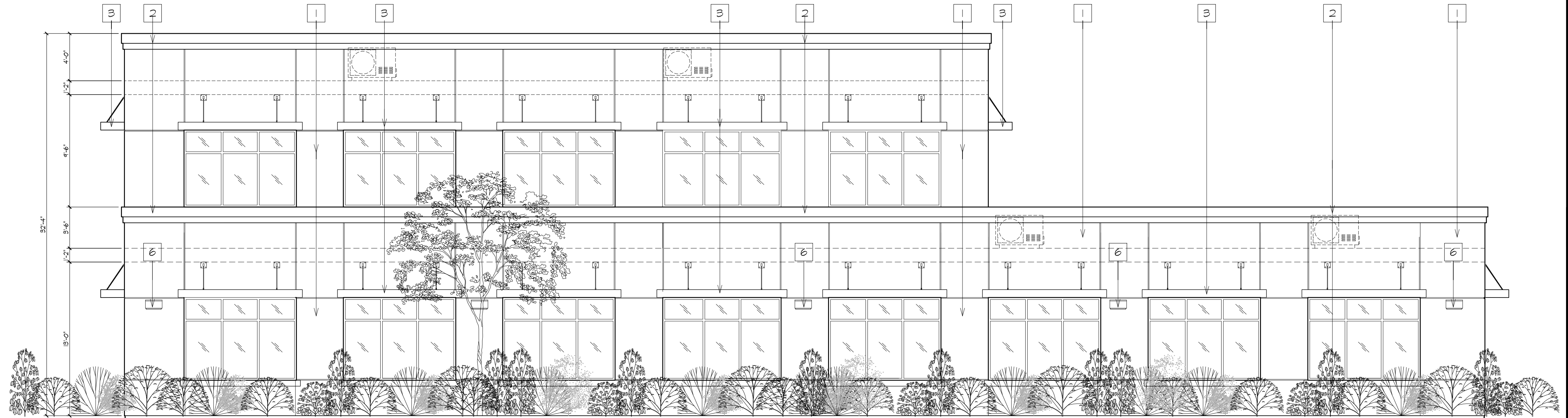
SHEET A-2
2 OF 3

- ELEVATIONS LEGEND
- 1- STUCCO SAND FINISH PAINTED DUNN-EDWARDS COCHISE
 - 2- FOAM CORNISH SAND FINISH DUNN-EDWARDS FOXTAIL
 - 3- METAL AWNING PAINTED DUNN-EDWARDS SYCAMORE STAND
 - 4- STORE FRONT STYLE WINDOWS-ANODIZED CLEAR FINISH
 - 5- A.I. RAILINGS - DUNN-EDWARDS SYCAMORE STAND
 - 6- LIGHTING FIXTURE-RAB LIGHTING-SLIM 75W



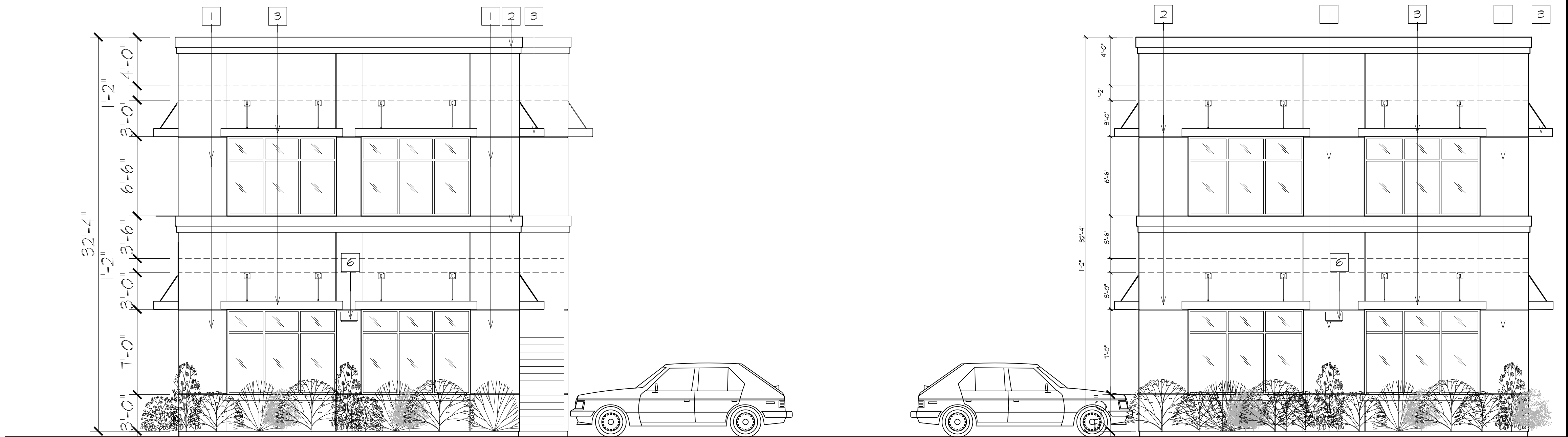
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



KATELLA - NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

EAST ELEVATION

SCALE 1/4" = 1'-0"

Replace traditional wallpacks
with SLIM™ LED.

Same footprint. Better performance.



SLIM™ 62W

SLIM™ 57W

SLIM™ 37W



Visit rabweb.com to see which models are DLC or DLC Premium listed.



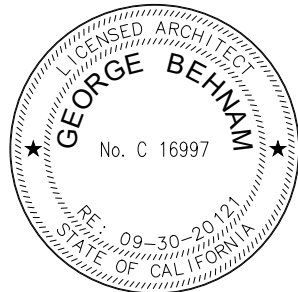
RABWEB.COM • 888 722-1000

REVISIONS

DATE

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

PROJECT: MEDICAL OFFICE
4562 KATELLA & 11002 SARATOGA DR.
LOS ALAMITOS, CA 90720



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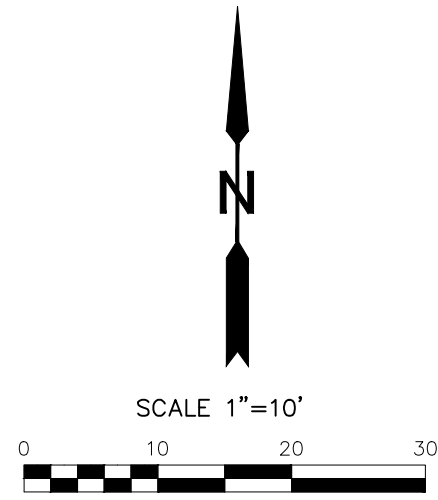
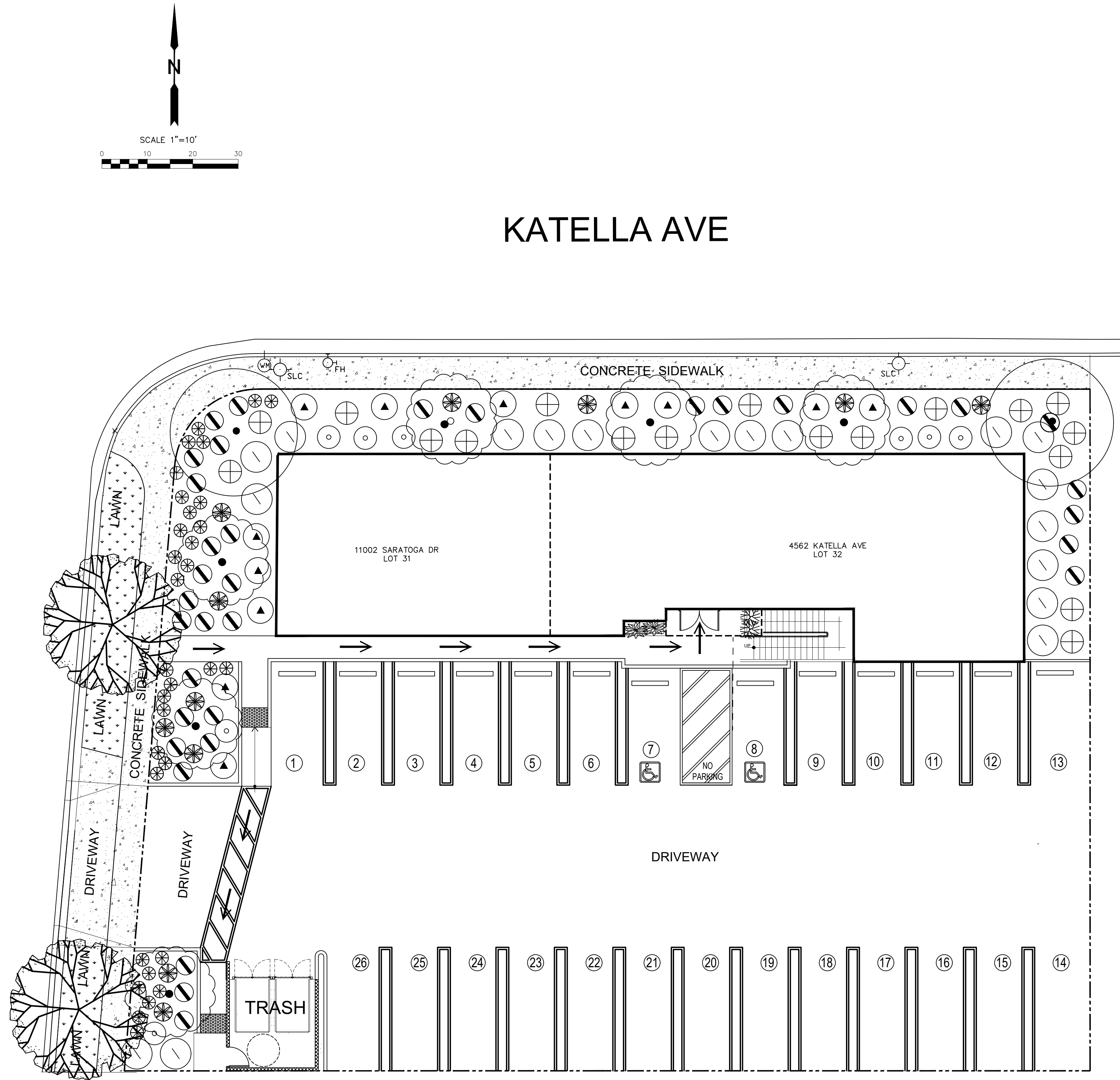
PROJECT NO: 201201
CAD FILE:
DRAWN BY:
CHECKED BY: M.M.
DWG SCALE: NOTED
DATE: 02-08-21

SHEET TITLE:

ELEVATIONS

SHEET A-3
3 OF 3

SARATOGA DR.



KATELLA AVE



Teucrium x lucidrys



Westringia 'morning light'



Salvia greggii 'Dark Dancer'



Salvia greggii 'Furman'



Phormium hybrid 'Yellow Wave'



Myrtus communis 'compacta'



Myrtus communis 'variegata'



Lomandra longifolia



Rhus lancea/African Sumac



Alyogyne huegelii



Calyophorus berlandieri



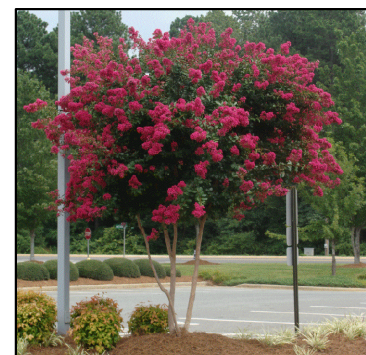
Euphorbia 'Diamond Frost'



Geijera parviflora/Australian Willow



Grevillea 'Canberra'



Lagerstroemia indica 'Cherokee'



Lantana 'Lucky Pot of Gold'



Lavandula stoechas

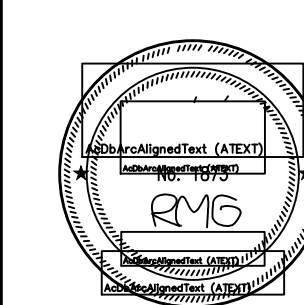


Leucadendron 'Jester'

REVISIONS	
DATE	

CONTACT:
PROCON DEVELOPMENT
4522 KATELLA AVENUE, SUITE A
LOS ALAMITOS, CALIFORNIA 90720
562-799-4439

PROJECT:
MEDICAL BUILDING
4562 KATELLA AVENUE
LOS ALAMITOS, CA.



SHEET TITLE:
CONCEPTUAL
LANDSCAPE PLAN

RICHARD M. GARCIA
LANDSCAPE ARCHITECTURE
1918 KEMPER AVE., SANTA ANA, CA 92705
PHONE/FAX : 714-538-6000 EMAIL: rmgardarch@sbcglobal.net
CALIFORNIA LANDSCAPE ARCHITECT NO. 1873

DRAWN	R. GARCIA
DATE	2-8-2021
SCALE	1" = 10' - 0"
JOB NO.	

SHEET
L-1

LEGEND

- FIRE HYDRANT
- EDGE PAVEMENT
- WATER VALVE
- METER, PULL BOX
- SIGN
- CONCRETE
- BLOCK WALL
- STREET LIGHT
- HANDICAP STALL
- WOOD FENCE
- EXISTING GRADE
- PROPOSED GRADE
- ASPHALT PAVEMENT
- BACK OF WALK
- CLEAN OUT
- FINISHED CONCRETE
- FINISHED FLOOR
- FIRE HYDRANT
- FLOW LINE
- FINISHED SURFACE
- FRONT OF WALK
- GAS METER
- LOT LINE
- NATURAL GROUND
- PULL BOX
- PROPERTY LINE
- POWER POLE
- RIGHT OF WAY
- SEWER MANHOLE
- TREE WELL
- WATER METER

BASIS OF BEARINGS

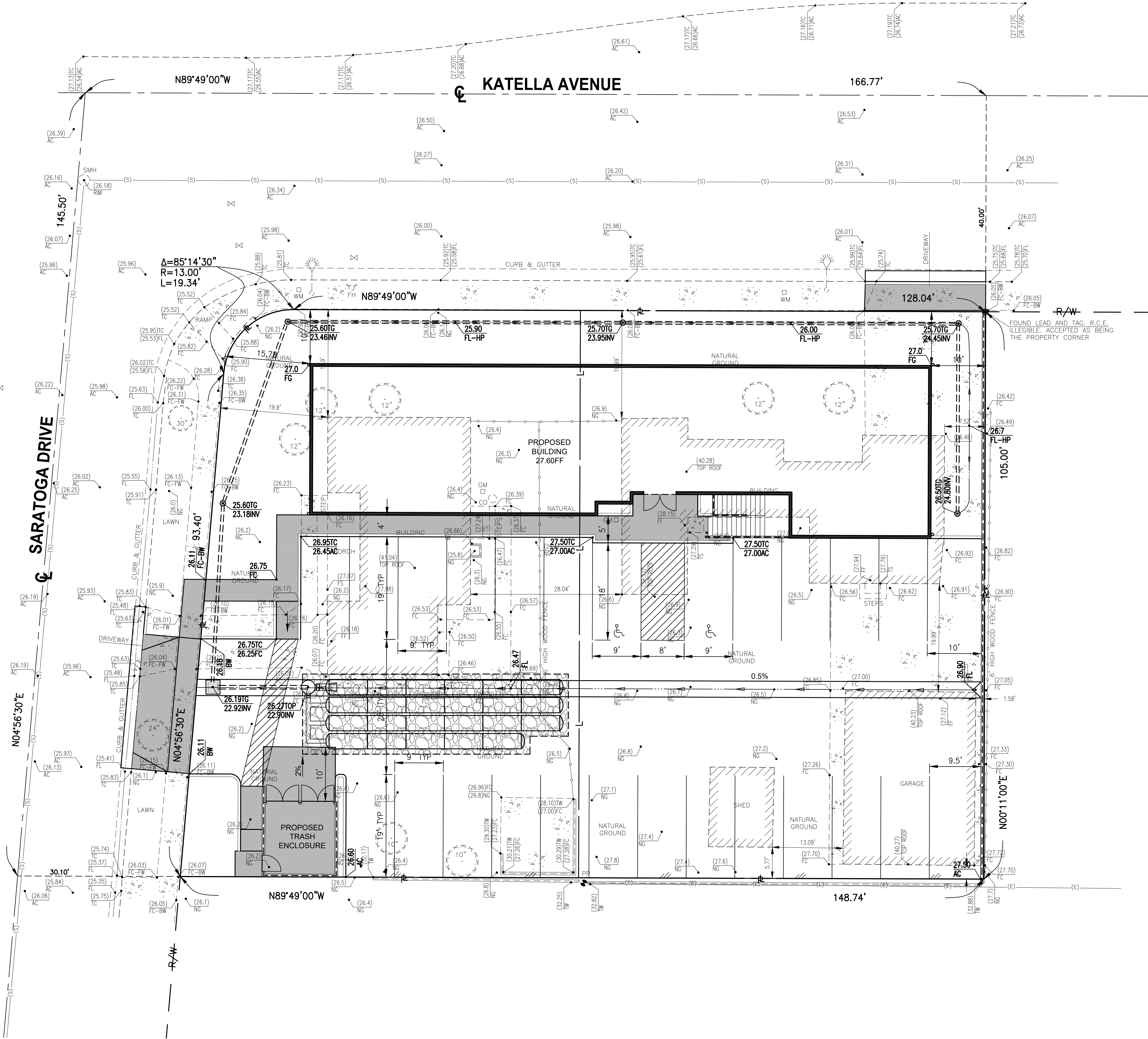
THE BEARING OF N89°49'W FOR THE CENTERLINE OF KATELLA AVE AS SHOWN ON TRACT NO. 1238 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGAL DESCRIPTION

LOTS 31 & 32 TRACT NO. 1238 M.M. 38/32-33

BENCHMARK

ORANGE COUNTY BM 1B-101-02
ELEVATION = 28.42 NAVD 88



TOPOGRAPHIC SURVEY NOTE

TOPOGRAPHIC SURVEY WAS PROVIDED BY:

WILLIAM TOWELL
3677 IROQUOIS AVENUE
LONG BEACH, CALIFORNIA
TELEPHONE: 714-335-3956

PROJECT ENGINEER

DATE

02/08/21

SCALE

1" = 10'

DRAWN

V. F. L.

CHECKED

D. C. Q.

LOS ALAMITOS, CALIFORNIA

JOB NO. 20-119-PRELIM GP

SHEET NO.

1

OF

1

1

1

1

1

1

1

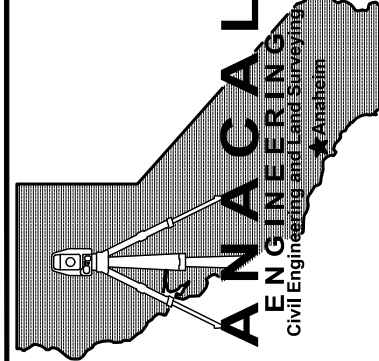
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1

1

1

1



ANACAL ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
1211 NORTH TUSTIN AVENUE
ANAHEIM, CALIFORNIA 92807
PHONE: 714-774-1763 FAX: 714-774-4890
E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM

MEDICAL OFFICE BUILDING

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

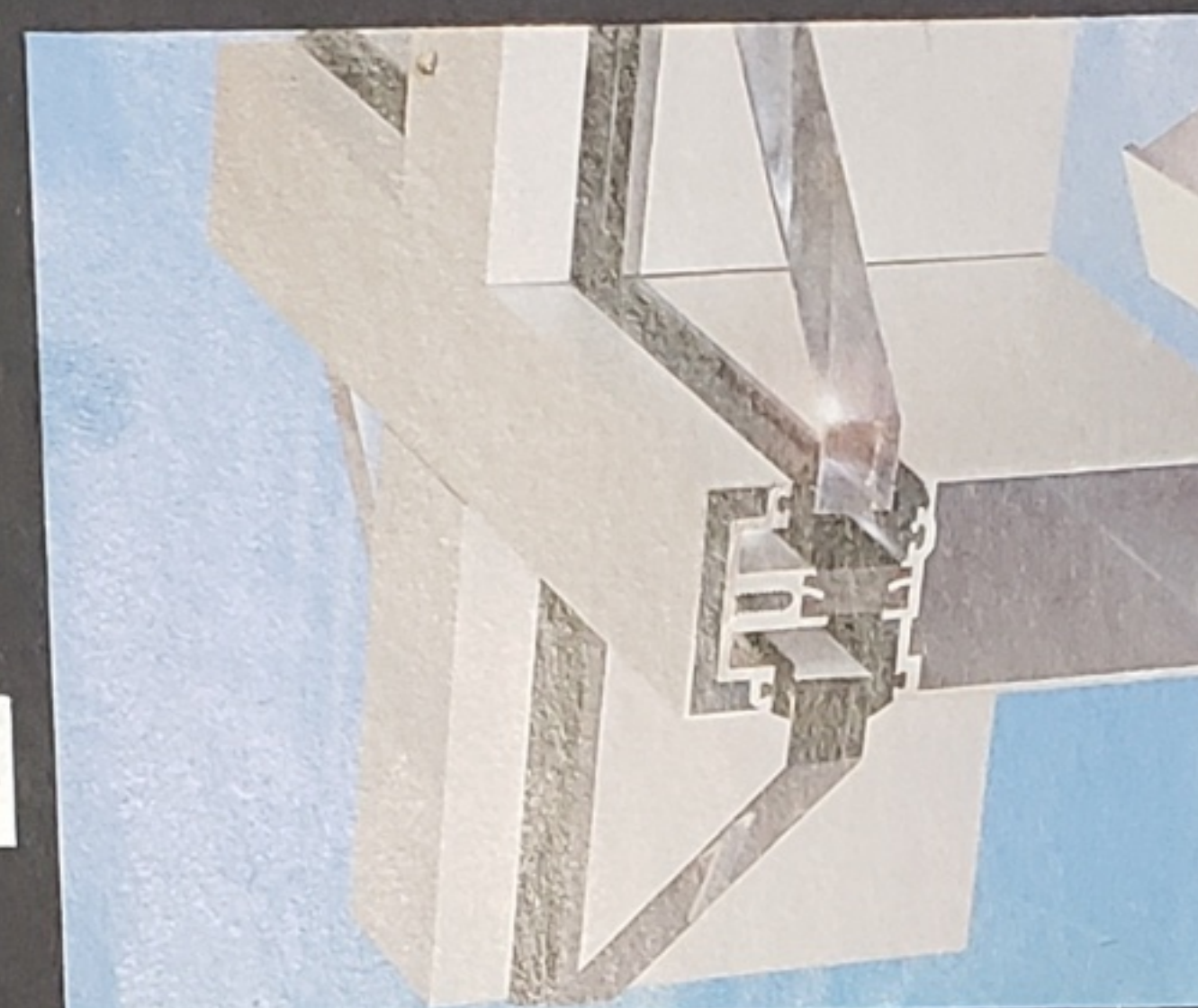
KATELLA AVE



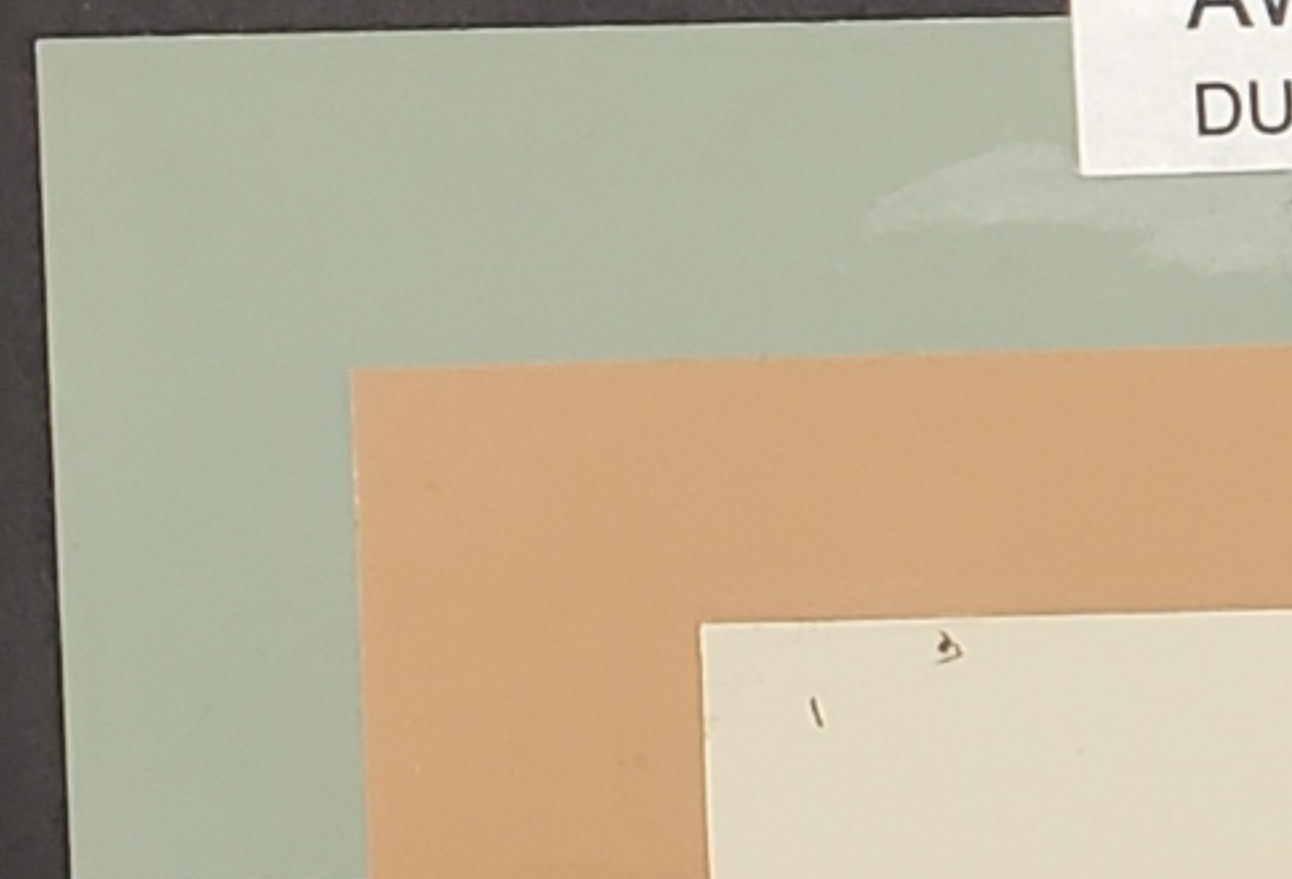
SITE PLAN



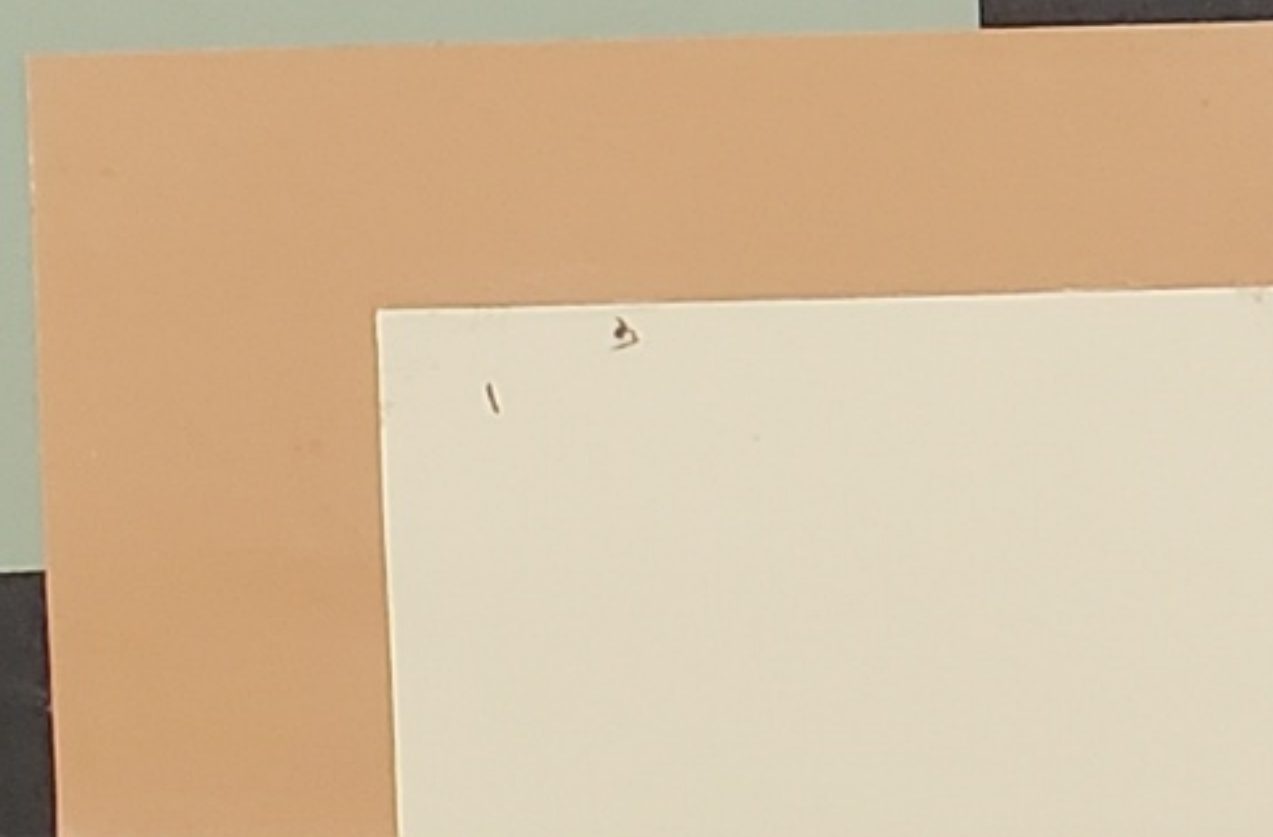
STUCCO TEXTURE



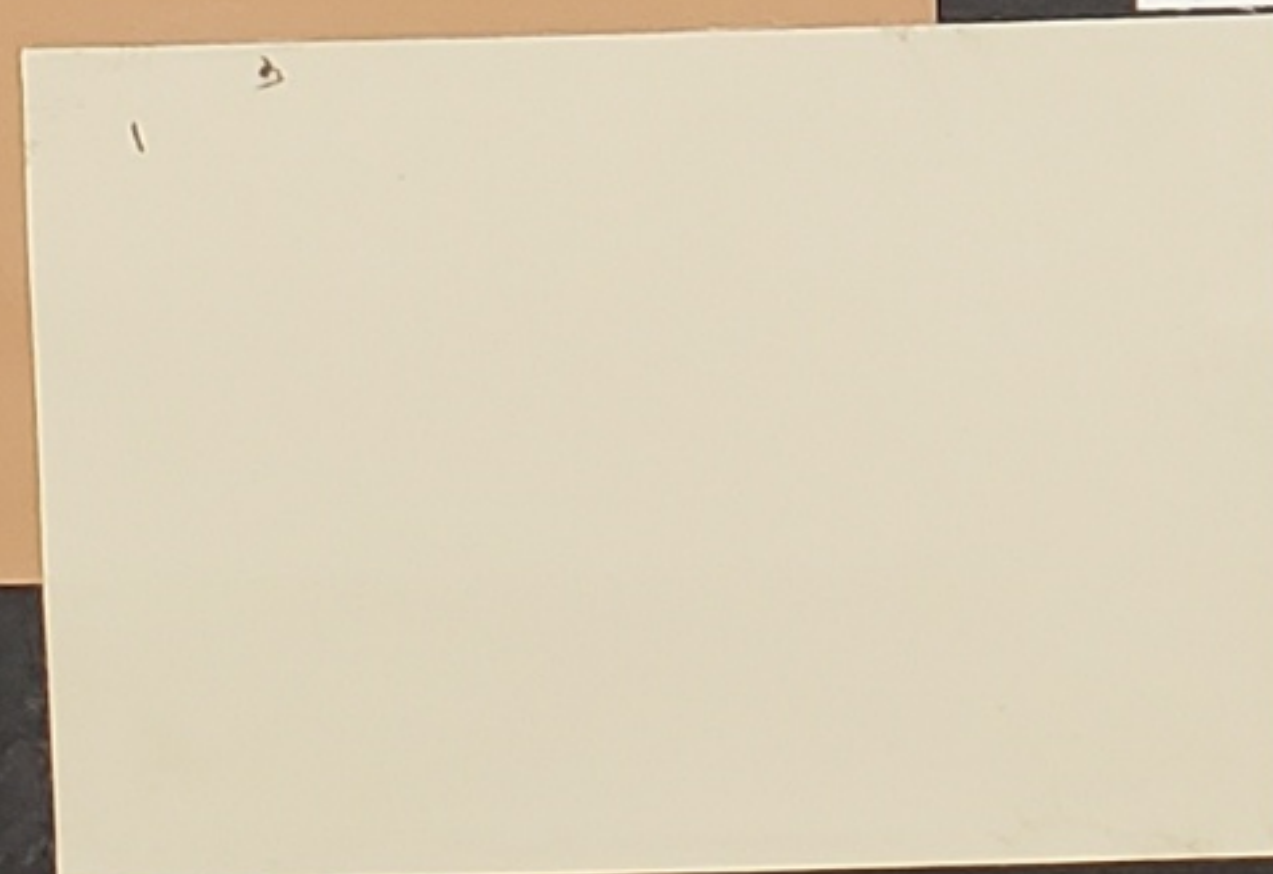
WINDOWS FINISH AND COLOR



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
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MEDICAL OFFICE BUILDING

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



GEORGE BEHNAM

ARCHITECT

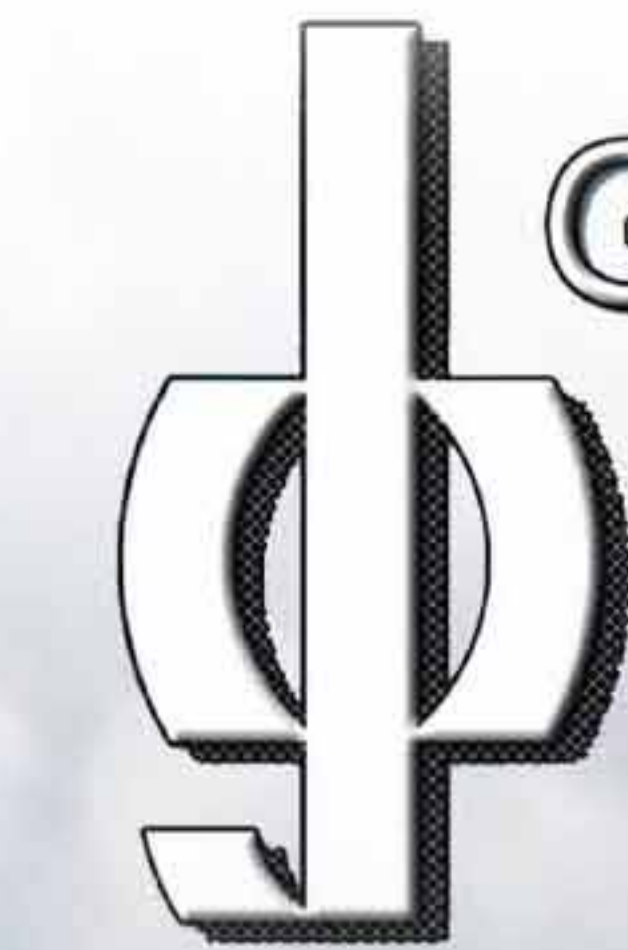
714.572.2384



EAST ELEVATION

MEDICAL OFFICE BUILDING

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

 **GEORGE BEHNAM**
ARCHITECT

714.572.2384



KATELLA ~ NORTH ELEVATION

MEDICAL OFFICE BUILDING

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

GEORGE BEHNAM
ARCHITECT
714.572.2384



WEST ELEVATION

MEDICAL OFFICE BUILDING

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

 GEORGE BEHNAM
ARCHITECT
714.572.2384



SOUTH ELEVATION

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: April 28, 2021

ITEM NUMBER: 9A

To: Chair Wendy Grose & Members of the Planning Commission

Via: Ron Noda, Acting Deputy City Manager

Presented By: Tom Oliver, Associate Planner

Subject: Town Center Mixed Use Zone Strategic Plan Update

SUMMARY

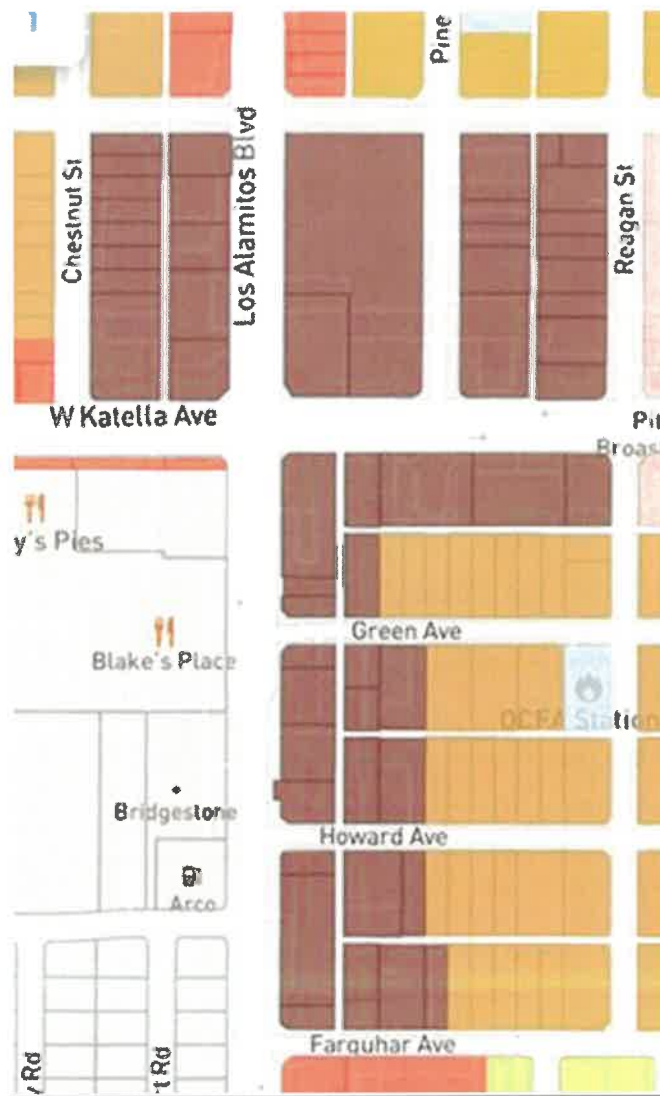
This report provides the Planning Commission with information regarding an update on the progress of the Town Center Mixed Use (TCMU) Zone Strategic Plan, and gives an opportunity for comment concerning the current direction in preparation of the plan.

RECOMMENDATION

Discuss, and provide comments on the direction of the project.

BACKGROUND

Over the past several months, the City's Town Center Mixed Use (TCMU) team has been working on creating a strategic plan that will establish a scenario to increase economic development, attract businesses, provide developers an easier path for projects, and to address the City's Regional Housing Needs Assessment (RHNA) numbers. The Town Center Mixed Use Zone is shown below:



DISCUSSION

The TCMU development team has the intent to create a strategic plan design for the City's Town Center that would enable developers to receive a shortened entitlement period if their project meets the standards of the Plan. It will also allow the City to designate potential residential areas sited within the Town Center to help meet the City's Regional Housing Needs Assessment (RHNA) numbers that are mandated by the State of California. The assigned number to the City is 767 units, with 458 of them being low-income units. The strategic plan will also increase economic development by attracting new businesses to the City's Town Center by getting property owners and developers excited about investing in Los Alamitos.

A survey of Planning Commissioners and property owners (stakeholders) in the Town Center Zone was completed at the onset of the TCMU project. One-on-one interviews with a sample size of the property representatives, all members of the City Council, as

well as Commissioner Gary Loe, who was selected by the Planning Commission, to provide input.

In addition to the survey and the interviews, property managers/owners had an opportunity to provide input at a stakeholder meeting held online via Zoom on Thursday, March 1. Eleven property representatives participated in the meeting, which consisted of a brief presentation about the planning area and current planning process followed by a discussion regarding three potential development scenarios.

Tonight, the Planning Commission will view a short presentation then discuss and comment on the progress of the TCMU Strategic Plan.

FISCAL IMPACT

The City of Los Alamitos has contracted with PlaceWorks to create a strategic plan and environmental clearance document (CEQA) for the Town Center Mixed Use (TCMU) zoning district. Funding for the project is through a grant that the City was awarded by the California and Housing Community Development Department.

Attachment: 1. Los Alamitos PC Meeting PowerPoint Presentation

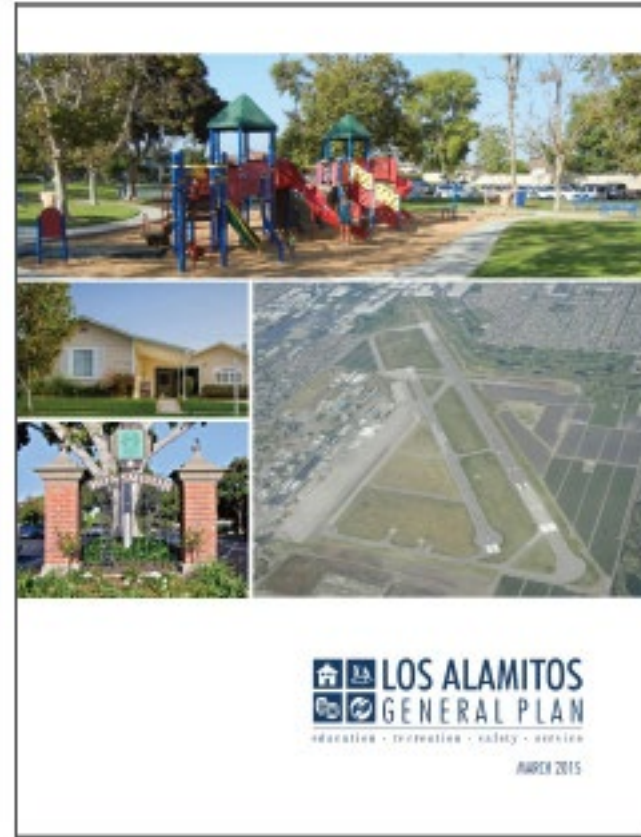
St. Isidore Historical Plaza

Los Alamitos Town Center Strategic Plan

PLANNING COMMISSION Meeting

April 28, 2021

Planning Context



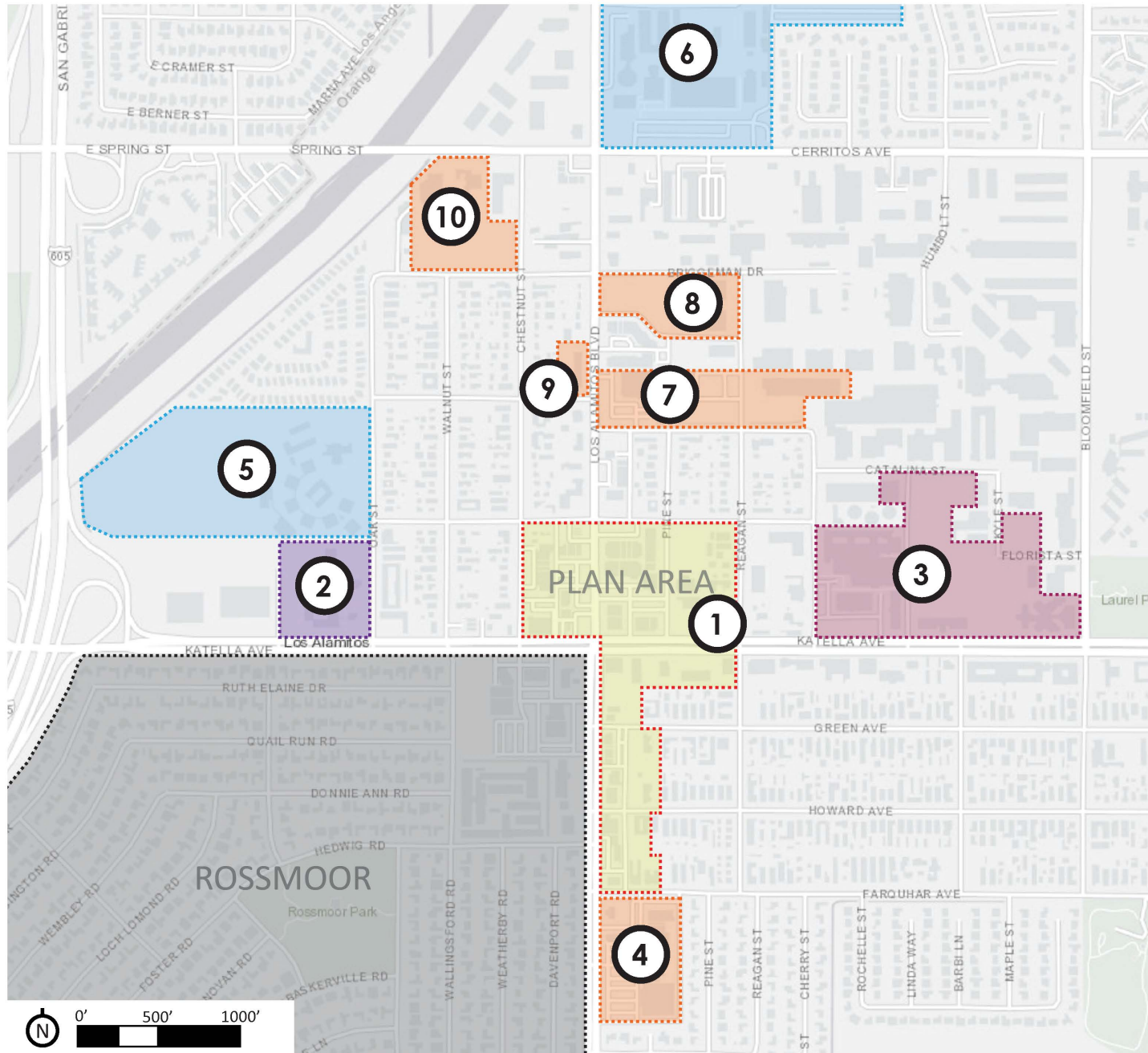


FIGURE 03

Community Assets and Destinations

- 1 St. Isidore Historical Plaza
- 2 City Hall and Community Center
- 3 Medical Center Specific Plan Area
- 4 Vons Shopping Center
- 5 Oak Middle School
- 6 Los Alamitos High School
- 7 Ganahl Lumber
- 8 Fairfield Inn & Suites by Marriot
- 9 Southland Credit Union
- 10 New Housing Development

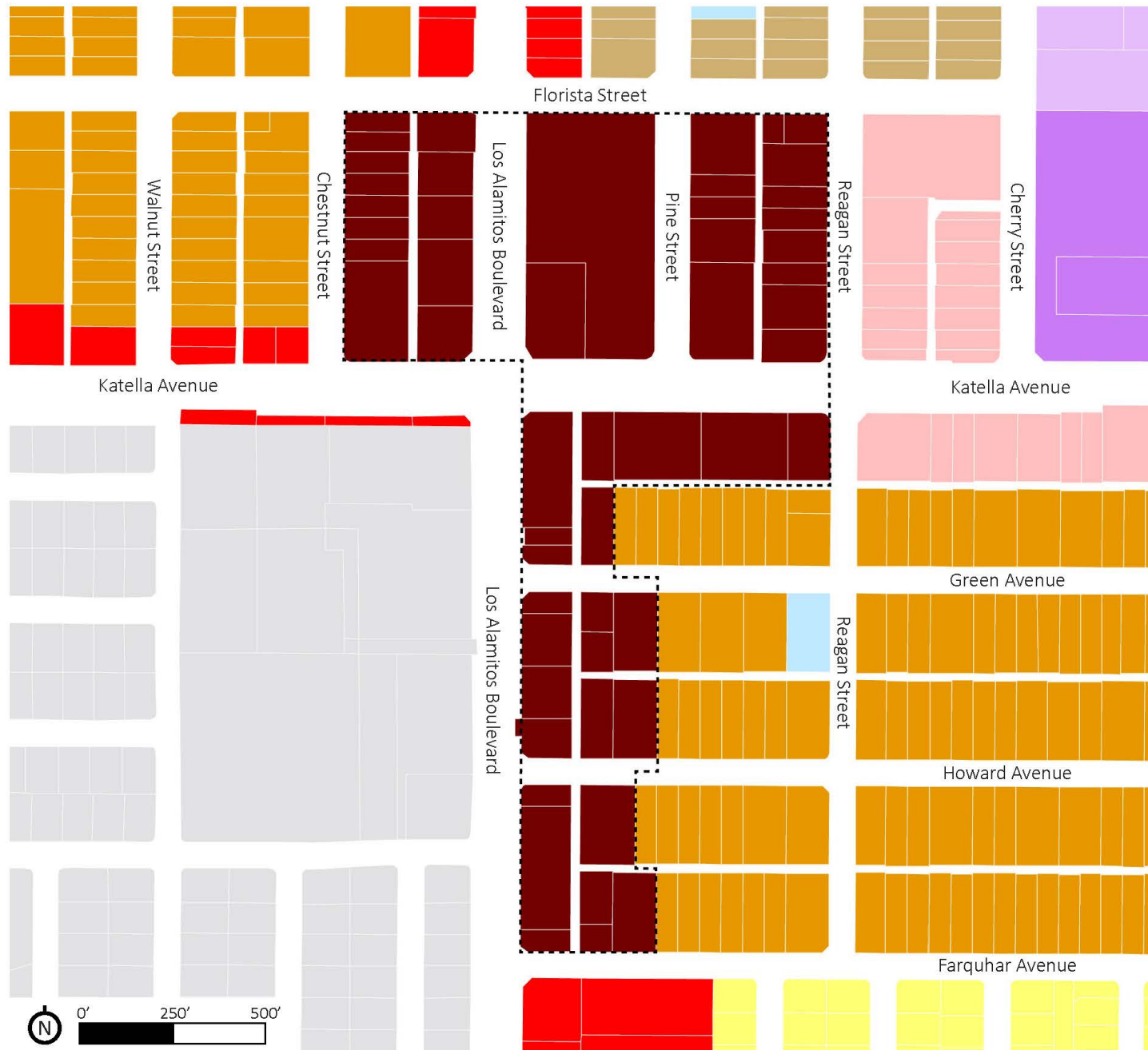


FIGURE 06
Zoning

The Plan Area is defined by the Town Center Mixed Use (TCMU) zoning designation. Adjacent zoning designations include: General Commercial (C-G), Commercial-Professional Office (C-O), Multiple-Family Residential (R-3), and Live/Work Overlay Zone (LWOZ). Current development standards for the TCMU zone are summarized below:

Max Density* : 30 units/acre

Max FAR*: 2.0

Max Height : 60 feet

****Vertical Mixed Use.** For a development project consisting of residential and nonresidential uses in the same building or group of buildings, the residential density and FAR shall be additive, meaning that the residential density shall be calculated for the residential component and the FAR for nonresidential component.*

- TCMU : Town Center Mixed Use
- R-1 : Single-Family Residential
- R-3 : Multiple-Family Residential
- LWOZ: Live/Work Overlay Zone
- C-G : General Commercial
- C-O : Commercial - Professional Office
- MCSP : Medical Center Specific Plan
- MOZ : Medical Overlay Zone
- C-F : Community Facilities
- Suburban Residential (Rossmoor)

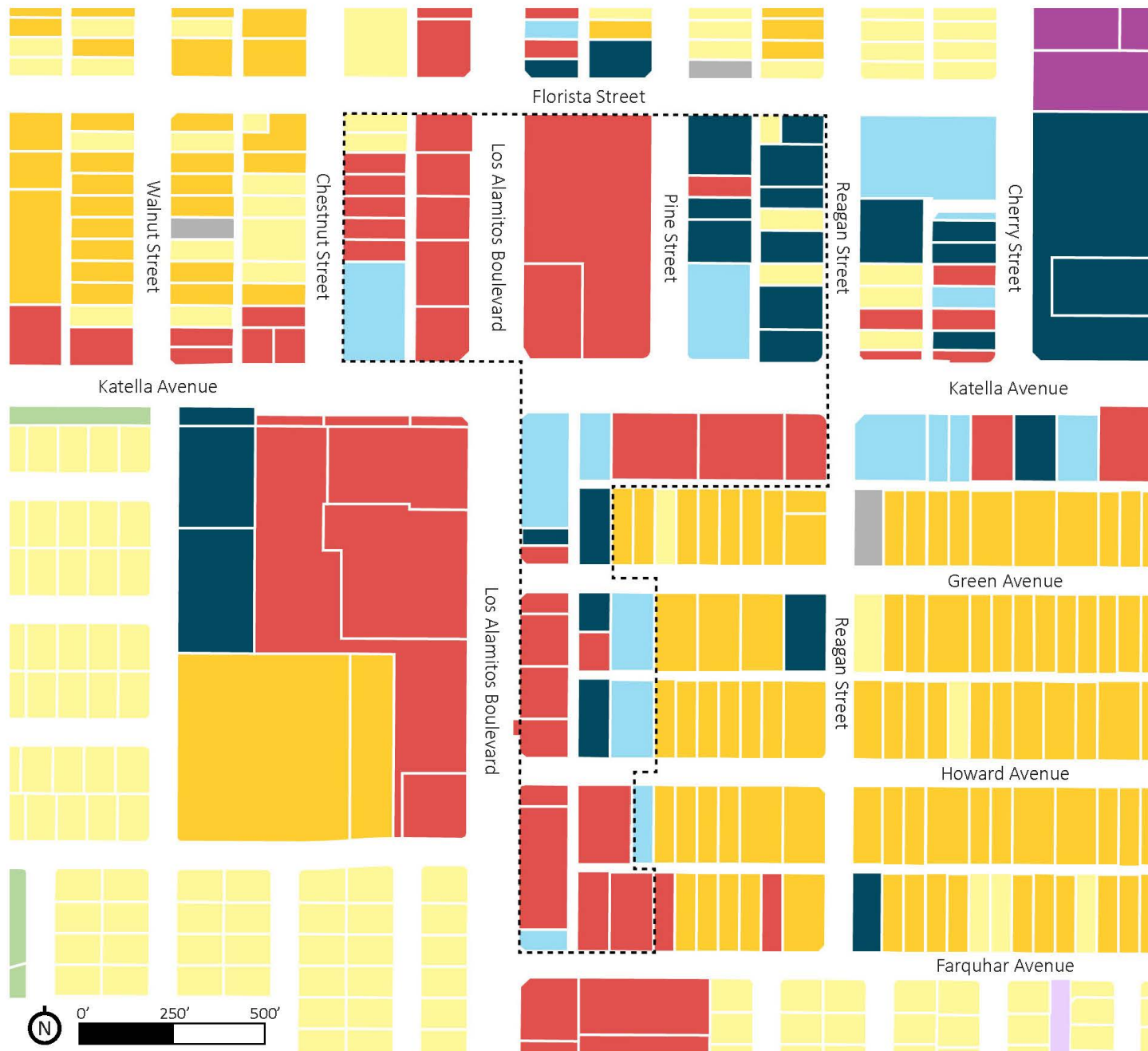


FIGURE 05

Existing Land Use

Commercial, retail, and office facilities are the dominant land use type within the project area. Community and public facilities are also present in the Plan Area with a notable concentration in the northeastern most block, bound by Pine Street and Reagan Street. Notably, surface parking is not captured in this parcel-based land use categorization and is explored further in Figure 12.

Adjacent land use is predominantly residential with the key exception of the Los Alamitos Medical Center and associated medical offices to the east of the Plan Area and north of Katella Avenue.



FIGURE 10 Pavement

This figure highlights areas within the Plan Area that are used for surface parking and automotive circulation. While parking facilities are crucial to providing access to local businesses, they do little to support the walkable, safe, and aesthetic public realm of a thriving commercial district.

There is a clear opportunity to consolidate a set of efficient parking facilities and maintain vehicular access, while repurposing underutilized lots with development and investments in the public realm.

VISION AND GOALS

What we heard from Councilmembers

Integrate

- Integrate the Town Center with schools, community destinations, and employment centers

Invest in

- Invest in bike and pedestrian infrastructure and safety

Promote

- Promote a sense of community with high quality gathering spaces

Incorporate

- Incorporate mixed use development with some office and residential to support local businesses

Create

- Create a destination with amenities for young people, families with children, and seniors

Position

- Position the Town Center as an engine for a sustainable and profitable city.

KEY CHALLENGES

What we heard from Councilmembers

Vacancies and Retail Viability	Failing retail and high vacancy rates, retail may not be viable (especially post covid).
Development Intensity	Maintaining a Small-Town feel while promoting economically feasible development.
High Volume Traffic	Difficulty creating a destination and walkable district at the intersection of two major roadways. Increased traffic and parking are also of concern.
Parcelization and Build Out	Most parcels in the area are built out, a catalytic development will require coordination among several property owners.
Regional Competition	Los Alamitos may lack competitive advantage over other cities with desirable destinations.
Limited City Resources	Challenge to create conditions whereby the private sector can execute development in alignment with City priorities.

KEY STAKEHOLDER PRIORITIES

Preliminary Results from Property Owner Survey

- Better automotive accessibility (parking, traffic management)
- Investments in the public realm (pedestrian-oriented streets, benches, trees, plazas, gathering and event spaces)
- Increased foot traffic from nearby employment centers
- Financial incentives for providing community benefits (privately owned public spaces)
- Reimagining the public right of way (sidewalk cafes, parklets)

DESIGN APPROACH

Three preliminary scenarios with a set of common elements



Common Elements



Common Elements: Town Square



Common Elements: Pine Street as 'Main Street'



Common Elements: Street Activation



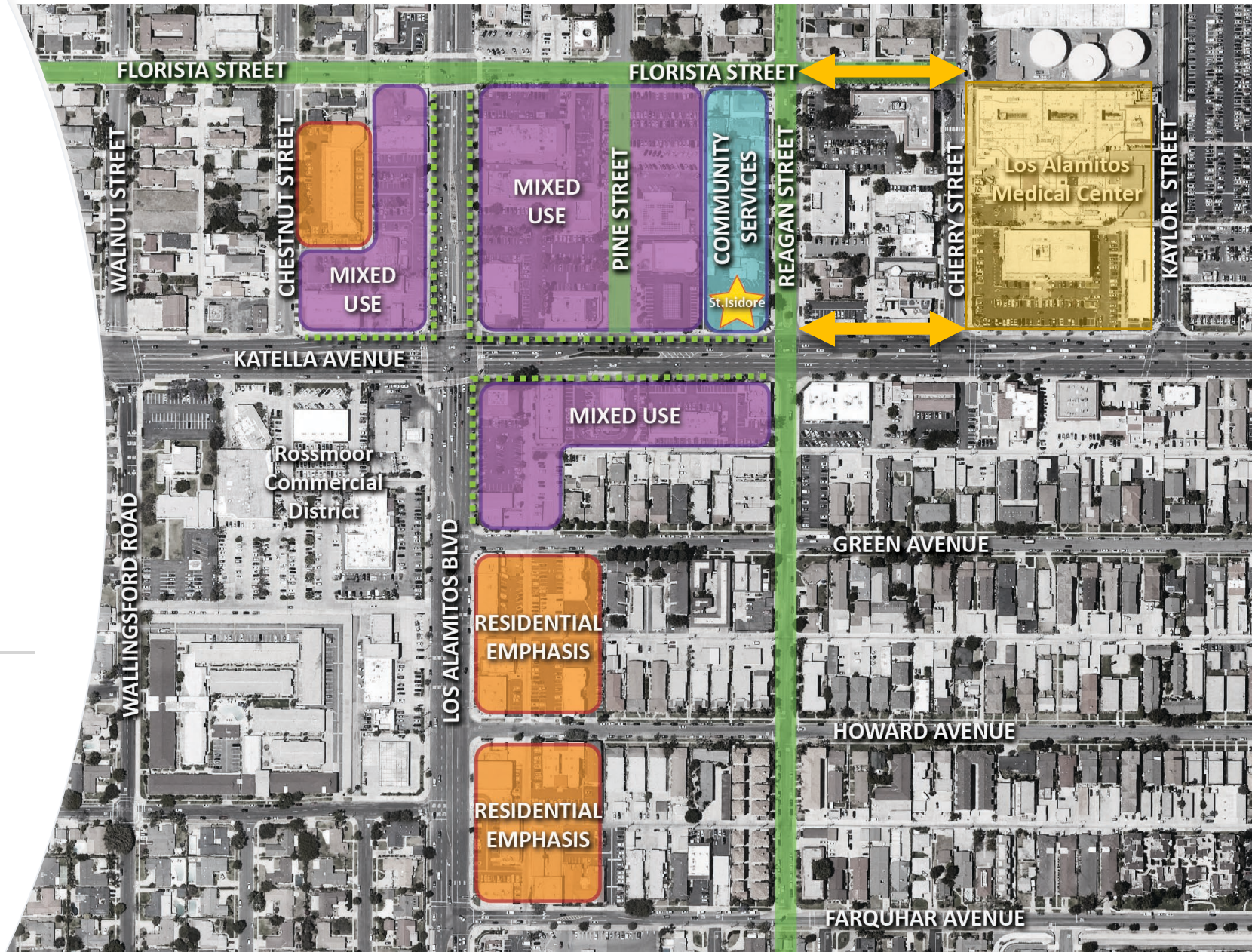
Common Elements: Structured Parking



Common Elements: Building Types



Common Elements: Mixed Use Core



Preliminary Design Scenarios



PUBLIC-INITIATED

Characteristic

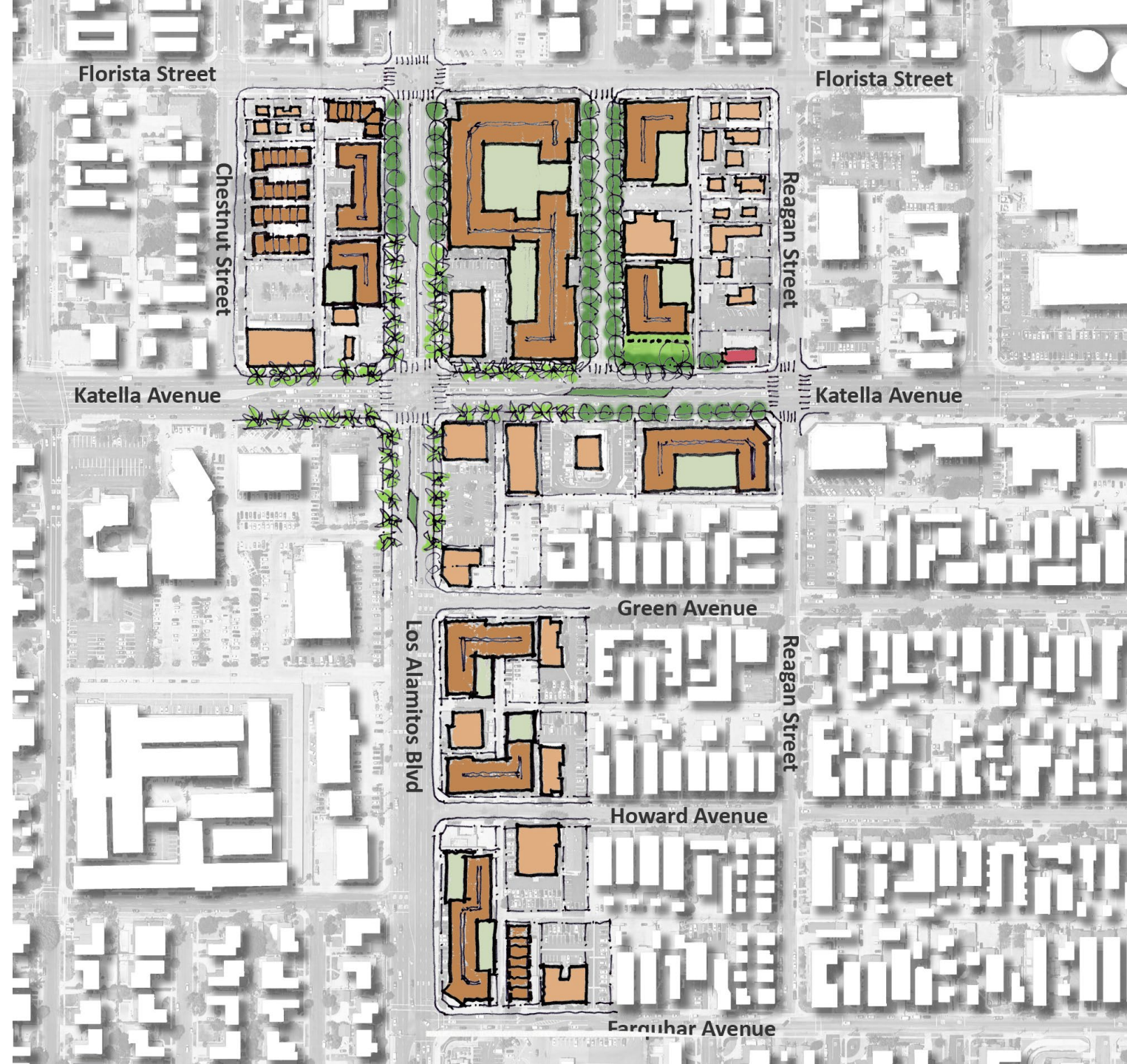
- City clearly defines development criteria and objectives for Plaza/Town Square, potential through RFP process

Pros

- Plaza/Town Square at NE corner of Pine/Katella has good visibility to establish a “there-there”
- Plaza/Town Square at NE corner of Pine/Katella can connect to St Isidore garden/courtyard, reinforcing historic center
- City has more control of Plaza/Town Square for programming
- Best scenario for incremental private development

Cons

- Significant public cost



PRIVATE-INITIATED

Characteristic

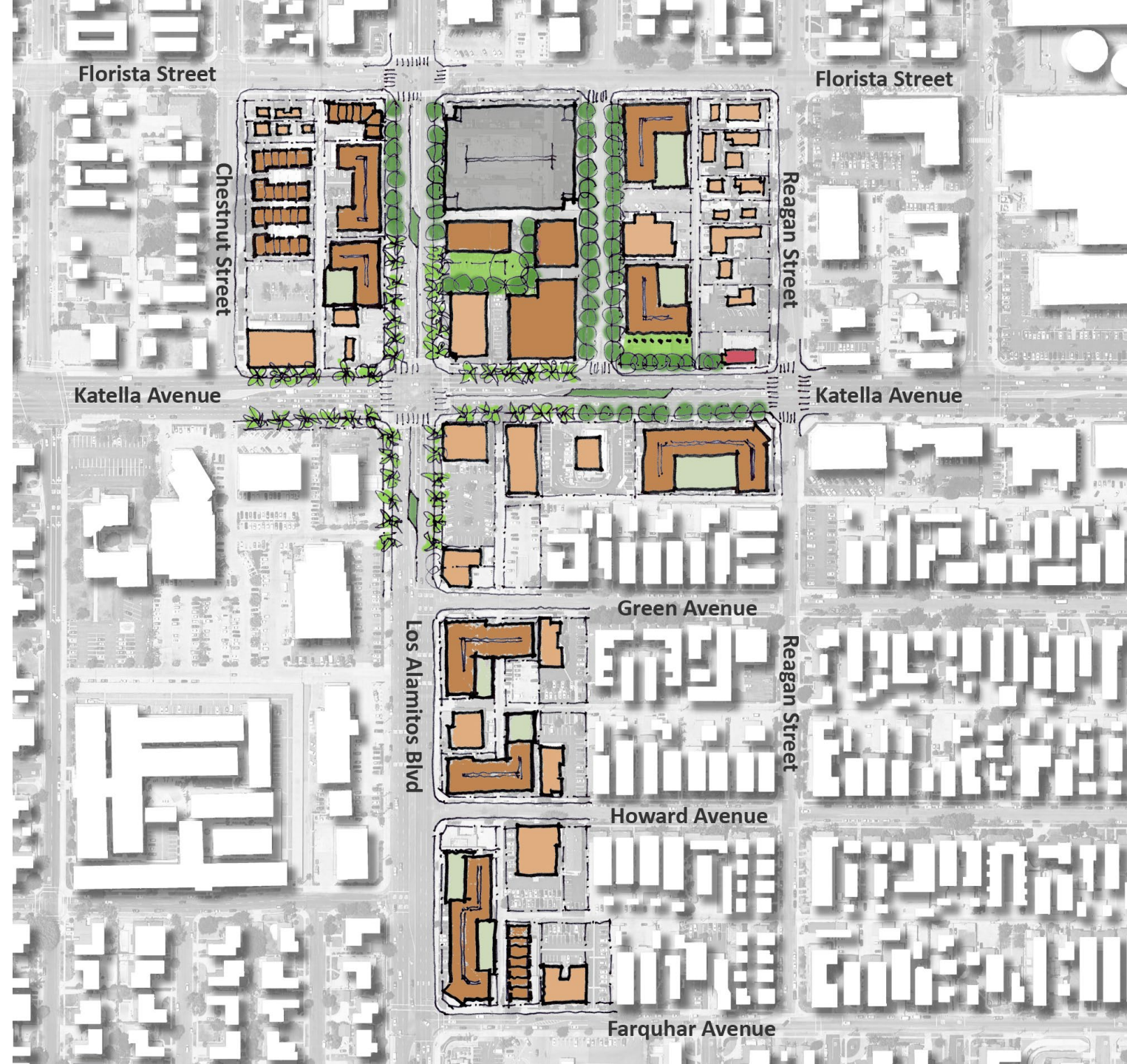
- City establishes development rules / expectations, invests in streetscapes, but otherwise does not intervene in property development

Pros

- Minimal level of public investment/cost
- Minimal level of public/private partnership negotiations
- Central courtyard/plaza character and use will be consistent as it will be largely under single ownership

Cons

- Central courtyard/plaza likely has no visibility to Katella or Los Alamitos drive-by traffic
- Central courtyard/plaza will benefit only one or two property owners
- Primary courtyard/plaza likely has no direct connection to St Isidore



PUBLIC-PRIVATE PARTNERSHIP

Characteristic

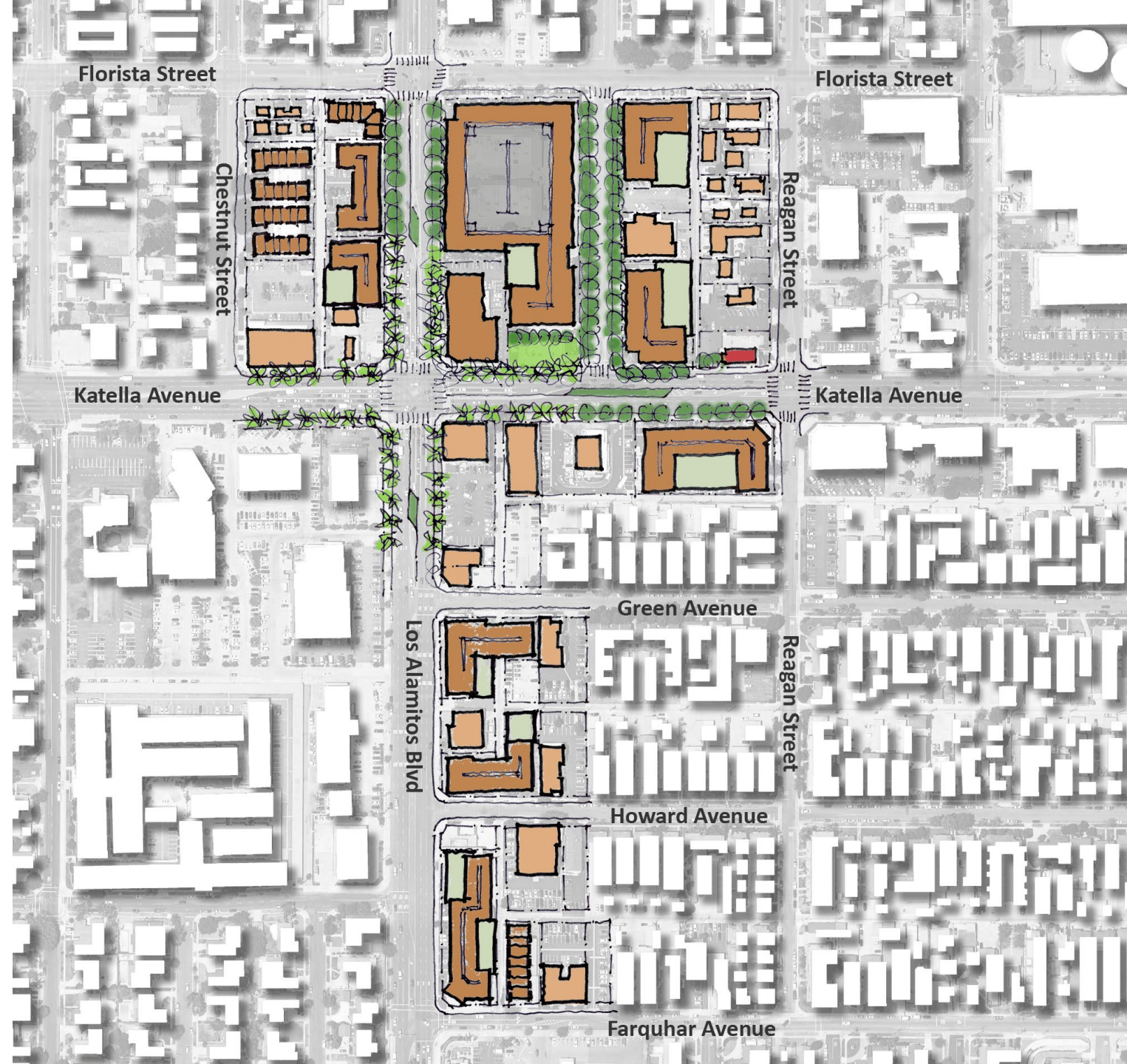
- City and Private Property Owner(s) enter into partnership to create town square and parking structure

Pros

- Plaza/Town Square at NW corner of Pine/Katella has good visibility to establish a “there-there”
- Plaza/Town Square location directly enhances the value of at least four private properties

Cons

- No direct connection between plaza and St Isidore
- Will require extended negotiations with private developers/landowners



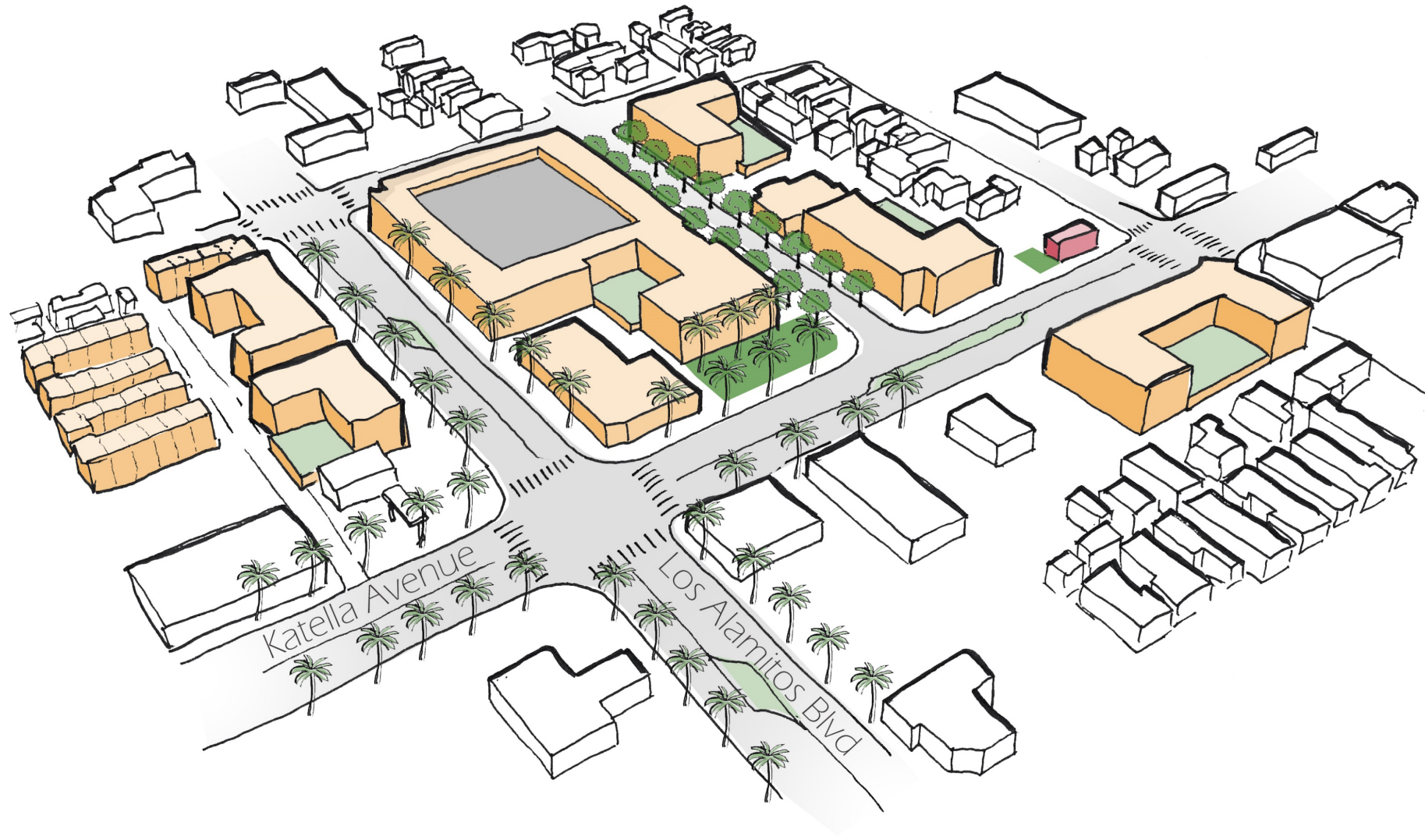
Public Initiated Scenario



Private Initiated Scenario



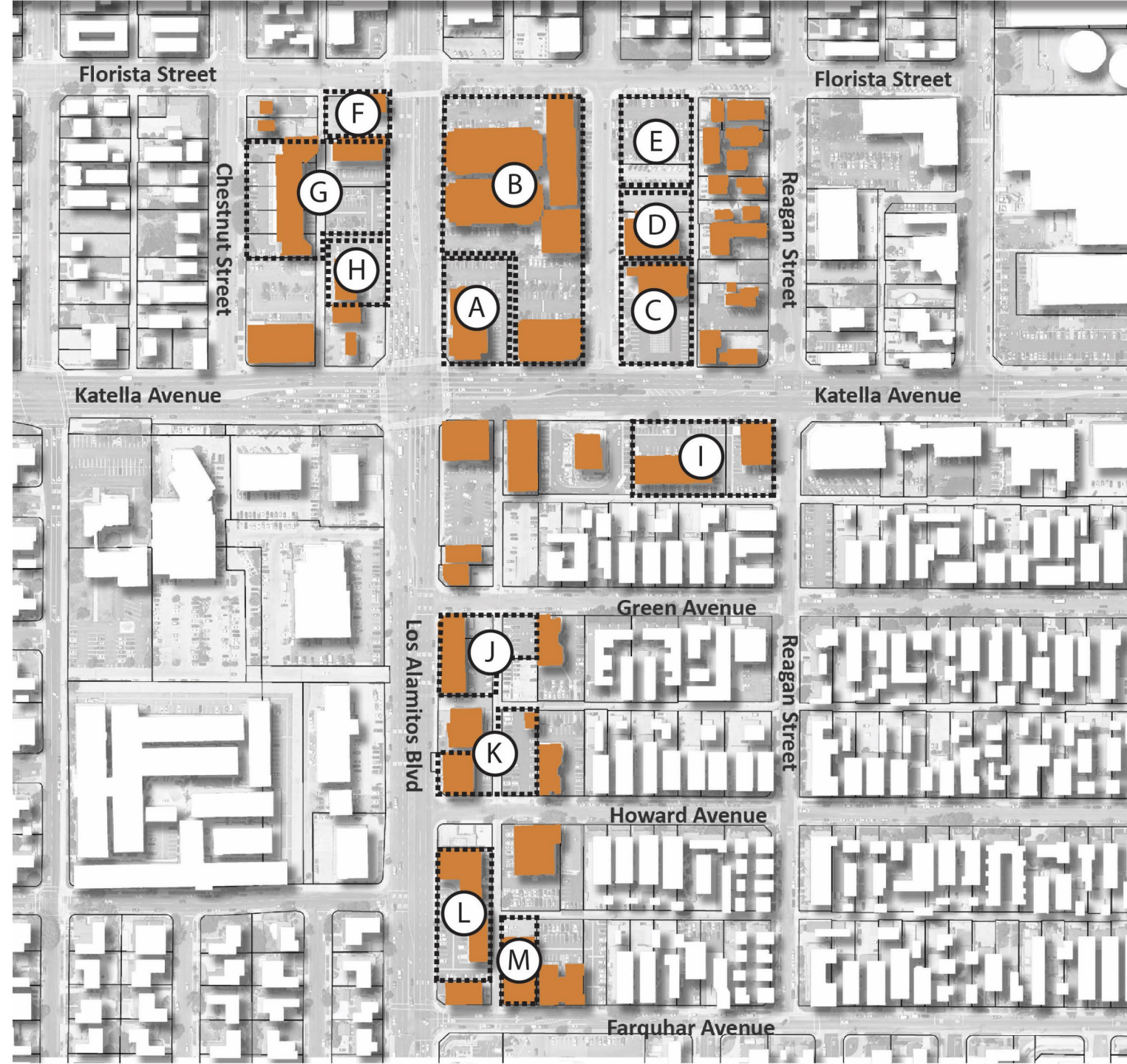
Public-Private Scenario



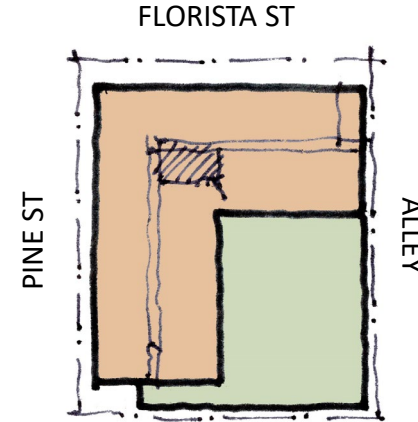
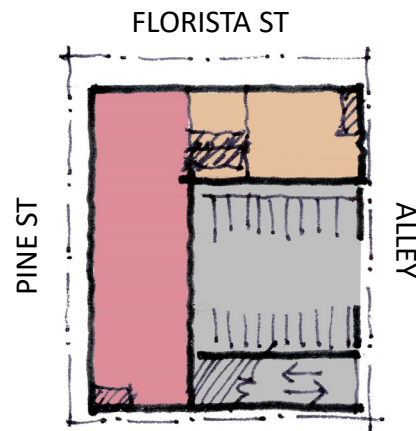
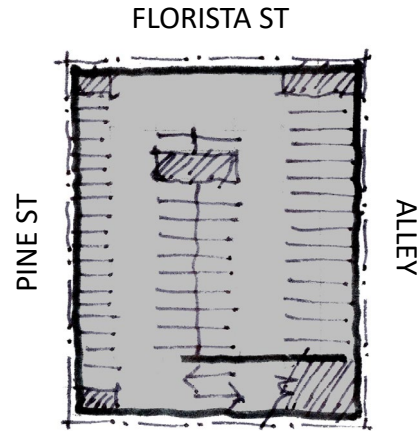
TEST SITES

- A** 10900 Los Alamitos – NSPS
3.10 acres, 186 units*
- B** 10956 Los Alamitos - Shoe City
0.68 acres, 40 units*
- C** 10942 Pine Street - US Bank Site
0.75 acres, 45 units*
- D** 10932 Pine Street - CIF Site
0.51 acres, 30 units*
- E** 10900 & 10902 Pine Street - City + NSPS
0.65 acres, 39 units*
- F** 10861 Los Alamitos - Sunrise Glass
0.28 acres, 16 units*
- G** 10909 Los Alamitos - Hernandez Center
1.43 acres, 85 units*
- H** 10931 Los Alamitos - Wahoos Fish Tacos
0.44 acres, 26 units*
- I** 3636 Katella Avenue, 11021 Reagan Street - Gershultz
1.05 acres, 63 units*
- J** 11130-11142 Los Alamitos - Perez Family Trust
0.56 acres, 33 units*
- K** 11102 & 11110 Los Alamitos Blvd, 3532 Green Ave
0.60 acres, 36 units*
- L** 11182 Los Alamitos - Spot Investments
0.74 acres, 44 units*
- M** 3535 Farquhar Avenue - Allegro Holdings
0.31 acres, 18 units*

*if developed at 60 du/ac

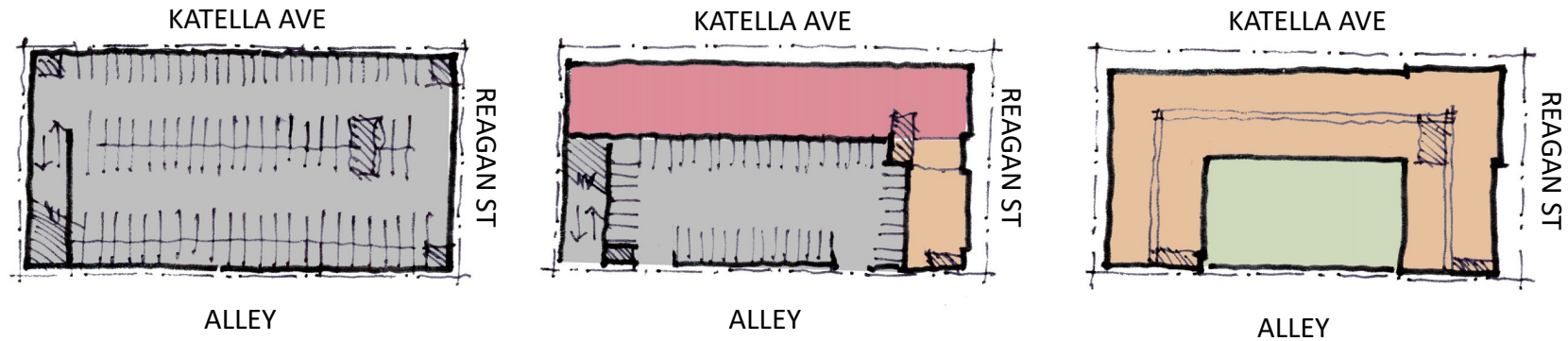


Site E - SW corner of Pine & Florista



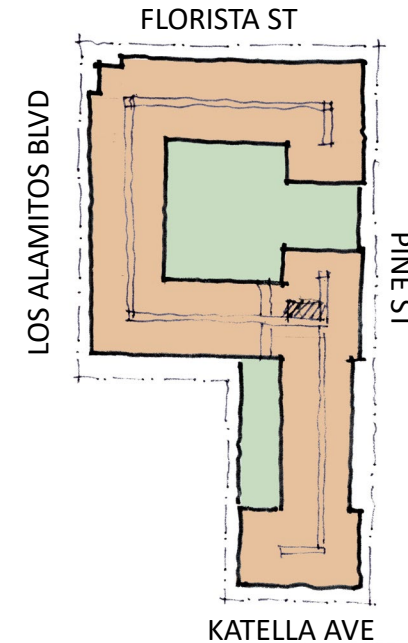
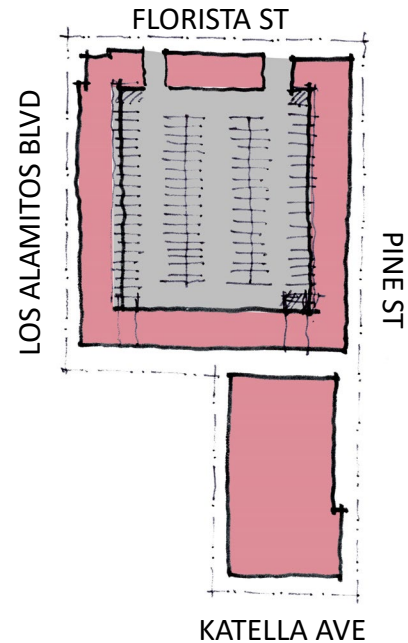
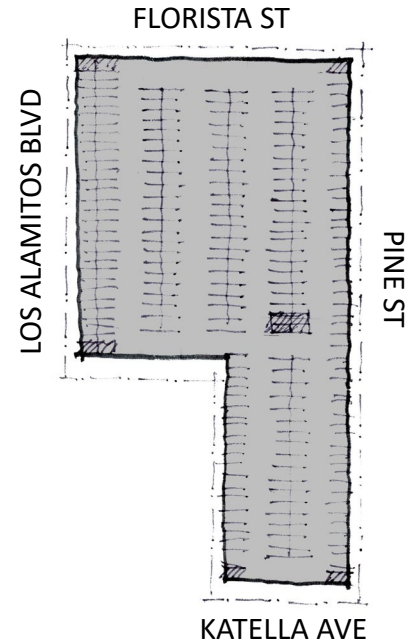
	P1	Ground Floor	Floors 2-4 (each)	TOTAL
Parking stalls	65 $\pm$	30 $\pm$	X	95 $\pm$
Retail (sqft)	X	7000 $\pm$ sqft	X	7000 $\pm$ sqft
Residential Units (900 av sqft / unit)	X	Common Space Only	14 $\pm$ units / floor	42 $\pm$ (67 du/ac)

Site I - SE Corner of Katella & Reagan



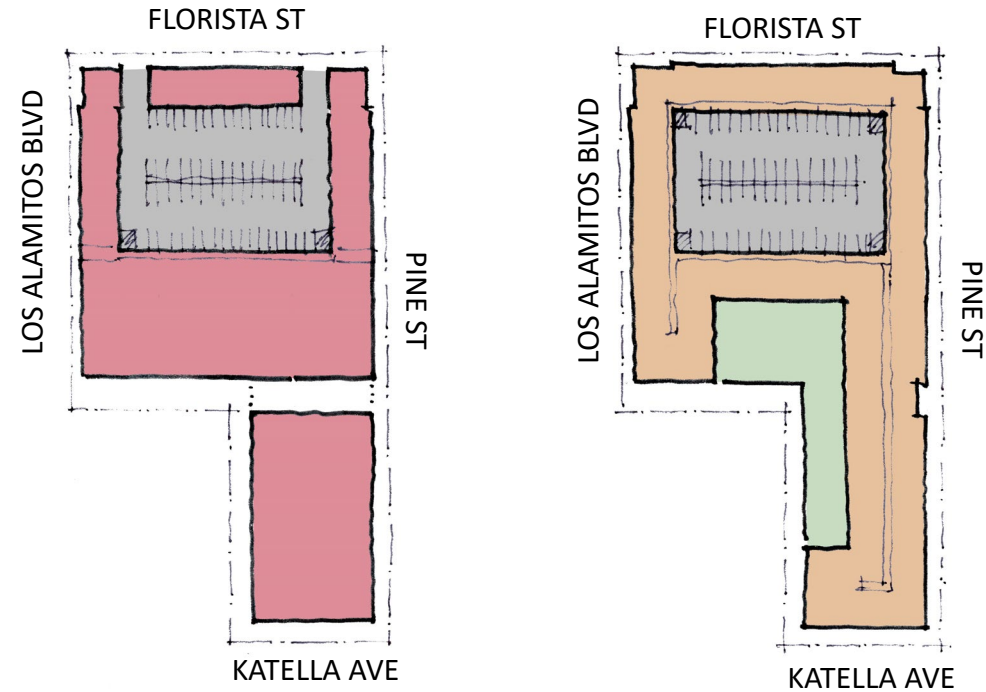
	P1	Ground Floor	Floors 2-4 (each)	TOTAL
Parking stalls	120 $\pm$	60 $\pm$	X	180 $\pm$
Retail (sqft)	X	9000 $\pm$ sqft	X	9000 $\pm$ sqft
Residential Units (900 av sqft / unit)	X	Common Space Only	24 $\pm$ units / floor	72 $\pm$ (70 du/ac)

Site B - NSPS (Scenario 1 - Podium)



	P1	GF	Floors 2-4 (each)	TOTAL
Parking stalls	290 $\pm$	100 $\pm$	X	390 $\pm$
Retail (sqft)	X	50,000 $\pm$ sqft	X	50,000 $\pm$ sqft
Residential Units (900 sv sf / unit)	X	X	65 $\pm$ units / floor	198 $\pm$ (63 du/ac)

Site B - NSPS (Scenario 2 - Wrap)



	P1	GF	Floors 2-4 (each)	TOTAL
Parking stalls	X	60 $\pm$	64 $\pm$ / floor	310 $\pm$
Retail (sqft)	X	52,000 $\pm$ sqft	X	52,000 $\pm$ sqft
Residential Units (900 sv sf / unit)	X	Common Space Only	45 $\pm$ / floor	135 $\pm$ (43 du/ac)

Site B - NSPS (Scenario 3 – All Commercial)

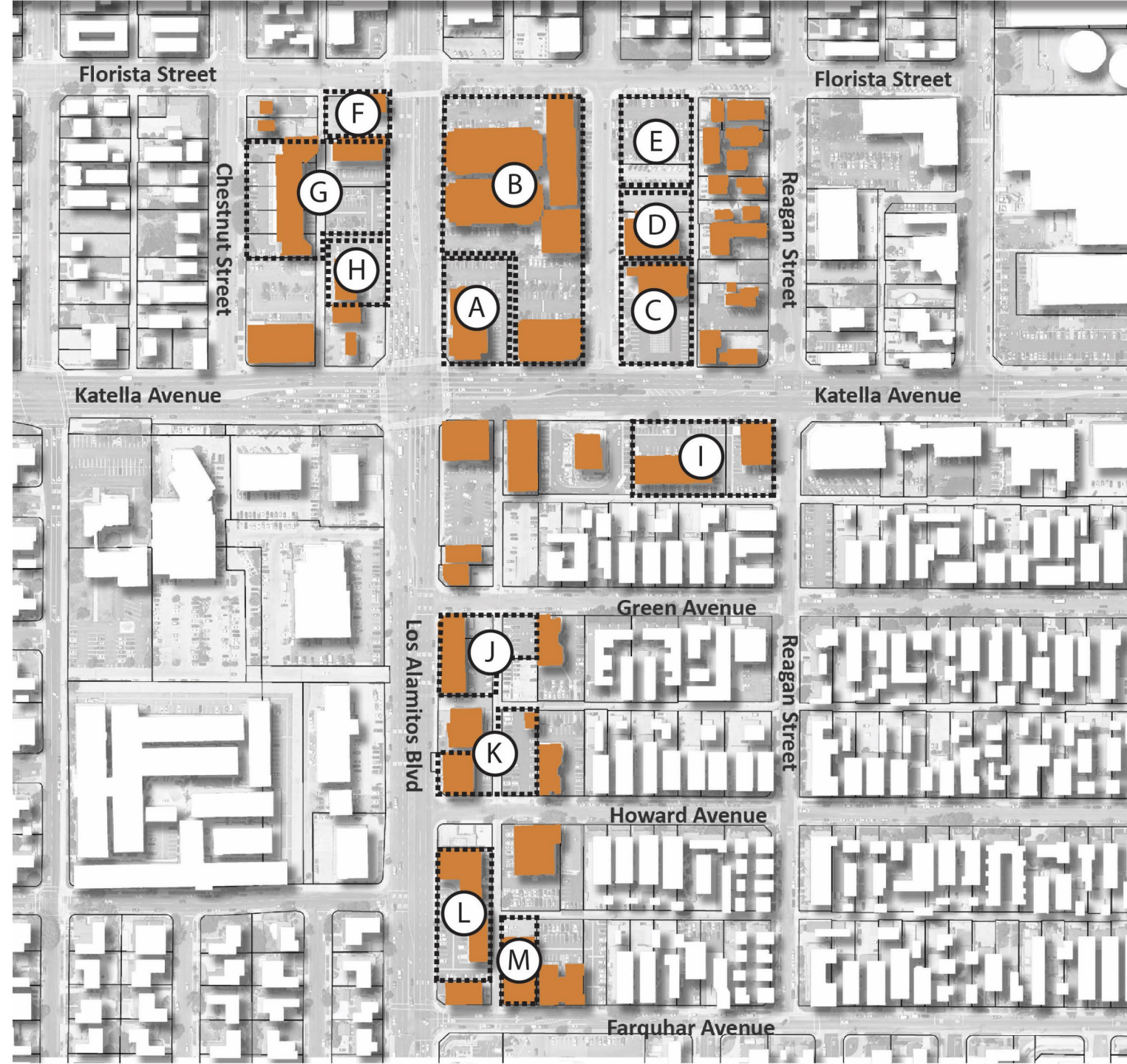


	P1	GF	Floors 2-5 (each)	TOTAL
Parking stalls	X	90 $\pm$	95 $\pm$ / floor	450 $\pm$
Retail (sqft)	X	35,000 $\pm$ sqft	X	35,000 $\pm$ sqft
Residential Units (900 sv sf / unit)	X	X	X	X

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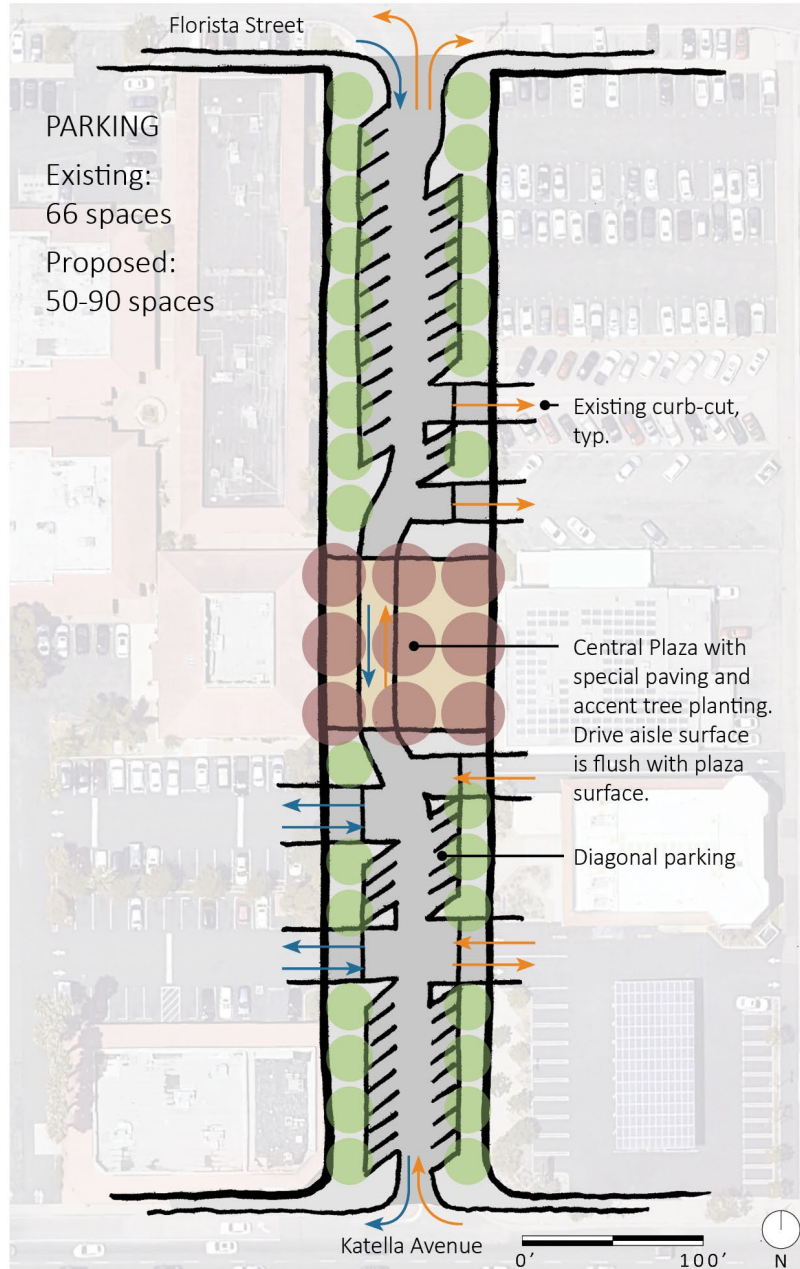
*if developed at 60 du/ac



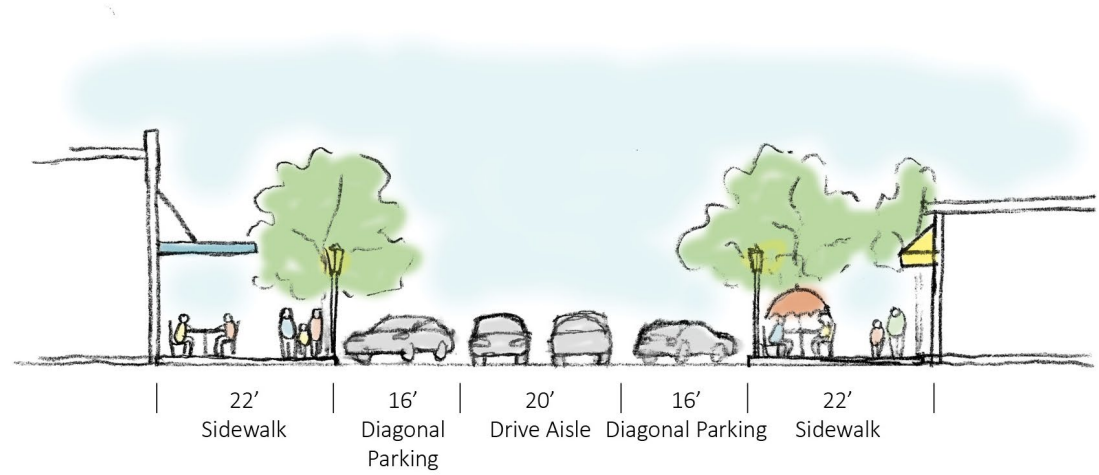
Pine Street Scenarios



Central Plaza with Diagonal Parking



PLAN VIEW

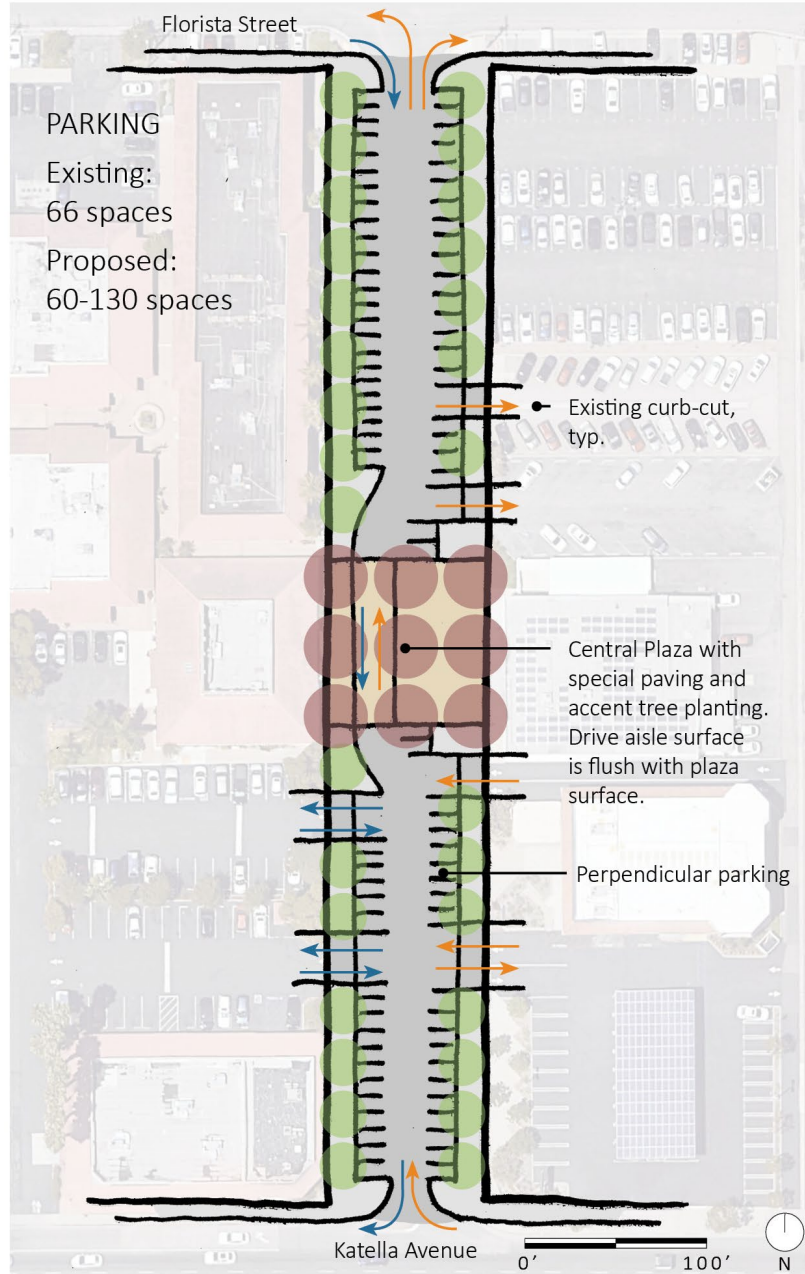


SECTION VIEW

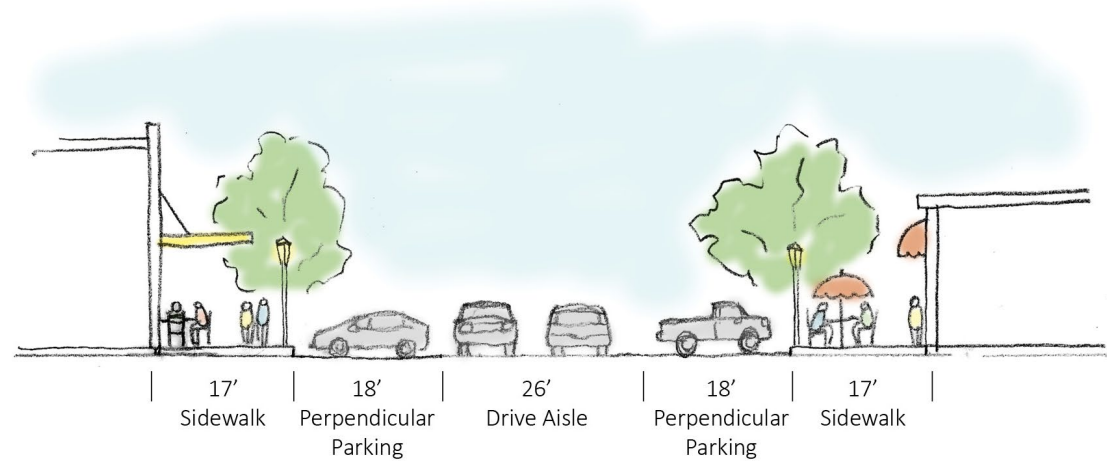


Precedent example: Newhall, CA

Central Plaza with Perpendicular Parking



PLAN VIEW

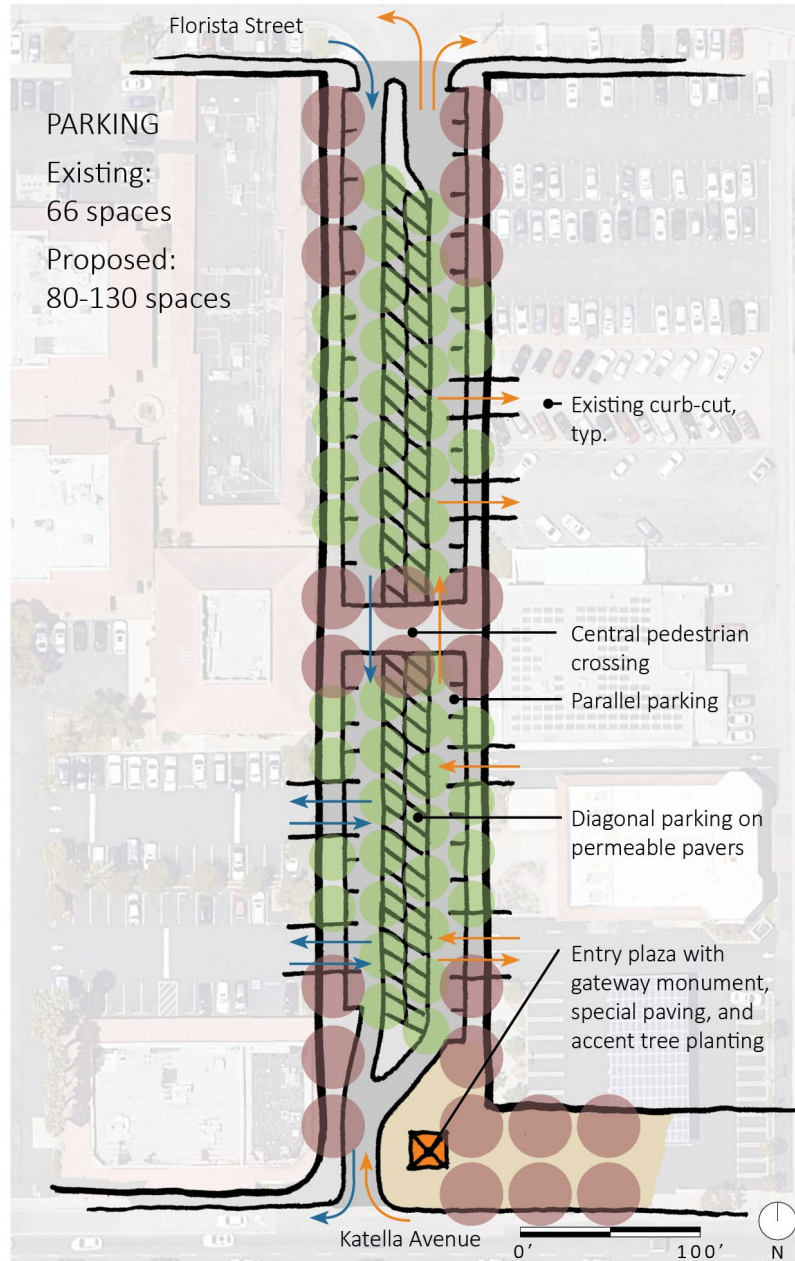


SECTION VIEW

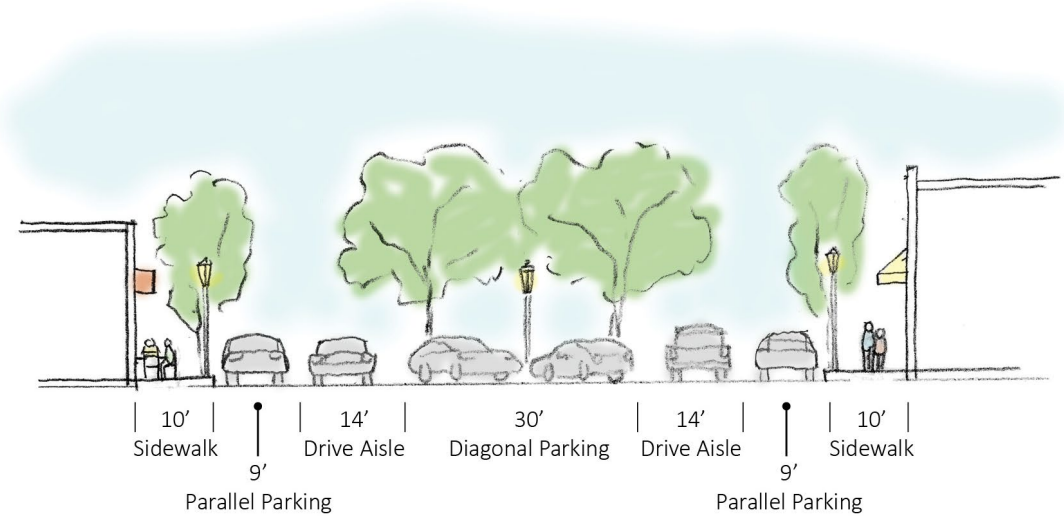


Precedent example: Glendale, CA

Entry Plaza with Perpendicular and Parallel Parking



PLAN VIEW



SECTION VIEW



Precedent example: Lancaster, CA

FINANCING PUBLIC IMPROVEMENTS

A Preliminary Menu of Options

- 
-
- State Grants
 - Assessment District
 - Mello-Roos District
 - Enhanced Infrastructure Financing District (EFID)
 - Local Revenues

DISCUSSION



Public Initiated



Private Initiated



Public-Private Partnership

April 28, 2021



www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

Chair Grose and Planning Commissioners
Los Alamitos Planning Commission
3191 Katella Avenue
Los Alamitos, CA 90720

RE: Item 9. A. Town Center Mixed Use Zone Strategic Plan Update

Dear Chairman Grose and Planning Commissioners:

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

As the City considers the preparation for the Town Center Mixed-Use Zone Strategic Plan, we would like to remind you that the plan should also encourage meeting the City's lower income housing needs and providing housing opportunities for all residents. It is important the City review its progress towards meeting its Regional Housing Needs Assessment (RHNA) allocation.

For the 2014-2021 Housing Element planning period, the City has a RHNA of 14 very low- and 10 low-income units. Per RHNA Allocation progress reports submitted by the City, Los Alamitos has made zero progress in meeting its lower income need. However, for the above moderate-income units, the City outperformed and exceeded its RHNA by constructing 69 or 265.4% of the above moderate-income RHNA. **With a remaining RHNA need of 24 affordable units and a new RHNA allocation of 313 lower income units, it is important that the City of Los Alamitos focus on the incorporating the appropriate densities in the potential residential areas of the TCMU and well as considering the development of policies and programs within the Housing Element Update to ensure affordable housing is built in identified areas.**

The Commission looks forward to partnering with the City to increase housing opportunities for lower-income residents in Los Alamitos. Please keep us informed of any updates and meetings regarding strategies to increase affordable homes for lower-income households in the City. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "Cesar", followed by a long horizontal line extending to the right.

Cesar Covarrubias
Executive Director