

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION/SUBDIVISION COMMITTEE REGULAR MEETING

Wednesday, January 22, 2020 – 7:00 PM

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 review at City Hall in the Development Services Department or 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 to the Planning Commission after distribution of the agenda packet are available for public inspection in the Development Services Department, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

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. Assisted listening devices may be obtained from the Planning Secretary at the meeting for individuals with hearing impairments.

Persons wishing to address the Planning Commission on any item on the Planning Commission Agenda shall sign in on the Oral Communications Sign In sheet which is located on the podium once the item is called by the Chairperson. At this point, you may address the Planning Commission for up to FIVE MINUTES on that particular item.

1. **CALL TO ORDER**
2. **ROLL CALL**
 - Chair Riley
 - Vice Chair Sofelkanik
 - Commissioner Andrade
 - Commissioner Culty
 - Commissioner DeBolt
 - Commissioner Grose
 - Commissioner Loe
3. **PLEDGE OF ALLEGIANCE**
4. **ORAL COMMUNICATIONS**

At this time, any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. If you wish to speak on an item listed on the agenda, please sign in on the Oral Communications Sign In sheet located on the podium. ***Remarks are to be limited to not more than five minutes.***

5. PLANNING COMMISSION REORGANIZATION

A. Annual Planning Commission Reorganization

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

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

1. Chair
2. Vice Chair

6. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of December 18, 2019

7. CONSENT CALENDAR

None.

8. PUBLIC HEARING

A. Conditional Use Permit (CUP) 19-04

**Medical Office in the General Commercial Zone on an Arterial Street
10676 Los Alamitos Boulevard**

Consideration of a Conditional Use Permit for a medical office at 10676 Los Alamitos Boulevard in the General Commercial (C-G) Zoning District on an arterial street (Applicant: Dr. Ward Henry), APN 242-245-01.

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adoption Resolution No. 20-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT (CUP) 19-04 TO ALLOW A MEDICAL OFFICE IN A 980 SQUARE FEET UNIT AT 10676 LOS ALAMITOS BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-245-01 (APPLICANT: DR. WARD HENRY)."

9. STAFF REPORT

None.

10. DISCUSSION

None.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

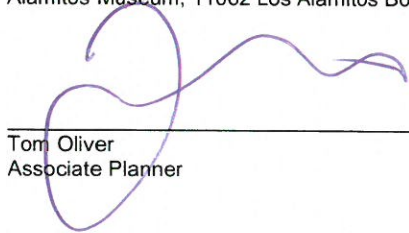
12. COMMISSIONER REPORTS

13. ADJOURNMENT

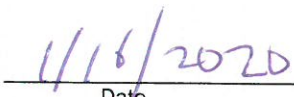
APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within twenty (20) 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 17.68 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 the following locations: Los Alamitos City Hall, 3191 Katella Avenue; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Boulevard; not less than 72 hours prior to the meeting.



Tom Oliver
Associate Planner



Date

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

REGULAR MEETING – December 18, 2019

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, December 18, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

2. ROLL CALL

Present: Commissioners:

Chair Riley

Vice Chair Sofelkanik

Debolt (arrived at 7:13 p.m.), Loe, and Grose

Absent: Commissioner Andrade (excused) and Cuijty (excused)

Staff:

Les Johnson, Interim City Manager

Michael Daudt, City Attorney

Tom Oliver, Associate Planner

Eric Nunez, Police Chief

Eric Hendrickson, Finance Director

Maria Veronica Enciso, Department Secretary

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Riley.

4. PRESENTATION

A. Presentation of Fiscal Sustainability

Interim City Manager Johnson shared briefly about the fiscal sustainability of the City. He then introduced Finance Director Hendrickson and Police Chief Nunez.

Finance Director Hendrickson led the presentation.

5. ORAL COMMUNICATIONS

Chair Riley opened the meeting for Oral Communication for items not on the agenda.

There being no speakers, Chair Riley closed the public hearing.

6. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of November 20, 2019

Regular Meeting of November 20, 2019

Motion/Second: Grose/Debolt

Carried 5/0: The Planning Commission approved the minutes of the Regular meeting of November 20, 2019.

7. CONSENT CALENDAR

None.

8. PUBLIC HEARING

None.

9. STAFF REPORT

None.

10. DISCUSSION

A. Planned Sign Program (PSP) 19-02

Signage for Town Square

4216-4390 (even) Katella Avenue (with the exception of 4232 and 4240 Katella Avenue)

Consideration of Planned Sign Program (PSP) for the Towne Square shopping center in accordance with the Los Alamitos Municipal Code (LAMC 17.28.060).

Associate Planner Oliver summarized the staff report.

Chair Riley opened and closed the public hearing.

Motion/Second: Grose/Debolt

Carried 5/0 (Andrade and Cuijly absent): Adopt Resolution No. 19-19, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING PLANNED SIGN PROGRAM (PSP) 19-02 CONSISTING OF TWO (2) MONUMENT SIGNS, ONE (1) WALL SIGN PER TENANT BAY SECTION, AND ONE (1) WALL SIGN PER END CAP TENANT ON SIDES OF THE BUILDINGS LOCATED AT 4216 TO 4390 (EVEN), WITH THE EXCEPTION OF 4232 AND 4240, KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA, APNS 222-111-41 and 222-121-54 (APPLICANT: FREDY MARTINEZ, OF PMX CONSULTING, INC., ON BEHALF OF TOWN SQUARE PROPERTIES)."

B. Resolution of Intention

Updates to Family Daycare Homes and Accessory Dwelling Unit (ADU) Municipal Codes

Consideration of a Resolution of Intention by the Planning Commission directing Staff to prepare amendments to the Los Alamitos Municipal Code as required to address recent changes in state law concerning the regulation of: (1) Large Family Daycare Homes, and (2) Accessory Dwelling Units.

Associate Planner Oliver summarized the staff report.

Commissioner Debolt asked and received clarification from Associate Planner Oliver that the daycare is for children.

Commissioner Grose asked if they still fall under state regulations. City Attorney clarified that the licensing would still be the same and the update is to set a limitation on the City's ability to regulate the land use.

Chair Riley asked and received clarification from Interim City Manager Johnson of the staff report being a public hearing and the process of a resolution of intention.

Commissioner Grose if we would hold any liability in terms of the changes of the uses and codes, City Attorney answers that the City would not incur additional liabilities.

Motion/Second: Loe/Grose

Carried 5/0 (Andrade and Cuijly absent): Adopt Resolution No. 19-20 entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, DIRECTING STAFF TO PREPARE AMENDMENTS TO THE LOS ALAMITOS MUNICIPAL CODE, FOR CONSIDERATION BY THE PLANNING COMMISSION, TO ADDRESS RECENT CHANGES IN STATE LAW CONCERNING THE REGULATION OF: (1) LARGE FAMILY DAYCARE HOMES, AND (2) ACCESSORY DWELLING UNITS."

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Reminder of Change to December Meeting Date (12-18-2019).

Interim City Manager Johnson discussed the following:

- Reported that the City Council meeting about the 4281 Katella Avenue property zone change was approved and will move on to a second reading in January 2020 City Council meeting.
- Reminded the Commissioners of the fiscal sustainability City Council meeting on January 14, 2020 at 6 p.m.
- Wished the Commissioners a happy holiday.

12. COMMISSIONER REPORTS

Chair Riley and Commissioner Grose wished staff a happy holidays and thanked them for their hard work.

Commissioner Debolt asked and received an update from Interim City Manager Johnson about the remediation work at the Los Alamitos Luxury Apartment project.

13. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:06 p.m.

ATTEST:

John Riley, Chair

Les Johnson, Secretary

City of Los Alamitos

PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: January 22, 2020

ITEM NUMBER: 5A

To: Chair and Members of the Planning Commission

From: Les Johnson, Development Services Director

Subject: Annual Planning Commission Reorganization

SUMMARY

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

RECOMMENDATION

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

1. Chair
2. Vice Chair

BACKGROUND

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

"2.48.050 Officers—Election and vacancy.

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

DISCUSSION

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

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

<u>Members</u>	<u>Appointment</u>	<u>Exp. Date</u>
Larry Andrade	August 2015	December 2020
Victor Sofelkanik	August 2000	December 2020
Art DeBolt	January 2013	December 2021
Gary Loe	January 2010	December 2021
John Riley	July 2009	December 2021
Mary Anne Cuiity	December 2013	December 2021
Wendy Grose	January 2010	December 2021

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: January 22, 2020

ITEM NUMBER: 8A

To: Chair and Members of the Planning Commission

Via: Les Johnson, Development Services Director

From: Tom Oliver, Associate Planner

Subject: Conditional Use Permit (CUP) 19-04
Medical Office in the General Commercial Zone on an Arterial Street
10676 Los Alamitos Boulevard

SUMMARY: Consideration of a Conditional Use Permit for a medical office at 10676 Los Alamitos Boulevard in the General Commercial (C-G) Zoning District on an arterial street (Applicant: Dr. Ward Henry), APN 242-245-01.

RECOMMENDATION:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adoption Resolution No. 20-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT (CUP) 19-04 TO ALLOW A MEDICAL OFFICE IN A 980 SQUARE FEET UNIT AT 10676 LOS ALAMITOS BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-245-01 (APPLICANT: DR. WARD HENRY)."

APPLICANT: Dr. Ward Henry

LOCATION: 10676 Los Alamitos Boulevard, Los Alamitos CA 90720

ENVIRONMENTAL: The recommended action is a denial of CUP 19-04. The proposed Resolution is not subject to the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3, Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the

environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) because it has no potential for resulting in physical change to the environment, directly or indirectly.

APPROVAL CRITERIA: Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for the Commercial/Industrial Zoning Districts) requires Planning Commission approval of a Conditional Use Permit to allow a “Medical Services, Clinics and Offices” establishment use on a parcel in the C-G Zoning District with arterial street frontage.

NOTICING: The Public Hearing Notice for this meeting was mailed out on January 8, 2019, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the News Enterprise on January 8, 2019.

PRIOR ACTIONS: Prior actions for this particular unit on the parcel are shown below:

CUP 00-01	2000	Parking Management Plan
CUP 00-01M	2014	Denial of a Modification to Parking Management Plan

BACKGROUND:

Dr. Ward Henry submitted an application for Conditional Use Permit (CUP) 19-04, requesting City approval of a medical office use at 10676 Los Alamitos Boulevard, which the commercial center is on an arterial street in the General Commercial (C-G) Zone. The proposed medical use is a chiropractor’s office, and a CUP is required for medical offices on parcels with a Los Alamitos street frontage. This office would be in the Center Plaza shopping center (in proximity to BrewKitchen Alehouse and Green Street Interiors). The project does not propose any exterior renovations to the building or changes to the parking layout. Proposed interior improvement plans are attached (Attachment 3).

This application must be reviewed and approved by the Planning Commission in accordance with Los Alamitos Municipal Code Section Chapter 17.32 (Conditional Use Permits). In order to approve a CUP, the Planning Commission must hold a public hearing and make findings of support for the proposed project. Staff has reviewed the proposal for consistency with the City’s Municipal Code, as well as assessed potential impacts, such as compatibility with surrounding land uses, and believes the findings to approve the proposed CUP application cannot be made due to the parking needs of medical uses, and the loss of retail space in this shopping center.

The Applicant provided the following description of the proposed business:

A "chiropractic office specializing in sports injuries, prevention and rehabilitation, with protocols that eliminate chronic ankle, knee, hip, shoulder and back injuries at the highest level of professional sports. No massage. Hours of operation are 9:30 a.m. to 12:00 p.m., closed 12:00 p.m. to 2:30 p.m. Then opening from 2:30 p.m. to 7:00 p.m. on Monday, Wednesday and Friday. Tuesday and Thursday are by appointment only. Saturday and Sunday, closed. The existing use is vacant retail space."

DISCUSSION:

Location

The unit proposed for the medical office is in the Center Plaza shopping center located at the southeast corner of Los Alamitos Boulevard and Serpentine Drive. The property to the north of this parcel, separated by Serpentine Drive, is the new hotel project in the General Commercial (C-G) zone. Properties to the east, are industrial businesses within the Planned Light Industrial (P-M) zoning district. The property to the south is Ganahl Lumber within the C-G zoning district. To the west, across Los Alamitos Boulevard, are offices and shops, in the C-G zone. The proposed use as a medical office would fill one unit at 10676 Los Alamitos Boulevard, which is approximately 980 square feet in size.





Parking

The Center Plaza is a 30,809 square foot shopping center. Los Alamitos Municipal Code (LAMC) Section 17.22.030 requires shopping centers provide a minimum of one space for each 250 square feet of gross floor area. If built today, this center would require 124 parking spaces. 106 spaces currently exist at the site. The municipal code notes that an alternate parking requirement may be created in conjunction with the approval of a conditional use permit (LAMC 17.22.030.B).

While medical offices are allowed in this zone with approval of a CUP, it is important to recognize that parking in this Center can often be close to or at capacity according to the attached 2016 parking report. Additionally, the parking lot does not meet current design standards with most parking stalls being smaller than the standard minimum stall dimensions. This condition can occasionally result in larger vehicles utilizing more than one stall. With the CUP application process being a discretionary approval, the amount of parking required for this use can be data to be considered for the Planning Commission's decision. Retail parking requires one space per 250 square feet of leasable space (4 spaces for this size of unit), and medical parking within a non-shopping center would require one space per 200 square feet (5 spaces for this size of this unit).

The last medical Applicant in this center provided the Planning Commission with a parking study to be taken into account as part of its consideration, which was dated January 11, 2016. That report concluded there was one surplus space at the time. Last August, that one surplus space was depended upon to meet the parking need for the expansion of the Los Al Gym, which is located in the same shopping center. The

Applicant was told of this situation, and the Applicant has not provided an updated parking analysis for consideration.

Use Compatibility

Neighboring tenants to this proposed business within this center are the Deux Amies gift store and Jenny Craig Weight Loss Centre. With exception to parking demand, medical office uses are typically compatible with and have minimal impact upon other businesses. No noise, odor or safety issues should arise from the proposed business. Previous uses of the proposed unit have historically been retail. If the proposed CUP were granted and medical use is allowed at this location, it is likely the patients and employees would patronize the neighboring businesses and increase foot traffic in the center.

Review Comments

As previously noted, parking at this center currently meets the need for the businesses in this center based upon the January 11, 2016 parking study. However, the volume of activity at the center often results in the parking lot reaching capacity, especially during peak hour use during the weekday lunch hour, late afternoons/early evenings and on weekends. With the current parking meeting the minimum requirements and not having any additional spaces, combined with the amount of activity resulting in the parking lot often reaching capacity, the finding cannot be made to identify the proposed use will be compatible with existing and future land uses nor that the proposed use will not adversely affect uses in the vicinity.

The Center Plaza shopping center is a busy shopping center for Los Alamitos, and has historically been home to many local small businesses. Encouraging local small business use in these tenant spaces is highly desired. Once established, medical office uses tend to remain as such and rarely change to other land uses. Thus, if this site becomes a medical office, it is likely that the use will remain as such for a number of years and the opportunity for local small business use would be lost. The General Plan encourages medical office activity to be located in proximity to the Los Alamitos Medical Center campus along the north side of Katella Avenue and on properties within the Medical Overlay (Land Use Goal 2, Policy 2.6). In addition, the subject property is where the City actively encourages retail to locate (Land Use Goal 1, Policy 1.4).

CONCLUSION:

The findings of approval for a Conditional Use Permit (LAMC 17.32.070) are noted in the resolution of denial attached to this report. Each finding can constitute a separate and independent ground for denial. The Commission is required to review these findings in determining the applicability of a denial for this application.

Based on the foregoing, Staff recommends denial of CUP 19-04. Alternatively, if additional or contrary information is received during the hearing, the Planning Commission may direct staff to return with a resolution of approval at a future meeting with findings to support the proposed action.

Attachments

- 1. Draft Resolution of denial 20-01*
- 2. 2016 Parking Study*
- 3. Applicant Documents and Tenant Survey*

RESOLUTION NO. 20-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT (CUP) 19-04 TO ALLOW A MEDICAL OFFICE IN A 980 SQUARE FEET UNIT AT 10676 LOS ALAMITOS BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-245-01 (APPLICANT: DR. WARD HENRY).

WHEREAS, on December 5, 2019, an application for a Conditional Use Permit (CUP 19-04) requesting City approval of a medical office use (Chiropractor) at 10676 Los Alamitos Boulevard in the General Commercial (C-G) zoning district on an arterial street (Los Alamitos Boulevard); and,

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

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on January 22, 2020; and,

WHEREAS, after considering all evidence presented, both written and oral, the Planning Commission determined it could not make affirmative findings of fact required under Section 17.32.070 of the LAMC for approval of CUP 19-04.

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

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

SECTION 2. The Los Alamitos Municipal Code recognizes that the uses requiring conditional use permits are not appropriate in all circumstances and gives the Planning Commission the discretion to approve or disapprove such proposed uses. Conditional Use Permit 19-04, requesting City approval of a medical office use (Chiropractor) at 10676 Los Alamitos Boulevard in the General Commercial (C-G) zoning district on an arterial street (Los Alamitos Boulevard), is hereby denied based upon the following findings, each and every one of which constitutes separate and independent grounds for denial:

A. The proposed use is not consistent with the General Plan and any applicable specific plan; The Los Alamitos General Plan represents the subject area as intended for Commercial uses. The Plan encourages medical office activity to be located in proximity to the Los Alamitos Medical Center campus along the north side of Katella Avenue and on properties within the Medical

Overlay (Land Use Goal 2, Policy 2.6). In addition, the subject property is where the City actively encourages retail to locate (Land Use Goal 1, Policy 1.4).

B. The proposed use would be conditional within the applicable zone and does not comply with all other applicable provisions of this Zoning Code and the Municipal Code; The proposed use is required to undergo the Conditional Use Permit process in order to be permitted in the General Commercial (C-G) zone. Due to the apparent shortage of parking spaces in this shopping center, a parking study was created in 2016 to determine the amount of parking required. This medical use would exceed the required parking spaces need identified under a parking study dated January 11, 2016.

C. The design, location, size, and operating characteristics of the proposed activity will be not be compatible with the existing and future land uses in the vicinity; The parking demand in the center already exists at maximum capacity and adding more parking intensive uses such as a medical office could cause detrimental circumstances for other businesses in this center.

D. The site is not physically suitable in terms of the parking spaces required to adjust the use with the land and uses in the neighborhood; The proposed use is likely to add parking demand to existing lot, which is already operating at or near capacity and negatively impact neighboring businesses due to the limited amount of parking available to serve Town Center and the additional parking demand that is likely to be generated from the proposed medical office use.

E. The measure of site suitability is required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located. The use of the as a 980 square foot medical office will not be in harmony with the Center Plaza area in which it is to be located and will likely cause a nuisance to other uses in the vicinity. Further, this is an important retail location within the City, which if permitted would not be in the best interest of the public as required for the City's economic sustainability as noted in the General Plan.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby denies Conditional Use Permit 19-04.

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

PASSED, APPROVED, AND ADOPTED this 22nd day of January 2020, by the following vote:

Chair

ATTEST:

Les Johnson, Secretary

APPROVED AS TO FORM:

Michael S. Daudt, City Attorney

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

I, Les Johnson, 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 22nd day of January 2020, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Les Johnson, Secretary

January 11, 2016

Ms. Sandra G. Yavitz
Yavitz Companies
1700 Pacific Coast Highway, Suite C
Seal Beach, CA 90740

LLG Reference No. 2.14.3457.1

Subject: Parking Demand Analysis for Los Alamitos Center Plaza
Los Alamitos, California

Dear Ms. Yavitz:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis for Los Alamitos Center Plaza. Los Alamitos Center Plaza is located on the southeast corner of Los Alamitos Boulevard and Serpentine Drive in the City of Los Alamitos, California. **Figure 1**, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the project site and depicts the surrounding street system.

Los Alamitos Center Plaza is an existing mixed-use 30,809 square-foot (SF) shopping center with a current retail vacancy of 3,900 SF and an existing parking supply of 106 parking spaces. This parking demand analysis evaluates the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space, and the re-occupancy of the remaining vacant retail square-footage (i.e. 2,000 SF) to their current use.

Based on our understanding, a parking study is required by the City of Los Alamitos to determine the parking demand for the existing shopping center with the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space, and the re-occupancy of the remaining vacant square-footage to ensure that adequate parking will be provided.

This report evaluates the parking demand of the existing and proposed land uses at Los Alamitos Center Plaza. The parking demand analysis evaluates the Project's parking requirements based on the City of Los Alamitos Municipal Code and utilization of existing parking surveys combined with the ULI *Shared Parking* methodology.

Our method of analysis, findings, and recommendations are detailed in the following sections of this report.

Engineers & Planners
Traffic
Transportation
Parking

**Linscott, Law &
Greenspan, Engineers**

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Pasadena
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Philip M. Linscott, PE (1524-2300)
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boorman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Neil D. Maberry, PE

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PROJECT DESCRIPTION

Los Alamitos Center Plaza is an existing mixed-use 30,809 SF shopping center with a current retail vacancy of 3,900 SF and an existing parking supply of 106 parking spaces. The proposed Project consists of the conversion of 1,900 SF of vacant retail space to medical/dental office space. At completion of the proposed conversion, Los Alamitos Center Plaza will continue to provide 30,809 SF.

PARKING SUPPLY-DEMAND ANALYSIS

The parking analysis for the Los Alamitos Center Plaza Project involves determining the expected parking needs, based on the size and type of existing and proposed development components versus the parking supply.

For this Project, there are two appropriate methods that can be used to estimate the site's peak parking requirements. These methods include:

1. Application of City Parking Code requirements.
2. Application of parking survey information combined with the ULI *Shared Parking* methodology, which combines actual parking demand data with proposed uses based on City Code and time of day profiles.

CITY PARKING CODE REQUIREMENTS

To determine the number of parking spaces required to support the proposed Los Alamitos Center Plaza Project, the parking demand was first calculated using parking code requirements per the *City of Los Alamitos Municipal Code – Chapter 17.26, Off-Street Parking and Loading, Section 17.26.040, Parking Spaces Required*. The following parking ratios were used to determine the required parking:

- Commercial, retail and service uses including shopping centers – *1.0 space per 250 SF of gross floor area*.
- Medical office – *1.0 space per 200 SF of gross floor area*.

As mentioned previously, at completion of the proposed Project, Los Alamitos Center Plaza will provide 30,809 SF (i.e. 28,909 SF of commercial space and 1,900 SF of medical office space). Direct application of the City's code to the proposed Project results in a total code parking requirement of **126 spaces** (i.e. 116 spaces + 10 spaces). With a proposed parking supply of 106 spaces, a theoretical parking deficiency of 20 spaces is forecast. However, the City code parking requirement overstates the amount of parking that will be needed to accommodate the mix of uses within the project since

there is a significant opportunity to share parking spaces based on the utilization profile of each land use component.

PARKING SURVEY DATA ANALYSIS

To determine the current parking demand of the existing uses at Los Alamitos Center Plaza, parking surveys were conducted on two weekdays and one weekend day by Transportation Studies, Inc. (TSI). The parking surveys were performed at one-hour intervals between 8:00 AM and 10:00 PM on Thursday October 1, 2015, Friday October 2, 2015 and Saturday October 3, 2015. The parking surveys consisted of counting the number of parked vehicles for the entire mixed-use center site.

As requested by City of Los Alamitos staff, supplemental parking surveys were conducted on Thursday December 10, 2015 between 4:00 PM and 7:00 PM and on Friday December 11, 2015 between 1:00 PM and 4:00 PM by TSI. The purpose of the supplemental parking surveys was to determine if any of the center's patrons were taking up two spaces due to larger autos encroaching on adjacent spaces when parking within the compact parking fields or whether any of the center's patrons were parking along Los Alamitos Boulevard or Serpentine Drive and walking into the shopping center. *Appendix A* contains a summary of the supplemental parking surveys.

The results of the weekday (Thursday and Friday) and weekend day (Saturday) parking surveys, inclusive of the supplemental parking surveys are summarized in *Table 1*. As requested by City of Los Alamitos staff, this table includes additional occupied parking spaces to account for any center patrons taking up two spaces when parking on site and any center patrons parking along Los Alamitos Boulevard/Serpentine Drive and walking into the shopping center. As shown in *Table 1*, the study site experienced a weekday (Thursday) peak parking demand of 78 vehicles (74% utilization) within the entire site at 6:00 PM, a weekday (Friday) peak parking demand of 89 vehicles (84% utilization) within the entire site at 1:00 PM and a weekend day (Saturday) peak parking demand of 75 vehicles (71% utilization) within the entire site at 2:00 PM.

Survey Data Shared Parking Demand Analysis and Results

In order to determine the most appropriate peak-parking requirement for the proposed Los Alamitos Center Plaza, utilization of the survey data for the existing land uses is combined with the parking demand within the ULI shared parking model for the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space and the re-occupancy of the remaining vacant retail square-footage. This methodology reflects the most accurate peak parking demand for this development

because the shopping center is currently 87% occupied, such that the current peak parking demand can be easily measured by conducting parking surveys while the parking demand for the converted and vacant uses can be forecasted using the *ULI Shared Parking* methodology.

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this study and applied to the converted use (i.e. proposed medical/dental office space) are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 2nd Edition*. These factors present a profile of parking demand over time and have been used directly in the analysis of the converted use. Specifically, the profile for medical/dental office use was utilized and its characteristics are described below.

- For medical/dental office uses, peak demand occurs between 10:00 AM to 12:00 PM and 2:00 PM to 4:00 PM on weekdays and between 10:00 AM to 12:00 PM on weekends. The hourly factors shown for medical/dental office uses are taken directly from ULI. The medical/dental office demand profile was applied to the proposed medical/dental office suite (i.e. 1,900 SF). The City's parking code requirement of 1 space per 200 SF was utilized for medical office.

As directed by City of Los Alamitos staff, the hourly profile established by the existing parking surveys was applied to the remaining vacant retail space (i.e. 2,000 SF). It should be noted that these percentages were normalized as recommended by ULI. The City's parking code requirement of 1 space per 250 SF was utilized for general retail. Refer to *Appendix B* for details on development of the hourly profiles.

Tables 2 and 3 present an approach, which applies the City code parking requirement and site-specific time of day parking profiles to the re-occupancy of the remaining vacant retail and to the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space for the weekday (Thursday and Friday, respectively) time frame while directly applying the parking survey data results as a time of day parking profile for the occupied square-footage within the existing Los Alamitos Center Plaza. In addition, *Table 4* presents an approach, which applies the City code parking requirement and site-specific time of day parking profiles to the re-occupancy of the remaining vacant retail and to the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space for the weekend day (Saturday) time frame while directly applying the parking survey data results as a time of day parking profile for the occupied square-footage within the existing Los Alamitos Center Plaza.

Appendix C contains the weekday and weekend day shared parking analysis calculation worksheets for the vacant retail uses and proposed medical/dental office.

As shown in *Table 2*, the peak parking requirement for Los Alamitos Center Plaza during a typical weekday (Thursday) totals *93 parking spaces* and occurs at 1:00 PM. In addition, as shown in *Table 3*, the peak parking requirement for Los Alamitos Center Plaza during a non-typical weekday (Friday) totals *105 parking spaces* and occurs at 1:00 PM. Finally, as shown in *Table 4*, the peak parking requirement for Los Alamitos Center Plaza during a weekend day (Saturday) totals *83 parking spaces* and occurs at 10:00 AM and 2:00 PM.

As a result, based on a review of *Tables 2, 3 and 4*, the peak parking survey data shared parking demand for Los Alamitos Center Plaza is *105 parking spaces* and occurs at 1:00 PM on a Friday. With an on-site parking supply of 106 parking spaces, a minimum *parking surplus of 1 space* is forecast for the entire site. It should be noted that Los Alamitos Center Plaza will have a minimum parking surplus of 1 space during only one hour of the three survey days. During all other hours of the three survey days, Los Alamitos Center Plaza will have a minimum parking surplus of 11 spaces. Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking to accommodate Los Alamitos Center Plaza with the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space and the re-occupation of the remaining existing vacant retail space (i.e. 2,000 SF).

SUMMARY OF FINDINGS AND CONCLUSIONS

1. Los Alamitos Center Plaza is located on the southeast corner of Los Alamitos Boulevard and Serpentine Drive in the City of Los Alamitos, California. Los Alamitos Center Plaza is an existing mixed-use 30,809 square foot (SF) shopping center with a current retail vacancy of 3,900 SF and an existing parking supply of 106 parking spaces. The proposed Project consists of the conversion of 1,900 SF of vacant retail space to medical/dental office space. At completion of the proposed conversion, Los Alamitos Center Plaza will continue to provide 30,809 SF.
2. Direct application of the City's code to the proposed Project results in a total code parking requirement of *126 spaces*. With a proposed parking supply of 106 spaces, a *theoretical parking deficiency of 20 spaces* is forecast.
3. The Survey Data Shared Parking Demand Analysis indicates that the peak parking requirement for Los Alamitos Center Plaza during a typical weekday (Thursday) totals *93 parking spaces* and occurs at 1:00 PM (*Table 2*). In addition, the peak parking requirement for Los Alamitos Center Plaza during a non-typical weekday (Friday) totals *105 parking spaces* and occurs at 1:00 PM (*Table 3*). Finally, the

peak parking requirement for Los Alamitos Center Plaza during a weekend day (Saturday) totals **83 parking spaces** and occurs at 10:00 AM and 2:00 PM (Table 4). As a result, the peak parking survey data shared parking demand for Los Alamitos Center Plaza is **105 parking spaces** and occurs at 1:00 PM on a Friday. With a proposed on-site parking supply of 106 parking spaces, a minimum **parking surplus of 1 space** is forecast for the entire site. It should be noted that Los Alamitos Center Plaza will have a minimum parking surplus of 1 space during only one hour of the three survey days. During all other hours of the three survey days, Los Alamitos Center Plaza will have a minimum parking surplus of 11 spaces.

Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking to accommodate Los Alamitos Center Plaza with the proposed conversion of 1,900 SF of vacant retail space to medical/dental office space and the re-occupation of the remaining existing vacant retail space (i.e. 2,000 SF).

We appreciate the opportunity to prepare this analysis for Yavitz Companies. Should you have any questions or need additional assistance, please do not hesitate to call us at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

Daniel A. Kloos

Daniel A. Kloos, P.E.
Senior Transportation Engineer

Attachments



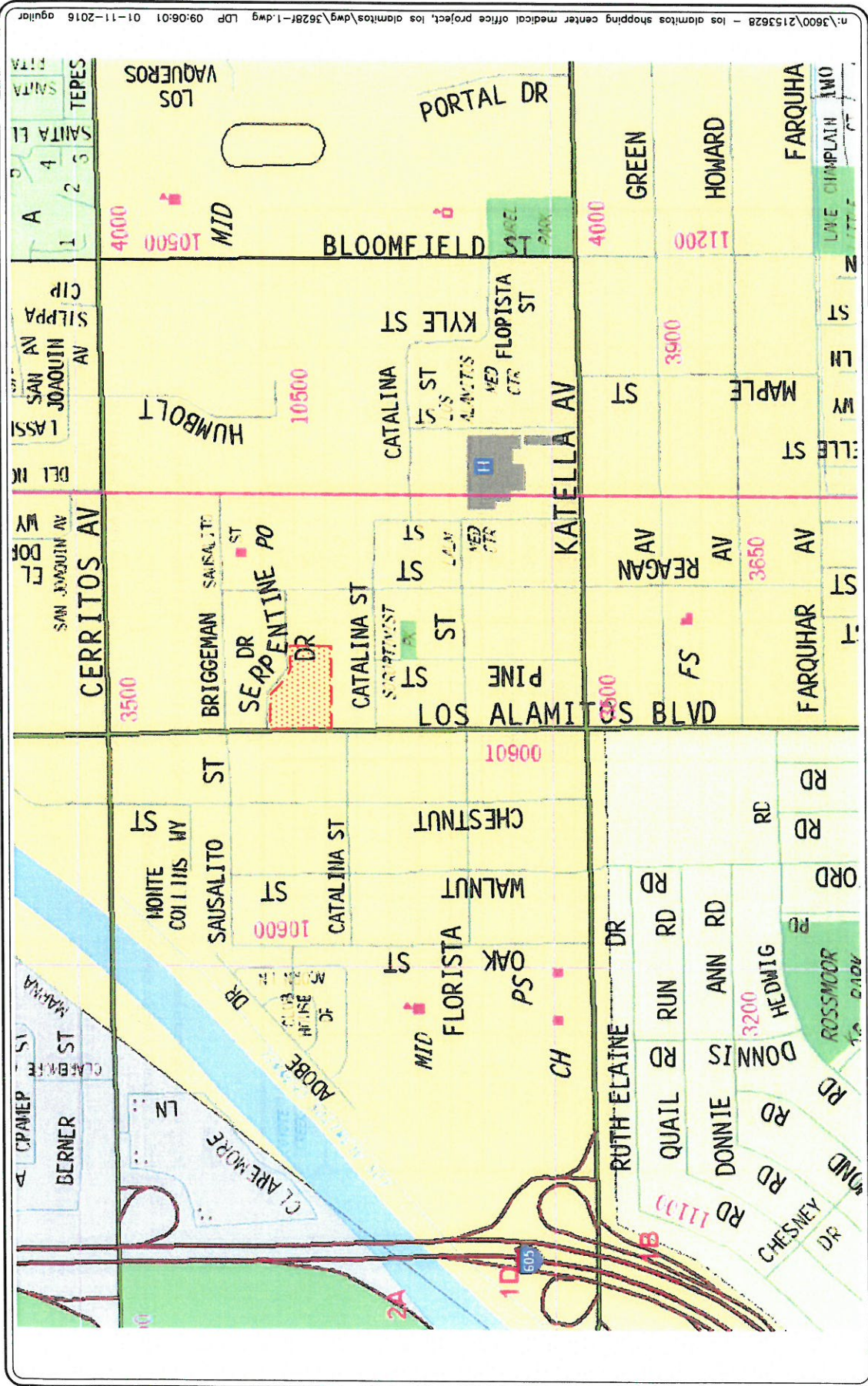


FIGURE 1

VICINITY MAP
LOS ALAMITOS CENTER PLAZA, LOS ALAMITOS

SOURCE: THOMAS BROS.

KEY
[Red dotted box] = PROJECT SITE



LINSCOTT
LAW &
GREENSPAN
engineers

TABLE 1
PARKING COUNTS
Los Alamitos Center Plaza, Los Alamitos

Time Began	Thursday 10-1-15		Friday 10-2-15		Saturday 10-3-15	
	Supply = 106		Supply = 106		Supply = 106	
	Parking Counts [a]	Percent Utilization	Parking Counts [b]	Percent Utilization	Parking Counts	Percent Utilization
8:00 AM	19	18%	27	25%	22	21%
9:00 AM	33	31%	43	41%	46	43%
10:00 AM	50	47%	73	69%	66	62%
11:00 AM	71	67%	72	68%	65	61%
12:00 PM	77	73%	83	78%	61	58%
1:00 PM	77	73%	89	84%	65	61%
2:00 PM	69	65%	79	75%	75	71%
3:00 PM	54	51%	74	70%	63	59%
4:00 PM	76	72%	74	70%	63	59%
5:00 PM	74	70%	77	73%	56	53%
6:00 PM	78	74%	81	76%	59	56%
7:00 PM	75	71%	79	75%	62	58%
8:00 PM	71	67%	65	61%	51	48%
9:00 PM	42	40%	46	43%	23	22%
10:00 PM	14	13%	20	19%	9	8%

Notes:

[a] = The parking counts include the supplemental counts conducted on Thursday 12-10-15 between 4:00 PM and 7:00 PM.

Refer to Appendix A for the supplemental count details.

[b] = The parking counts include the supplemental counts conducted on Friday 12-11-15 between 1:00 PM and 4:00 PM.

Refer to Appendix A for the supplemental count details.

TABLE 2
SURVEY BASED WEEKDAY (THURSDAY) SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

Land Use	Existing Occupied Los Alamitos Center Plaza - 26,909 SF [2]	Vacant Retail		Medical/Dental Office		Total Spaces = 18 Shared Parking Demand	Comparison w/ Parking Supply 106 Spaces Surplus (Deficiency)
		2,000 KSF 4 /KSF 8 Spc.	Number of Spaces	1,900 KSF [3] 5 /KSF 10 Spc.	Number of Spaces		
Gross Spaces	Observed Hourly Parking Demand						
Time of Day							
6:00 AM	6	0	0	0	0	6	100
7:00 AM	11	0	0	0	0	11	95
8:00 AM	19	2	8	8	8	29	77
9:00 AM	33	3	9	9	9	45	61
10:00 AM	50	5	10	10	10	65	41
11:00 AM	71	7	10	10	10	88	18
12:00 PM	77	7	5	5	5	89	17
1:00 PM	77	7	9	9	9	93	13
2:00 PM	69	6	10	10	10	85	21
3:00 PM	54	5	10	10	10	69	37
4:00 PM	76	7	9	9	9	92	14
5:00 PM	74	7	9	9	9	90	16
6:00 PM	78	7	7	7	7	92	14
7:00 PM	75	7	3	3	3	85	21
8:00 PM	71	7	1	1	1	79	27
9:00 PM	42	4	0	0	0	46	60
10:00 PM	14	1	0	0	0	15	91
11:00 PM	9	1	0	0	0	10	96
12:00 AM	3	0	0	0	0	3	103

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] During the on-site parking surveys, there were 3,900 SF of retail vacancies.

[3] The proposed project consists of a 1,900 SF dentist office.

TABLE 3
SURVEY BASED WEEKDAY (FRIDAY) SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

Land Use	Size	Existing Occupied Los Alamitos Center Plaza - 26,909 SF [2]	Vacant Retail 2,000 KSF 4 /KSF	Medical/Dental Office 1,900 KSF [3] 5 /KSF	Total Spaces = 18 Shared Parking Demand	Comparison w/ Parking Supply 106 Spaces Surplus (Deficiency)
Gross Spaces		Observed Hourly Parking Demand	Number of Spaces	Number of Spaces		
Time of Day						
6:00 AM		9	0	0	9	97
7:00 AM		15	0	0	15	91
8:00 AM		27	2	8	37	69
9:00 AM		43	4	9	56	50
10:00 AM		73	6	10	89	17
11:00 AM		72	6	10	88	18
12:00 PM		83	7	5	95	11
1:00 PM		89	7	9	105	1
2:00 PM		79	6	10	95	11
3:00 PM		74	6	10	90	16
4:00 PM		74	6	9	89	17
5:00 PM		77	6	9	92	14
6:00 PM		81	7	7	95	11
7:00 PM		79	6	3	88	18
8:00 PM		65	5	1	71	35
9:00 PM		46	4	0	50	56
10:00 PM		20	2	0	22	84
11:00 PM		13	1	0	14	92
12:00 AM		4	0	0	4	102

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] During the on-site parking surveys, there were 3,900 SF of retail vacancies.

[3] The proposed project consists of a 1,900 SF dentist office.

TABLE 4
SURVEY BASED WEEKEND (SATURDAY) SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

Land Use	Size	Existing Occupied Los Alamitos Center Plaza - 26,909 SF [2]	Vacant Retail 2,000 KSF 4 /KSF 8 Spc.	Medical/Dental Office 1,900 KSF [3] 5 /KSF 10 Spc.	Total Spaces = 18 Shared Parking Demand	Comparison w/ Parking Supply 106 Spaces Surplus (Deficiency)
Gross Spaces		Observed Hourly Parking Demand	Number of Spaces	Number of Spaces		
Time of Day						
6:00 AM		14	0	0	14	92
7:00 AM		15	0	0	15	91
8:00 AM		22	2	8	32	74
9:00 AM		46	5	9	60	46
10:00 AM		66	7	10	83	23
11:00 AM		65	7	10	82	24
12:00 PM		61	6	5	72	34
1:00 PM		65	7	0	72	34
2:00 PM		75	8	0	83	23
3:00 PM		63	7	0	70	36
4:00 PM		63	7	0	70	36
5:00 PM		56	6	0	62	44
6:00 PM		59	6	0	65	41
7:00 PM		62	7	0	69	37
8:00 PM		51	5	0	56	50
9:00 PM		23	2	0	25	81
10:00 PM		9	1	0	10	96
11:00 PM		7	1	0	8	98
12:00 AM		4	0	0	4	102

Notes:

[1] Source: ULJ - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] During the on-site parking surveys, there were 3,900 SF of retail vacancies.

[3] The proposed project consists of a 1,900 SF dentist office.

APPENDIX A

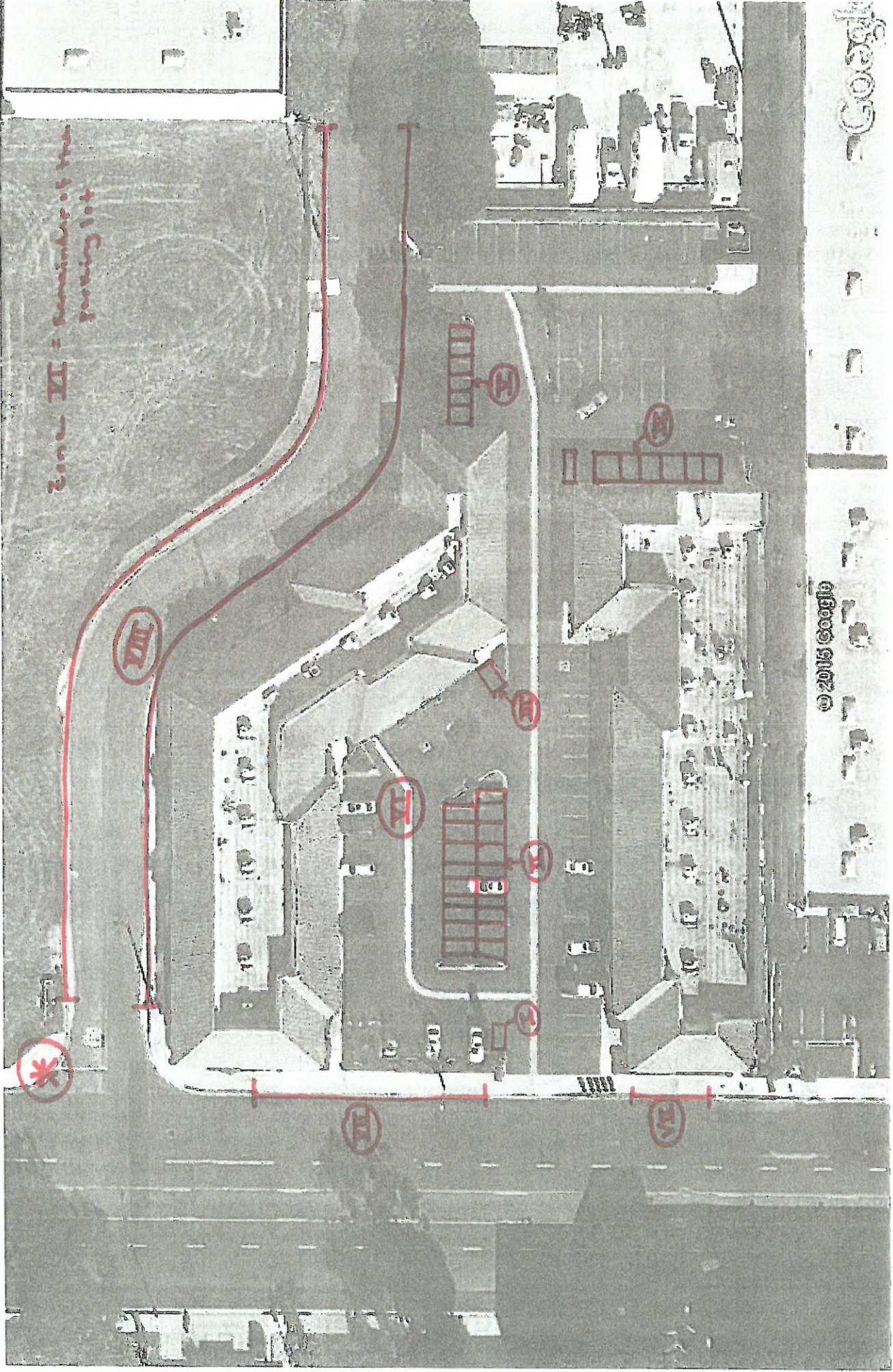
SUPPLEMENTAL PARKING SURVEYS

Supplemental Parking Surveys
Los Alamitos Center Plaza, Los Alamitos
Thursday December 10, 2015

Time	Occupied Spaces												Total
	Zone I	Zone II		Zone III	Zone IV		Zone V			Zone VI	Zone VII Los Alamitos Blvd Park On-Street and Walk-In	Zone VIII Serpentine Drive Park On-Street and Walk-In	
		Spaces	Taking More Than One Space		Total	Spaces	Taking More Than One Space	Total					
4:00 PM	1	10	0	10	1	3	0	3	5	0	5	0	76
5:00 PM	1	8	0	8	1	3	0	3	4	0	4	1	74
6:00 PM	1	10	0	10	1	0	0	0	4	0	4	1	78
7:00 PM	1	12	0	12	1	1	0	1	4	0	4	2	76

Supplemental Parking Surveys
Los Alamitos Center Plaza, Los Alamitos
Friday December 11, 2015

Time	Occupied Spaces													Total	
	Zone I	Zone II		Zone III	Zone IV		Zone V			Zone VI	Zone VII Los Alamitos Blvd Park On-Street and Walk-In	Zone VIII Serpentine Drive Park On-Street and Walk-In			
		Spaces	Taking More Than One Space		Spaces	Taking More Than One Space	Total	Spaces	Taking More Than One Space				Total		
			Total												
1:00 PM	1	11	2	13	1	5	0	5	5	0	5	60	3	1	89
2:00 PM	1	10	1	11	1	4	0	4	5	0	5	55	0	2	79
3:00 PM	0	12	0	12	1	4	0	3	4	0	4	52	0	2	74
4:00 PM	1	11	1	12	1	5	0	5	4	0	4	50	1	0	74



401 Curved
the 10.2m = 10.2m

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APPENDIX B

DEVELOPMENT OF RETAIL HOURLY PROFILES

DEVELOPMENT OF RETAIL PROFILES
Los Alamitos Center Plaza, Los Alamitos

Time Began	Thursday				Friday				Saturday			
	Parking Counts	Utilization Profile	ULI Normalization Factor (2.9/3.2)	Final Utilization Profile	Parking Counts	Utilization Profile	ULI Normalization Factor (2.9/3.2)	Final Utilization Profile	Parking Counts	Utilization Profile	ULI Normalization Factor (3.2/3.2)	Final Utilization Profile
8:00 AM	19	24%	0.90625	22%	27	30%	0.90625	27%	22	29%	1.00	29%
9:00 AM	33	42%	0.90625	38%	43	48%	0.90625	44%	46	61%	1.00	61%
10:00 AM	50	64%	0.90625	58%	73	82%	0.90625	74%	66	88%	1.00	88%
11:00 AM	71	91%	0.90625	82%	72	81%	0.90625	73%	65	87%	1.00	87%
12:00 PM	77	99%	0.90625	90%	83	93%	0.90625	84%	61	81%	1.00	81%
1:00 PM	77	99%	0.90625	90%	89	100%	0.90625	91%	65	87%	1.00	87%
2:00 PM	69	88%	0.90625	80%	79	89%	0.90625	81%	75	100%	1.00	100%
3:00 PM	54	69%	0.90625	63%	74	83%	0.90625	75%	63	84%	1.00	84%
4:00 PM	76	97%	0.90625	88%	74	83%	0.90625	75%	63	84%	1.00	84%
5:00 PM	74	95%	0.90625	86%	77	87%	0.90625	79%	56	75%	1.00	75%
6:00 PM	78	100%	0.90625	91%	81	91%	0.90625	82%	59	79%	1.00	79%
7:00 PM	75	96%	0.90625	87%	79	89%	0.90625	81%	62	83%	1.00	83%
8:00 PM	71	91%	0.90625	82%	65	73%	0.90625	66%	51	68%	1.00	68%
9:00 PM	42	54%	0.90625	49%	46	52%	0.90625	47%	23	31%	1.00	31%
10:00 PM	14	18%	0.90625	16%	20	22%	0.90625	20%	9	12%	1.00	12%

APPENDIX C

ULI SHARED PARKING ANALYSIS WORKSHEETS

Appendix C-1

SHOPPING CENTER (TYPICAL DAYS)
WEEKDAY (THURSDAY) SHARED PARKING DEMAND ANALYSIS
Los Alamitos Center Plaza, Los Alamitos

Land Use	Shopping Center (Typical Days)				
Size	2,000 KSF				Shared Parking Demand
Pkg Rate	4.0 /KSF				
Gross	8 Spaces				
Spaces	8 Guest and Emp. Spc.				
Time of Day	% Of Peak [1]	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	1%	0	0%	0	0
7:00 AM	5%	0	0%	0	0
8:00 AM	22%	2	0%	0	2
9:00 AM	38%	3	0%	0	3
10:00 AM	58%	5	0%	0	5
11:00 AM	82%	7	0%	0	7
12:00 PM	90%	7	0%	0	7
1:00 PM	90%	7	0%	0	7
2:00 PM	80%	6	0%	0	6
3:00 PM	63%	5	0%	0	5
4:00 PM	88%	7	0%	0	7
5:00 PM	86%	7	0%	0	7
6:00 PM	91%	7	0%	0	7
7:00 PM	87%	7	0%	0	7
8:00 PM	82%	7	0%	0	7
9:00 PM	49%	4	0%	0	4
10:00 PM	16%	1	0%	0	1
11:00 PM	9%	1	0%	0	1
12:00 AM	0%	0	0%	0	0

Notes:

[1] The profile is based on the existing parking counts. The percentages were normalized per UL1 to express absolute peak demand ratios.

Appendix C-2

SHOPPING CENTER (TYPICAL DAYS)
WEEKDAY (FRIDAY) SHARED PARKING DEMAND ANALYSIS
Los Alamitos Center Plaza, Los Alamitos

Land Use	Shopping Center (Typical Days)				
Size	2,000 KSF				Shared Parking Demand
Pkg Rate	4.0 /KSF				
Gross	8 Spaces				
Spaces	8 Guest and Emp. Spc.				
Time of Day	% Of Peak [1]	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	1%	0	0%	0	0
7:00 AM	5%	0	0%	0	0
8:00 AM	27%	2	0%	0	2
9:00 AM	44%	4	0%	0	4
10:00 AM	74%	6	0%	0	6
11:00 AM	73%	6	0%	0	6
12:00 PM	84%	7	0%	0	7
1:00 PM	91%	7	0%	0	7
2:00 PM	81%	6	0%	0	6
3:00 PM	75%	6	0%	0	6
4:00 PM	75%	6	0%	0	6
5:00 PM	79%	6	0%	0	6
6:00 PM	82%	7	0%	0	7
7:00 PM	81%	6	0%	0	6
8:00 PM	66%	5	0%	0	5
9:00 PM	47%	4	0%	0	4
10:00 PM	20%	2	0%	0	2
11:00 PM	9%	1	0%	0	1
12:00 AM	0%	0	0%	0	0

Notes:

[1] The profile is based on the existing parking counts. The percentages were normalized per ULI to express absolute peak demand ratios.

Appendix C-3

SHOPPING CENTER (TYPICAL DAYS)
WEEKEND (SATURDAY) SHARED PARKING DEMAND ANALYSIS
Los Alamitos Center Plaza, Los Alamitos

Land Use	Shopping Center (Typical Days)				
Size	2,000 KSF				Shared Parking Demand
Pkg Rate	4.0 /KSF				
Gross Spaces	8 Spaces				
	8 Guest and Emp. Spc.				
Time of Day	% Of Peak [1]	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	1%	0	0%	0	0
7:00 AM	5%	0	0%	0	0
8:00 AM	29%	2	0%	0	2
9:00 AM	61%	5	0%	0	5
10:00 AM	88%	7	0%	0	7
11:00 AM	87%	7	0%	0	7
12:00 PM	81%	6	0%	0	6
1:00 PM	87%	7	0%	0	7
2:00 PM	100%	8	0%	0	8
3:00 PM	84%	7	0%	0	7
4:00 PM	84%	7	0%	0	7
5:00 PM	75%	6	0%	0	6
6:00 PM	79%	6	0%	0	6
7:00 PM	83%	7	0%	0	7
8:00 PM	68%	5	0%	0	5
9:00 PM	31%	2	0%	0	2
10:00 PM	12%	1	0%	0	1
11:00 PM	15%	1	0%	0	1
12:00 AM	0%	0	0%	0	0

Notes:

[1] The profile is based on the existing parking counts. The percentages were normalized per ULI to express absolute peak demand ratios.

Appendix C-4

MEDICAL/DENTAL OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

Land Use	Medical/Dental Office				
Size	1,900 KSF				Shared Parking Demand
Pkg Rate[2]	5 /KSF				
Gross	10 Spaces				
Spaces	7 Visitor Spc.		3 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	0%	0	0%	0	0
8:00 AM	90%	6	60%	2	8
9:00 AM	90%	6	100%	3	9
10:00 AM	100%	7	100%	3	10
11:00 AM	100%	7	100%	3	10
12:00 PM	30%	2	100%	3	5
1:00 PM	90%	6	100%	3	9
2:00 PM	100%	7	100%	3	10
3:00 PM	100%	7	100%	3	10
4:00 PM	90%	6	100%	3	9
5:00 PM	80%	6	100%	3	9
6:00 PM	67%	5	67%	2	7
7:00 PM	30%	2	30%	1	3
8:00 PM	15%	1	15%	0	1
9:00 PM	0%	0	0%	0	0
10:00 PM	0%	0	0%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee parking provided by ULI.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix C-5

MEDICAL/DENTAL OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
Los Alamitos Center Plaza, Los Alamitos

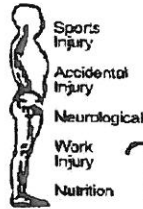
Land Use	Medical/Dental Office				
Size	1,900 KSF				Shared Parking Demand
Pkg Rate[2]	5 /KSF				
Gross Spaces	10 Spaces				
	7 Visitor Spc.		3 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	0%	0	0%	0	0
8:00 AM	90%	6	60%	2	8
9:00 AM	90%	6	100%	3	9
10:00 AM	100%	7	100%	3	10
11:00 AM	100%	7	100%	3	10
12:00 PM	30%	2	100%	3	5
1:00 PM	0%	0	0%	0	0
2:00 PM	0%	0	0%	0	0
3:00 PM	0%	0	0%	0	0
4:00 PM	0%	0	0%	0	0
5:00 PM	0%	0	0%	0	0
6:00 PM	0%	0	0%	0	0
7:00 PM	0%	0	0%	0	0
8:00 PM	0%	0	0%	0	0
9:00 PM	0%	0	0%	0	0
10:00 PM	0%	0	0%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee parking provided by ULI.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.



Alamos
BACK PAIN CENTER
 INDUSTRIAL DISABILITY EVALUATOR
 BOARD CERTIFIED QUALIFIED MEDICAL EXAMINER



University Escrow, Inc.
 10690 Los Alamos Blvd. Los Alamos, CA 90720

Christina Kim
 Certified Senior Escrow Officer
 Certified Escrow Instructor
 Branch Manager
 Notary Public

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10676 LOS ALAMITOS BLVD., LOS ALAMITOS, CALIFORNIA 90720

(562) 596-9677

FAX (562) 795-6630

www.alamosbackpaincenter.com

CONDITIONAL USE PERMIT PARKING SURVEY FOR CENTER PLAZA TENANTS

Please sign below if you acknowledge the following is true:

There has been no change or effect on the traffic pattern in this business center with the inclusion of the new office at 10676.

10678 _____

10702 _____ *mc*

10682 _____ *gun*

10704 _____

10690 SEE ABOVE

10708 _____

DDS YIN *Mexican*

10660 _____

10692 _____

10666 _____ *Print*

10696 *Quinn Weaver*

10670 _____ *Quinn Weaver*

10698 _____

10672 _____

10700 _____

10674 _____

DAN - AS WE REVIEWED

8/6/19

Keller-Williams

1) Hours of operation. M-W. Fri 9:30-12:00
Fax -
2:30-6:30

Per parking study 1/11/16 - fewest parking spaces
available is 1:00 p.m. Friday

- * 11 surplus spaces minimum all other times
- * During 10 a.m. - 6 p.m. 60% to 90% max. @ 1 p.m.
- Our office is closed at 1 p.m.
- * Our space was in use at the time of the
study and its parking was inclusive
in the study
- our current office will need 2-3
spaces, shared use, during operation
hours. This is similar to the
parking status at the time of study

- 2) Been in practice Los Al since 1992.
- 3) Involved in school service in Los Al
since 2002.
- 4) all my children went thru school system
with positive impact on school activities
- ⑤ There are Two disabled parking places
in front of office, available to many
of our patients

08/19/2019

ADDENDUM A

To: Los Alamitos Planning Commission

Re: Lease of Medical Space at 10676 Los Alamitos Blvd, Center Plaza

Proposal to IMPROVE parking traffic and INCREASE parking space availability with inclusion of this business

Facts from January 11, 2016 **Parking Demand Analysis for Los Alamitos Center Plaza**

pp.2: Analysis of the site's peak parking requirements, using City Parking Code requirements and Urban Land Institute (ULI) *Shared Parking* methodology.

Per City of Los Alamitos Municipal Code - Chapter 17.26, Off-Street Parking and Loading, section 17.26.040, Parking Space Required.

pp.5: Summary of Findings and Conclusion: "The Survey Data Shared Parking Demand Analysis indicates that the peak parking requirement for Los Alamitos Center Plaza during a typical weekday (Thursday) totals **93 parking spaces**...AT 1:00 PM."

"....the peak parking requirement for..(the site)..during a non-typical weekday (Friday) totals **105 parking spaces**..AT 1:00 PM."

"with a proposed on-site parking supply of 106 parking spaces, a minimum ***parking surplus of 1 space*** is forecast for the entire site.(this occurs)DURING ONLY ONE HOUR OF THE THREE SURVEY DAYS."

During the survey, 10676 was a commercial space, open and conducting business during the peak parking usage at 1PM on both survey days. In other words, it was participating in the parking usage, worst at 1 PM on Friday.

10676 Proposed office hours are 9:30-12:00 AM, CLOSED 12:00-2:30 PM, opening 1 ½ hours AFTER peak parking. Not only does 10676 not contribute to the parking usage, IT ADDS FOUR (4) spaces to the availability of parking. This **improves** the parking situation.

ADDITIONAL PERTINENT INFORMATION

1. This Chiropractic office has been business in Los Alamitos since 1992, 26 years.
2. Dr. Henry has volunteered with the Los Alamitos high school Griffins Track and Field program, the football program, and the volleyball program as a sports injury consultant, training and fitness advisor, and exercise physician.

3. All of my children have attended Los Alamitos schools from 1985 to 2012. They have or had school track records, academic awards, and non-academic achievements.
4. Dr. Henry works with notable professional athletes. His contacts with professional teams promote the city of Los Alamitos and the businesses here, hotels and restaurants.
5. Dr. Henry has worked as team physician for Cal-State Dominguez basketball and baseball, Long Beach College basketball and volleyball, Saddleback College basketball (where they won the State Championship in 2015), and Cal-State Northridge basketball.
6. As a side note regarding the 10676 situs, there are two disabled parking spaces immediately in front of the office, suitable for the patients of the office and, in effect, relieves the pressure of parking congestion at peak times.

Dr Ward Henry,

I have been a patient of Dr. Henry since 2003. My first appointment with him was intended to be a consultation only, as it was worth it to me to pay for the appointment to find out how he goes about determining a prognosis.

I wanted to know if he did chiropractic work strictly by his training. He said that every individual is different, and he used his training incorporated with each individual's requirements. The reason I mention this is because some of his peers perform the identical techniques on different patients with little regard for individuality. I have been the recipient of those procedures prior to meeting Dr. Henry, which only exacerbated my issue.

Based on our talk, I permitted Dr. Henry to treat me, and I was amazed. He said two more treatments would correct my issue, and then I should come in if I developed pain in the future. I have since learned that Dr. Henry performs his chiropractic techniques on many of the prominent athletes.

Prior to seeing Dr. Henry, I had refused surgery from an orthopedic surgeon to alleviate the pain. I preferred therapy to drugs. Therapy didn't help, nor did the acupuncture. Dr. Henry was my solution.

ALAMITOS BACK PAIN CENTER, 10676 Los Alamitos Blvd.

90720

James Newmeyer, AIA lic 350741 (inactive)

07/01/2019

SCALE 1/4" = 1'-0"

