

# CITY OF LOS ALAMITOS

3191 Katella Avenue  
Los Alamitos, CA 90720

## AGENDA PLANNING COMMISSION/SUBDIVISION COMMITTEE REGULAR MEETING

Wednesday, August 25, 2021 – 7:00 PM

### SAFETY ALERT – NOTICE REGARDING COVID-19

If you wish to attend the Planning Commission meeting in person, the Council Chamber located at 3191 Katella Ave., Los Alamitos, California 90720, will have outdoor seating for this meeting and the public shall have the right to observe and offer public comment at this location.

Masks, temperature checks, and visual check of symptoms will be required before entering the Council Chamber. Entrance and exit will be via the front doors as all other entrances/exits will be locked. A staff member will be present at the door to assist attendees with this process and ensure there is room for them in the Council Chamber.

Members of the public will be required to wear a mask. Seating will be available based on six feet of social distancing. **The City of Los Alamitos continues to follow the Centers for Disease Control and Prevention (CDC) guidelines and these provisions are subject change with short notice.**

While you may attend this meeting in person, given the health risks associated with COVID-19, please be advised that you may submit comments on any agenda item or on any item not on the agenda by email to [planningcommission@cityoflosalamitos.org](mailto: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, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read email comments at the meeting but the official record will include all email comments received until the close of the meeting.

Please consider carefully before attending this meeting in person and keep a six foot distance from others as much as possible. Please do not attend this meeting in person if you have traveled out of state and/or you have had direct contact with someone who has travelled or tested positive for Coronavirus (COVID-19), or you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

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](http://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](http://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 Cuijly  
Commissioner Loe  
Commissioner Riley  
Commissioner Sofelkanik

**3. PLEDGE OF ALLEGIANCE**

**4. ORAL COMMUNICATIONS**

At this time, any individual in the audience may address the Traffic Commission and speak on any item within the subject matter jurisdiction of the Commission. Please state if you wish to speak on an item on the Agenda. **Remarks are to be limited to not more than three minutes.**

**5. APPROVAL OF MINUTES**

**A. Approve the Minutes for the Regular Meeting of June 23, 2021**

**6. CONSENT CALENDAR**

None.

**7. PUBLIC HEARING**

**A. Conditional Use Permit (CUP) 21-02**

**Massage Establishment in the General Commercial (C-G) Zone**

Consideration of a Conditional Use Permit to allow a 1,013 square foot massage establishment in the General Commercial (C-G) Zone at 3357 Katella Avenue, Los Alamitos, APN 242-202-29.

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-08, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 21-02) TO ALLOW A 1,013 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 3357 KATELLA AVENUE, LOS ALAMITOS, APN 242-202-29 (APPLICANT: WILLIAM TETSCH)."

**B. Conditional Use Permit (CUP) 18-03M**

**561 Square Foot Expansion of an Existing Massage Establishment in the General Commercial (C-G) Zone**

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-07, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT MODIFICATION (CUP 18-03M) TO ALLOW A 561 SQUARE FOOT EXPANSION OF A 480 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10775 LOS ALAMITOS BLVD., LOS ALAMITOS, APN 242-193-14 (APPLICANT: CARLITA JOHNSON – MELT SPA)."

**C. Zoning Ordinance Amendment (ZOA 21-02)**

**Single Family Residential Parking Requirements**

Consideration of a resolution recommending adoption of Zoning Ordinance Amendment (ZOA 21-02) to the City Council concerning Single Family Residential (SFR) parking requirements.

Recommendation:

1. Open the Public Hearing; and,

2. Take testimony; and,

3. Adopt Resolution No. 2021-06, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE NO. 2021-XX AMENDING TABLE 3-05 OF SECTION 17.22.030 OF THE LOS ALAMITOS MUNICIPAL CODE CONCERNING PARKING REQUIREMENTS FOR SINGLE FAMILY DWELLING UNITS (ZOA 21-02) (CITY INITIATED)."

**8. STAFF REPORT**

None.

**9. DISCUSSION**

**A. Town Center Mixed Use Zone Update**

The opportunity for the Planning Commission and the public to view presentation and then discuss the Town Center Mixed Use Zone.

**10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**

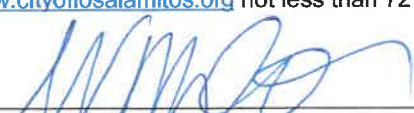
**11. COMMISSIONER REPORTS**

**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](http://www.cityoflosalamitos.org) not less than 72 hours prior to the meeting. Dated this 19<sup>th</sup> day of August, 2021

  
\_\_\_\_\_  
Maria Veronica Enciso  
Department Secretary

8/19/2021  
\_\_\_\_\_  
Date

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

## REGULAR MEETING – June 23, 2021

### 1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, June 23, 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  
Culity, Loe, and Sofelkanik

**Absent:** Andrade, Riley (excused)

**Staff:** Ron Noda, Acting Deputy City Manager  
Michael Daudt, City Attorney  
Tom Oliver, Associate Planner  
Michelle Müller, Management Analyst

### 3. PLEDGE OF ALLEGIANCE

Chair Grose led the Pledge of Allegiance.

### 4. ORAL COMMUNICATIONS

Management Analyst Müller shared that there were no comments or requests for tonight's meeting.

### 5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of May 26, 2021

Motion/Second: DeBolt/Loe

Carried 5/0 (Andrade and Riley Absent): The Planning Commission approved the minutes of the Regular Meeting of May 26, 2021.

### ROLL CALL VOTE

|                      |        |
|----------------------|--------|
| Chair Grose          | Aye    |
| Vice Chair DeBolt    | Aye    |
| Commissioner Andrade | Absent |
| Commissioner Culity  | Aye    |
| Commissioner Loe     | Aye    |

|                         |        |
|-------------------------|--------|
| Commissioner Riley      | Absent |
| Commissioner Sofelkanik | Aye    |

**6. CONSENT CALENDAR**

None.

**7. PUBLIC HEARING**

**A. Single Family Residential Parking Requirement**

Consideration of a possible Zoning Ordinance Amendment concerning parking requirements. The Zoning Code (Title 17) was recently updated in November 2019. The requirements concerning parking for Single Family Residential Homes were possibly altered incorrectly during the Zoning Code update and may need to be corrected or updated.

Acting Deputy City Manager Noda specified that the item is Citywide and not for a specific location.

Associate Planner Oliver summarized the staff report.

Commissioner Sofelkanik asked for the specific code section.

The Planning Commission and City staff discussed the following in order to recall the meeting that was done in November 2019:

- A single family home that was in a multi-family zone
- Zoning code that changed regarding the single-family residences and the amount of covered space depending on the amount of bedrooms.
- Parking requirement needing to be met when there is an additional square footage done on a property.
- The old provision in the code regarding a property having to add 10% of the square footage.

Chair Grose shared the code section for the item being discussed. Associate Oliver assisted in providing the code section as well.

Commissioner Culty asked if a motion needs to be made. City Attorney Daudt clarified that a motion be made for staff to return to the Planning Commission with a resolution.

Commissioner Loe asked why a motion could not be made tonight instead of coming back to another meeting to make another motion. Acting Deputy City Manager Noda clarified that staff needed direction from the Planning Commission to go forward with the request that was made to agendize this item.

Chair Grose asked if there would be backlash if the Planning Commission did proceed with making a motion without having a resolution. City Attorney Daudt apologized for the two-step process but also explained that there is a need for a

written determination (resolution) by the Planning Commission when it is presented to City Council.

Commissioner Sofelkanik asked if anybody have been negatively impacted by the zoning code error and Associate Planner Oliver confirmed that there has been. He then asked if it was the family that was discussed back in 2019 and Associate Planner Oliver shared that it was not.

Commissioner Sofelkanik asked if there is something that needs to be done in light of the [negative impact due to the zoning code error]. City Attorney Daudt stated that there is really nothing that can be done at this point aside from the process of another formal code amendment.

Chair Grose asked and received clarification regarding Associate Planner Oliver's statement of a family having a four-bedroom house and wanting to make it five bedrooms instead.

Commissioner Loe explained his own experience about having a four-bedroom home and then making an additional bedroom (as a fifth room) and how the code currently would not allow for the fifth bedroom.

Motion/Second: Loe/DeBolt

Carried 5/0 (Andrade and Riley Absent): The Planning Commission motioned to bring back a resolution to change the single family dwelling requirement from what exists today back to a two car garage requirement.

#### **ROLL CALL VOTE**

|                         |        |
|-------------------------|--------|
| Chair Grose             | Aye    |
| Vice Chair DeBolt       | Aye    |
| Commissioner Andrade    | Absent |
| Commissioner Cuiilty    | Aye    |
| Commissioner Loe        | Aye    |
| Commissioner Riley      | Absent |
| Commissioner Sofelkanik | Aye    |

#### **8. STAFF REPORT**

None.

#### **9. DISCUSSION**

None.

#### **10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**

Acting Deputy City Manager Noda shared the following with the Planning Commission:

- An email was sent to all the commissioners about the Fourth of July Fireworks Spectacular, those interested can email him, and he will provide a VIP pass.

- A community meeting about the town center mixed use plan will be taking place on June 24 online via Zoom.
- Staff has started the housing element plan and will be presenting information to the Planning Commission at a future meeting.

Associate Planner Oliver shared the following with the Planning Commission:

- The federal building on Lampson is on sale and staff have received inquiries about purchasing the property and/or plans for the property.

#### 11. **COMMISSIONER REPORTS**

Commissioner Sofelkanik shared that he noticed the asphalt needing to be repaired on Cerritos Avenue by the Olson/Los Alamitos Luxury Apartment projects.

Chair Grose hoped for everyone to have a good Fourth of July and informed the Planning Commission of the Serve Los Al event by the Recreation and Community Services Department.

#### 12. **ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:27 p.m.

ATTEST:

\_\_\_\_\_  
Wendy Grose, Chair

\_\_\_\_\_  
Ron Noda, Secretary

# **City of Los Alamitos**

## **PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT**

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**MEETING DATE: August 25, 2021**

**ITEM NUMBER: 7A**

**To: Chair Grose and Members of the Planning Commission**

**Via: Ron Noda, Development Services Director**

**From: Tom Oliver, Associate Planner**

**Subject: Conditional Use Permit (CUP) 21-02  
Massage Establishment in the General Commercial (C-G) Zone**

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### **SUMMARY**

Consideration of a Conditional Use Permit to allow a 1,013 square foot massage establishment in the General Commercial (C-G) Zone at 3357 Katella Avenue, Los Alamitos, APN 242-202-29.

### **RECOMMENDATION**

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-08, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 21-02) TO ALLOW A 1,013 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 3357 KATELLA AVENUE, LOS ALAMITOS, APN 242-202-29 (APPLICANT: WILLIAM TETSCH)."

### **APPLICANT**

William Tetsch

### **LOCATION**

3357 Katella Avenue, Los Alamitos CA 90720

### **ENVIRONMENTAL**

Pursuant to CEQA Guidelines Section 15301(a), the proposed project is exempt from CEQA under the Class 1 (*Existing Facilities*) exemption since the proposed project involves the occupation and operation of an existing building

in a manner that includes no expansion of the building footprint beyond the existing area, and would at the most include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. All necessary public services and facilities are already available to the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

### **APPROVAL CRITERIA**

Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for the General Commercial Zone requires Planning Commission approval of a Conditional Use Permit to allow a Massage Establishment use (Personal Services, Restricted) in the C-G Zoning district.

### **NOTICING**

Any permit or approval modification is subject to the same hearing and notice requirements as the original permit or approval. The Public Hearing Notice for this meeting was mailed out on August 11, 2021, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the Event News Enterprise on August 11, 2021.

### **PRIOR ACTIONS**

None



## **BACKGROUND**

The Applicant, William Tetsch, the owner of Leon Jiu Jitsu, has submitted an application for a Conditional Use Permit (CUP 21-02) asking that the City allow a 1,013 square foot massage establishment near Leon Jiu Jitsu in the same building, at 3357 Katella Avenue. The Applicant states:

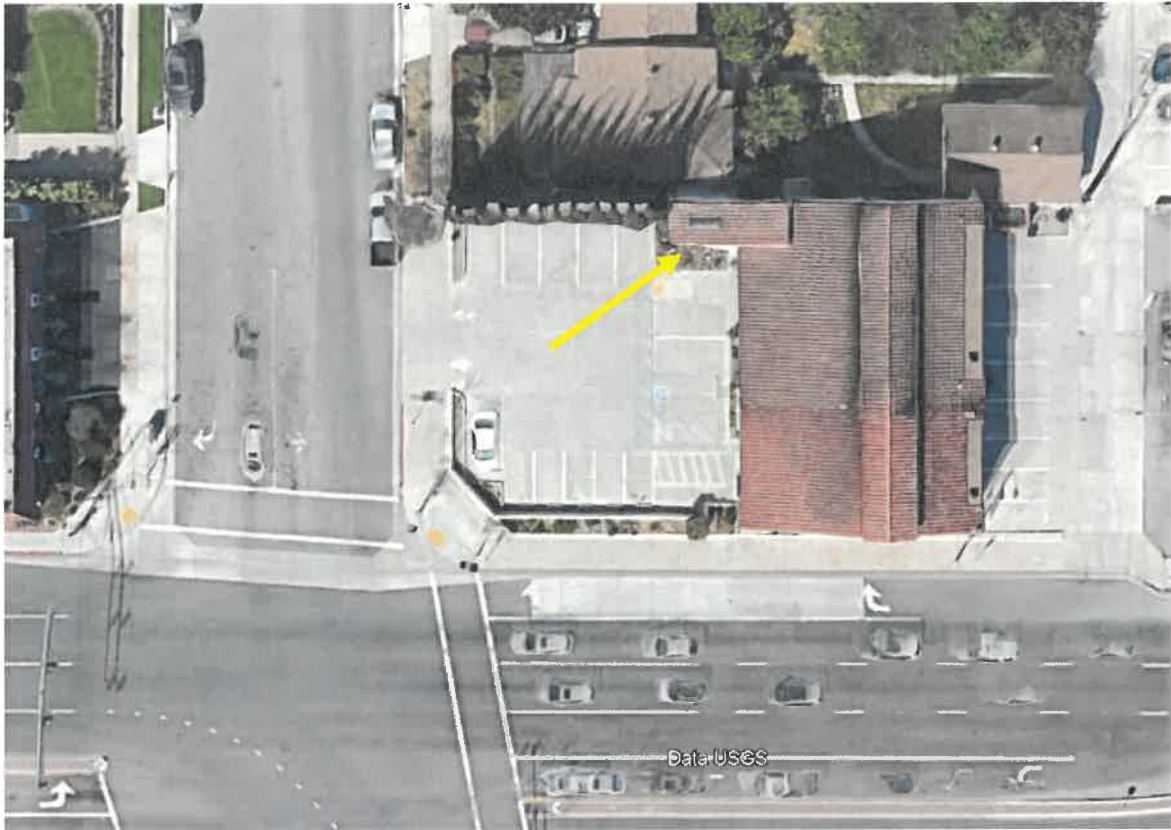
“The goal of “Massage Worx” is to offer professional therapeutic massage services to the community at an affordable rate. We believe that massage performed at a clinical level can have a huge impact on a person’s wellbeing and daily lifestyle. At “Massage Worx” we will be offering Swedish massage, reflexology, and other modalities to name a few. Our emphasis will be our deep tissue massage. Deep tissue massage is a result oriented service that helps with chronic pain due to postural deviation. We look forward to serving the community.”

## **DISCUSSION**

The subject site, located on Katella Avenue in the General Commercial (C-G) Zoning District, on the northeast corner of the junction at Walnut Street, is currently developed as a commercial building with Leon Jiu Jitsu and E-Z Frame It. There are currently no businesses upstairs. The Applicant proposes to occupy a 1,013-square foot space on the first floor of an approximately 6,800-square foot two-story building. The adjacent properties are developed and zoned as follows:

- North: Developed with a single family residential home in the Multiple Family Residential (R-3) Zoning District.
- East: Developed with commercial retail in the General Commercial (C-G) Zoning District (Donut Boss & My CDB Hub).
- South: Developed with a church in the Rossmoor area (Bethlehem Lutheran).
- West: Developed with commercial uses in the General Commercial (C-G) Zoning District (Jiffy Lube)

Location:



### Staff Discussion

The hours of operation for the business are proposed to be everyday from 9:00 a.m. to 9:00 p.m. and eventually have approximately 7-10 employees and 3-5 customers at any given time. The Applicant tells Staff that they do not own, and have never owned, another massage establishment but is a licensed therapist with 15 years of experience. Previous work included being a therapist at Elements, Burke Williams, and chiropractic offices.

To open a massage business, the Applicant must obtain a Conditional Use Permit. The “massage establishment” use is included under the Zoning code definition of “Personal Services, Restricted.” (LAMC section 17.74.160. Personal Services, Restricted (inclusive of massage establishments) are allowed in the General Commercial (C-G) Zoning District with the approval of a CUP by the Planning Commission. In addition to the CUP, the Applicant will also be required to obtain a certificate of operation and massage establishment operator’s permit and subject to the regulatory provisions of Chapter 5.32 of the Los Alamitos Municipal Code (LAMC), which are processed by the Police Department and Development Services Department. Among other things, Chapter 5.32 requires the massage establishment to utilize only state-licensed massage therapists. A certificate of operation and massage establishment operator’s permit may be revoked or suspended if a permittee conducts operations in violation of LAMC.

The application being considered tonight is for the massage establishment CUP and whether it is appropriate use, compatible and harmonious with this proposed site at 3357 Katella Avenue. A CUP must be reviewed and approved by the Planning Commission in accordance with LAMC section 17.32.050 (*Review Procedures for 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. These findings include: consistency with the General Plan, consistency with the LAMC, compatibility with existing and future land uses in the vicinity, physical suitability of the proposed site, and impacts to the public convenience, interest, health, safety, and general welfare. Staff has reviewed the proposal for consistency with the General Plan and LAMC, as well as potential impacts, such as parking and compatibility with surrounding land uses, and believes the findings to approve the proposed CUP can be made.

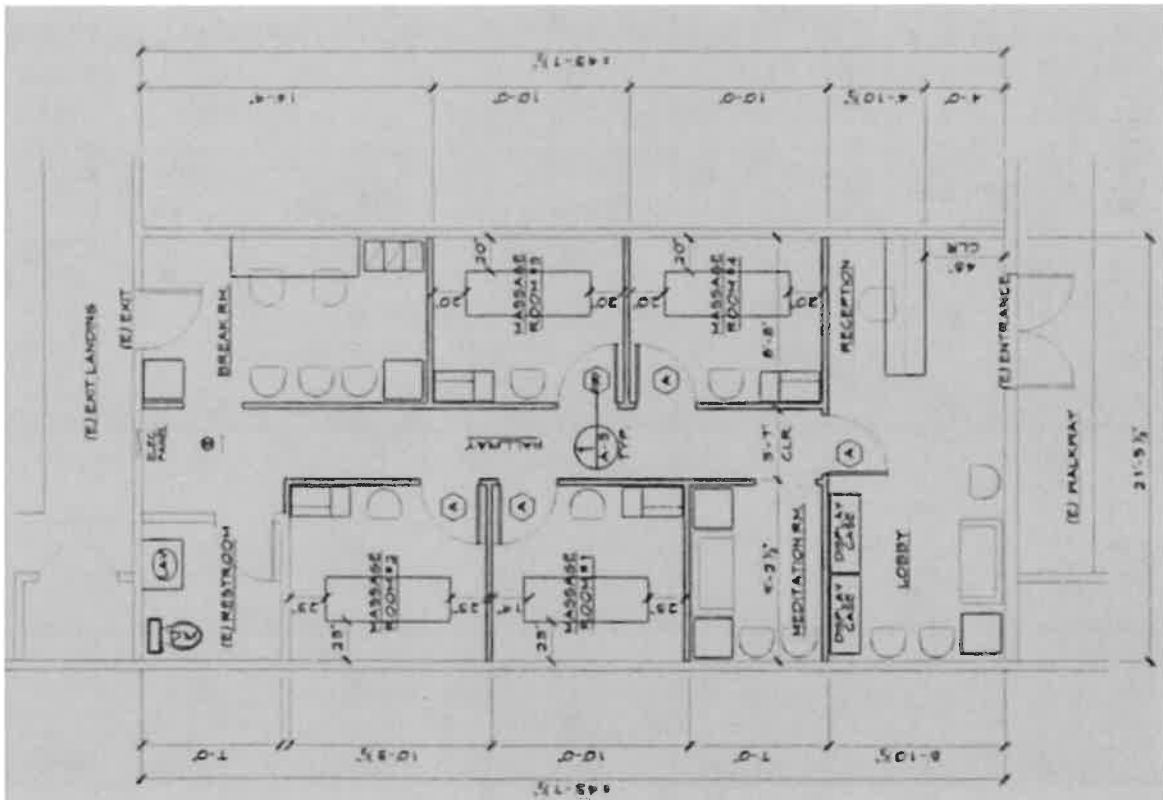
### CAMTC

Each individual that performs a massage at a massage establishment must obtain a California Massage Therapy Council (CAMTC) Certificate. CAMTC's mission is to protect the public by certifying massage professionals in California that meet the requirements in the law, and approving massage programs that meet the minimum standards for training and curriculum.

The proposed establishment owner, William Tetsch, does indeed have a CAMTC certificate, but will undergo a short, non-fingerprint, CAMTC License check, with the Los Alamitos Police Department. All others who perform massages will be required to be certified.

### Floor Plan

Below, and attached to this report, is the interior floor plan.



In Section 5.32.120 Of the Municipal Code are *Building and facility requirements*. Some of the highlights of this code section are the following that Staff will confirm once the permitted tenant improvements are made:

All massage and dressing rooms shall be screened off by hinged doors that can open inward. Except for bathroom doors and one office door, interior doors may not have locks on them. All rooms in which massages are being provided shall be lit with a minimum of one light fixture emitting at least two hundred ten (210) lumens. No dimmer switches, strobe lights, flashing lights, colored light, or any coverings or other apparatus, other than a lampshade, which changes or darkens the color of the primary light source shall be used in any room in which massage services are being provided. There shall be no buzzer, alarm, or intercom systems. No exterior windows fronting a public street shall block visibility into the interior reception and waiting area through the use of curtains, closed blinds, tints, or any other material that obstructs or substantially darkens the view into the premises or by signs that cover more than twenty-five (25) percent of any windowpane. A video surveillance system shall be installed that records the front and rear entry doors and such system shall be in operation at all times that the business is open.

[illegible]

CUP 21-02 – Massage Establishment  
August 25, 2021  
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## Findings

In order to approve a CUP, the Planning Commission must hold a public hearing and make findings of support, from Los Alamitos Municipal Code Section 17.32.070, for the proposed project. These findings include:

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

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

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

Staff Response: The "Personal Services, Restricted" land use is permitted in the General Commercial (C-G) Zone through the consideration of a Conditional Use Permit. It complies with all other Zoning Code provisions.

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

Staff Response: This establishment is scaled appropriately, and compatible with the other businesses in this vicinity.

- D. The site is physically suitable in terms of:

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

Staff Response: The building was constructed years ago, and was built to the standards that were required when it was constructed. The Applicants will be required to obtain a permit from the City's Building Department for any new tenant improvements made in the unit.

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

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

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

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

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

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

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

Staff Response: The massage establishment, if operated according to municipal code, will not endanger the public health or general welfare. The Los Alamitos Municipal Code Chapter 5.32 Massage was drafted to foresee any negative issues that can arise in a massage establishment.

## **RECOMMENDATION**

As part of the Code Enforcement check of the location, for this project, there were some building issues found that need to be addressed by the property owner. These issues, such as the repair of paint, stucco, and landscape have been identified as conditions in the Code Enforcement section of the attached draft Resolution of approval, and must be addressed by the property owner prior to occupation of the Applicant's business.

Staff recommends approving the CUP with the further understanding that the tenant improvements must be accomplished by the Applicant after applying for and receiving building permits.

*Attachment:*

*1. Draft Resolution 2021-08 with Exhibit A Plans*

**PC RESOLUTION 2021-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF LOS ALAMITOS, CALIFORNIA,  
APPROVING A CONDITIONAL USE PERMIT (CUP 21-02)  
TO ALLOW A 1,013 SQUARE FOOT MASSAGE  
ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-  
G) ZONE AT 3357 KATELLA AVENUE, LOS ALAMITOS,  
APN 242-202-29 (APPLICANT: WILLIAM TETSCH).**

**WHEREAS**, an application for a Conditional Use Permit (CUP 21-02) was submitted by William Tetsch to allow a Massage Establishment (Personal Services, Restricted) to be located at 3357 Katella Avenue in the General Commercial (C-G) zone; and,

**WHEREAS**, a massage establishment is a use permitted through a Conditional Use Permit (CUP) in accordance with Section 17.10.020, Table 2-04 of the Los Alamitos Municipal Code; and,

**WHEREAS**, the Planning Commission held a duly noticed public hearing on this matter on August 25, 2021, at which time it considered all evidence presented, whether written or oral.

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

SECTION 1. Conditional Use Permit 21-02 for the operation of a 1,013 square foot massage establishment at 3357 Katella Avenue, is hereby approved based upon the following findings (LAMC 17.32.070) and subject to the conditions listed in SECTION 2 below:

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

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

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

The "Personal Services, Restricted" land use is permitted in the General Commercial (C-G) Zone through the consideration of a Conditional Use Permit. It complies with all other Zoning Code provisions.

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

This establishment is scaled appropriately, and compatible with the other businesses in this vicinity.

- D. The site is physically suitable in terms of:

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

The building was constructed years ago, and was built to the standards that were required when it was constructed. The Applicants will be required to obtain a permit from the City's Building Department for any new tenant improvements made in the unit.

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

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

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

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

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

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

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

The massage establishment, if operated according to municipal code, will not endanger the public health or general welfare. The Los Alamitos Municipal Code Chapter 5.32 Massage was drafted to foresee any negative issues that can arise in a massage establishment.

SECTION 2. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit (CUP) 21-02 subject to the following conditions:

**Planning**

1. Approval of this application is to allow a massage establishment at 3357 Katella Avenue, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 21-02 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. Failure to satisfy and/or comply with the conditions herein may result in revocation of this approval by the Planning Commission and/or City Council.
3. The applicant and the applicant's successors in interest, if any, shall be fully responsible for knowing and complying with all conditions of approval.
4. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit

fees and park development fees, are not included under this noticing requirement.

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

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

5. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.
6. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
7. The property owner/applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of any permits.
8. Applicant shall comply with all applicable City, County, and/or State regulations.
9. Any signs shall comply with the provisions under Chapter 17.26 of the Los Alamitos Municipal Code or the Planned Sign Program that pertains to the

subject property and shall be subject to the approval of the Development Services Director.

10. The Applicant shall be required to comply with all portions of the Los Alamitos Municipal Code ("LAMC") and in particular those specific code requirements of Chapter 5.32 *Massage*.
11. Hours of operation shall be limited to the hours outside of 9:00 p.m. to 9:00 a.m.
12. The Manager/Operator of this business shall be on site during all hours of operation.
13. This Massage Establishment shall at no time permit Escort Services.
14. Visibility through lobby windows from the exterior of the building shall not be blocked in accordance with LAMC 5.32.120.L.
15. No alcohol shall be permitted.
16. If three or more substantiated complaints within any one-year period are received by the Los Alamitos Police Department regarding disturbances caused by patrons of the business, whether inside or within close proximity, revocation proceedings may be initiated by the City.
17. All interior improvements shall meet current ADA requirements. For example, the ADA compliant massage room needs to have the bed two feet away from the wall while meeting the ADA requirements.
18. Individual massage room doors shall open inward.

#### Building Department

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

#### Orange County Fire Authority

20. None.

#### Code Enforcement Department

21. The Property Owner shall repair the wall around the parking area and planter. This requires repainting and patchwork for the stucco.

22. The Property Owner shall repair the wood paneling on the facades, whether that be repair or replacement if they are beyond repair.
23. The Property Owner shall repair the parking signs that are weathered.
24. The Property Owner shall repair the trash enclosures doors and screen panels.
25. The Property Owner shall rehabilitate the building landscaping, such as in the back parking lot.
26. The Property Owner shall repair the windows screens that are torn.
27. The Property Owner shall repaint the peeling roof gutters.
28. The Property Owner shall repair the missing or damaged lighting fixtures on the front elevation.
29. The Property Owner shall repair and repaint the wood fencing surrounding the HVAC system.
30. The Property Owner shall require the tenant at 3355 Katella to remove weather damaged window signage.
31. The Property Owner shall remove the large, unpermitted granite counter top placed against the building's front elevation.

SECTION 3. The approval of the Conditional Use Permit for the massage establishment is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines a Class 1 Categorical Exemption, pursuant to Section 15301(e) – Existing Facilities. The proposed use is an existing building with no proposed alterations or expansion of no more than 2,500 square feet and there are no unusual circumstances present.

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same and shall certify as to the adoption of this Resolution, and Staff shall file a Notice of Exemption with the County Clerk.

**PASSED, APPROVED, AND ADOPTED** this 25th day of August 2021.

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Wendy Grose, Chair

ATTEST:

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Ron Noda, Secretary

APPROVED AS TO FORM:

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Michael Daudt, City Attorney

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

I, Ron Noda, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 25th day of August 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

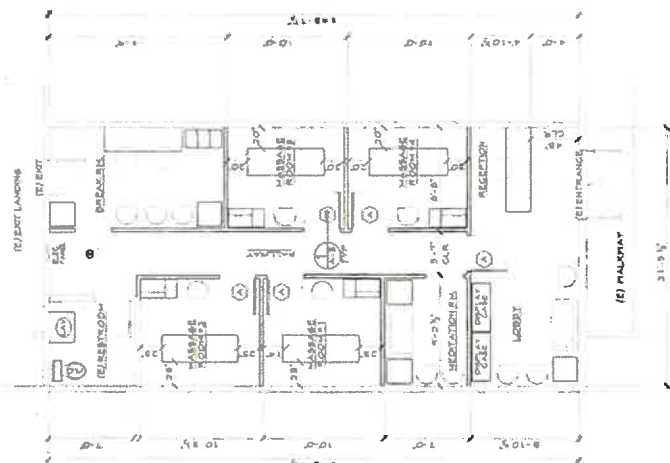
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Ron Noda, Secretary

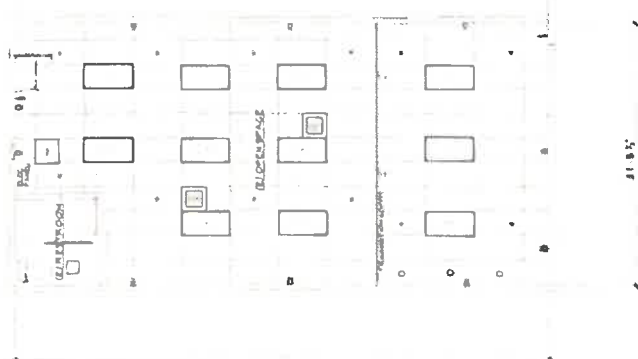
EXISTING FLOOR PLAN



## NEW FLOOR PLAN

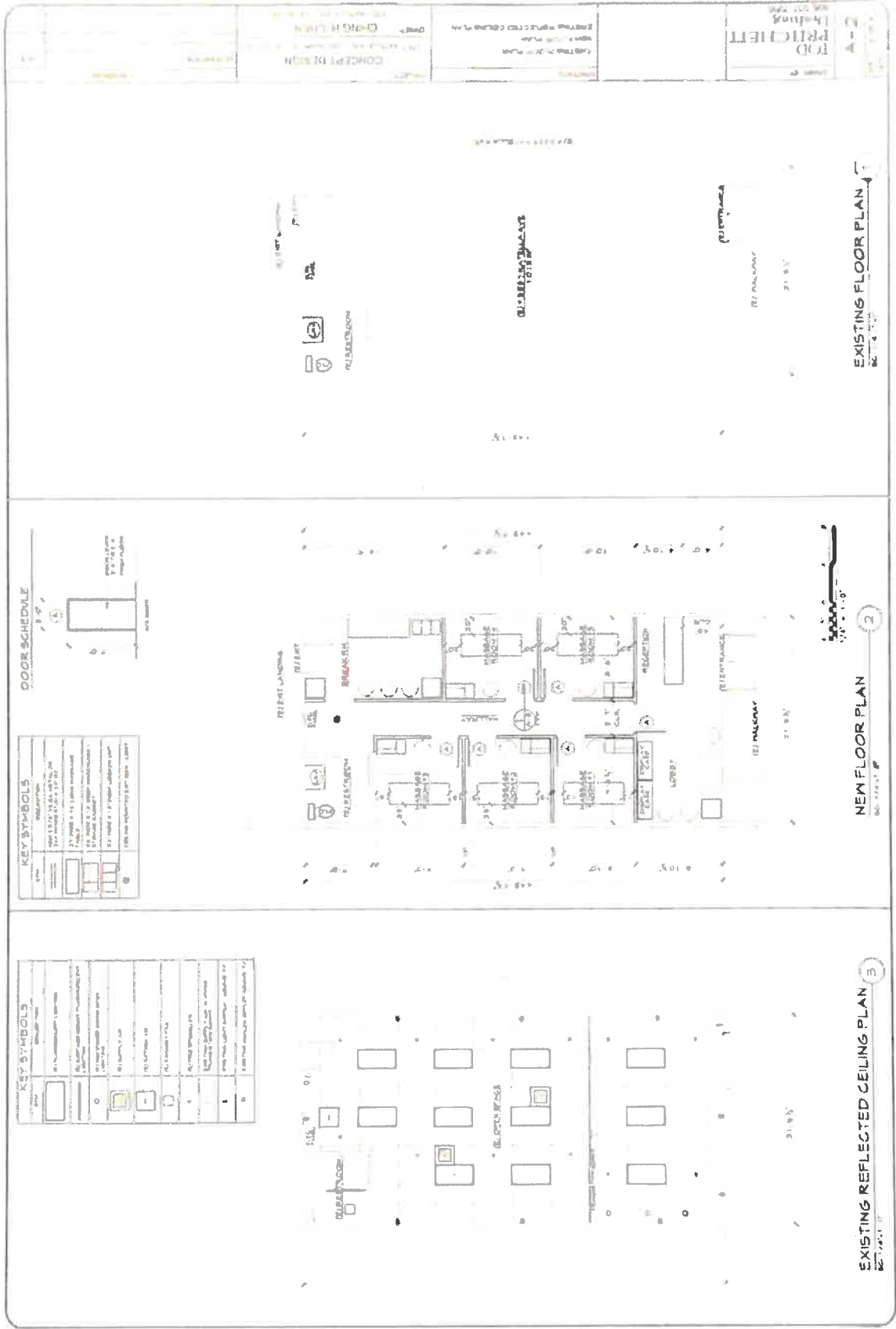


EXISTING REFLECTED CEILING PLAN

[illegible][illegible]

DOOR SCHEDULE





**KEY SYMBOLS**

| Symbol                    | Description      |
|---------------------------|------------------|
| [Door symbol]             | DOOR             |
| [Window symbol]           | WINDOW           |
| [Furniture symbol]        | FURNITURE        |
| [Ceiling panel symbol]    | CEILING PANEL    |
| [Lighting fixture symbol] | LIGHTING FIXTURE |

**DOOR SCHEDULE**

| Door Type | Material | Finish | Hardware |
|-----------|----------|--------|----------|
| DOOR 1    | DOOR 1   | DOOR 1 | DOOR 1   |
| DOOR 2    | DOOR 2   | DOOR 2 | DOOR 2   |
| DOOR 3    | DOOR 3   | DOOR 3 | DOOR 3   |

**KEY SYMBOLS**

| Symbol                    | Description      |
|---------------------------|------------------|
| [Door symbol]             | DOOR             |
| [Window symbol]           | WINDOW           |
| [Furniture symbol]        | FURNITURE        |
| [Ceiling panel symbol]    | CEILING PANEL    |
| [Lighting fixture symbol] | LIGHTING FIXTURE |

# **City of Los Alamitos**

## **PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT**

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**MEETING DATE: August 25, 2021**

**ITEM NUMBER: 7B**

**To: Chair Grose and Members of the Planning Commission**

**Via: Ron Noda, Development Services Director**

**From: Tom Oliver, Associate Planner**

**Subject: Conditional Use Permit (CUP) 18-03M  
561 Square Foot Expansion of an Existing Massage Establishment in  
the General Commercial (C-G) Zone**

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### **SUMMARY**

Consideration of a Conditional Use Permit Modification to allow a 561 square foot expansion of a 480 square foot massage establishment in the General Commercial (C-G) Zone at 10775 Los Alamitos Boulevard, Los Alamitos, APN 242-193-14.

### **RECOMMENDATION**

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-07, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT MODIFICATION (CUP 18-03M) TO ALLOW A 561 SQUARE FOOT EXPANSION OF A 480 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10775 LOS ALAMITOS BLVD., LOS ALAMITOS, APN 242-193-14 (APPLICANT: CARLITA JOHNSON – MELT SPA)."

### **APPLICANT**

Carlita Johnson – Melt Spa

### **LOCATION**

10775 Los Alamitos Boulevard, Los Alamitos CA 90720

### **ENVIRONMENTAL**

Pursuant to CEQA Guidelines Section 15301(a), the proposed project is exempt from CEQA under the Class 1

(*Existing Facilities*) exemption since the proposed project involves the occupation and operation of an existing building in a manner that includes no expansion of the building footprint beyond the existing area, and would at the most include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. All necessary public services and facilities are already available to the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

### **APPROVAL CRITERIA**

Los Alamitos Municipal Code (LAMC), Section 17.30.090 *Alterations or Modifications* requires that permit or approval modification may be granted only when the review authority makes all findings required for the original approval and the additional finding that there are changed circumstances sufficient to justify the modification of the approval. Any permit or approval modification is subject to the same hearing and notice requirements as the original permit or approval.

### **NOTICING**

Any permit or approval modification is subject to the same hearing and notice requirements as the original permit or approval. The Public Hearing Notice for this meeting was mailed out on August 11, 2021, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the Event News Enterprise on August 11, 2021.

### **PRIOR ACTIONS**

2018                      CUP 18-03    Massage Establishment



## **BACKGROUND**

The Applicant, Carlita Johnson, has submitted an application for a Conditional Use Permit Modification (CUP 18-03M) asking that the City allow a 561 square foot expansion of an existing massage establishment on the second floor of a building at 10775 Los Alamitos Boulevard. The business, approved in May of 2018, has been successful so the Applicant is in need of more space than the current 480 square feet. The Applicant says she needs the space to add facials and skincare to the services. With the requested expansion, the unit would become 1,041 square feet altogether. Please see the attached Site Plan and Floor Plan.

Here is how the applicant describes the request:

“Due to the significant growth of my spa, I am seeking approval to expand the square footage at the current location of my spa. The additional 561 square feet is contiguous to the current space I occupy. My Spa has been well received by the Los Alamitos community and the additional space will allow me to expand my professional, licensed massage practice with additional services to include facials/skin care. As in the original CUP, the practice will operate in an existing two-story professional and medical building located at 10775 Los Alamitos Blvd, Los Alamitos, CA 90720.”

“The hours of operation will remain the same (Monday through Friday: 1:00 p.m. to 8:00 p.m., Saturday: 1:00 p.m. to 7:00 p.m., Closed on Sunday). The services will remain the same: Swedish massage, sports massage, prenatal massage, pain relief/ range of motion massages, medical/oncology massage, lymphatic massage, stretching and skincare services - with the addition of couples massage. Basically, nothing will change as far as service goes.”

“Based on my consistent 5 star Yelp reviews, and at the rate I am growing, I anticipate running out of space within the next six months. The space I can move into is up for lease and this is the reason I am requesting the CUP. I would have 4 massage therapists including myself, 1 esthetician, and 1 front desk employee for a total of 6 employees. There would be 20 massage visits per day, and 5 esthetician visits per day. This would max out my expanded space in this CUP request.”

## **DISCUSSION**

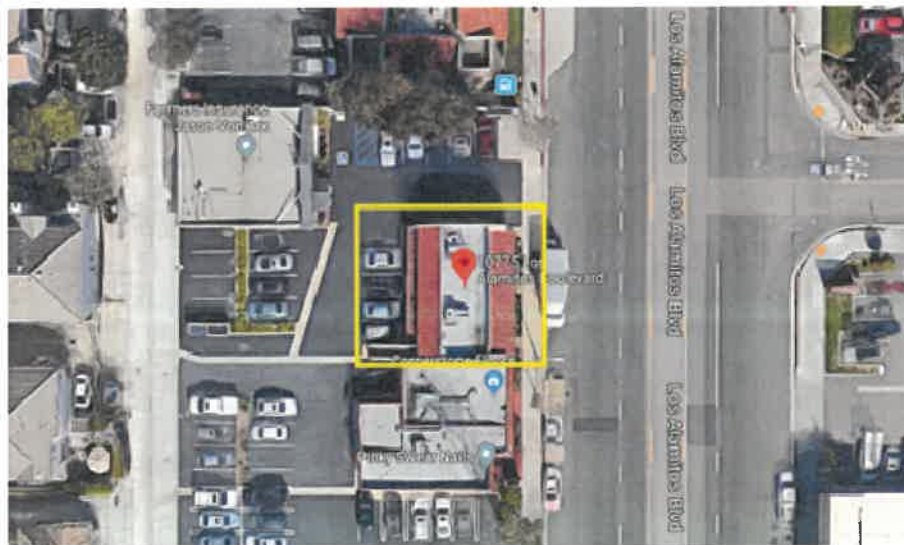
### **Location**

The subject site, located at Los Alamitos Boulevard on the west side of the junction at Los Alamitos Boulevard and Catalina Street, is currently developed as a professional and medical building. The applicant proposes to occupy a 430-square foot space, plus

an additional proposed 561 square feet, on the second floor of a 3,134-square foot two story building. The adjacent properties are developed and zoned as follows:

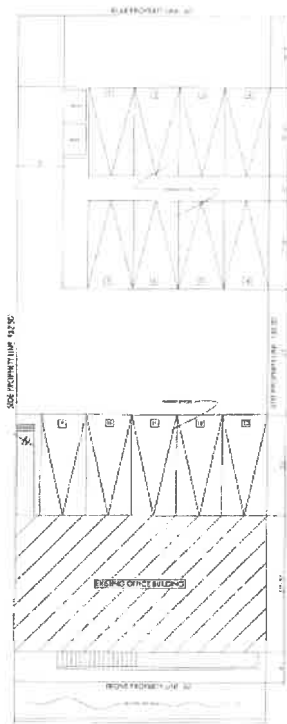
- North: Developed with commercial office uses in the General Commercial (C-G) Zoning District (Farmers Insurance).
- East: Developed with commercial retail in the General Commercial (C-G) Zoning District (7-Eleven & Ganahl Lumber).
- South: Developed with commercial retail and office uses in the General Commercial (C-G) Zoning District (Flooring Store, Pinky Swear Nail Salon, and Real Estate Brokers).
- West: Developed with residential uses in the Multi-family (R-3) Zoning District (Multi-Family/Residential Apts.)

Here is the location:



### Parking

The building is 3,134 square feet in total, according to the County Assessor. It has 13 parking spaces. The massage establishment use, at 1,341 square feet, as Personal Services – Restricted, requires one space per 300 square feet, or 4.47 spaces. The first floor, at 1,714 square feet, is a 50-50 mixture of optometrist office (1 space per 200 square feet = 4.285 spaces) and retail (1 space per 250 square feet = 3.428 spaces). This requires 13 spaces, which can be accommodated by this parking lot.

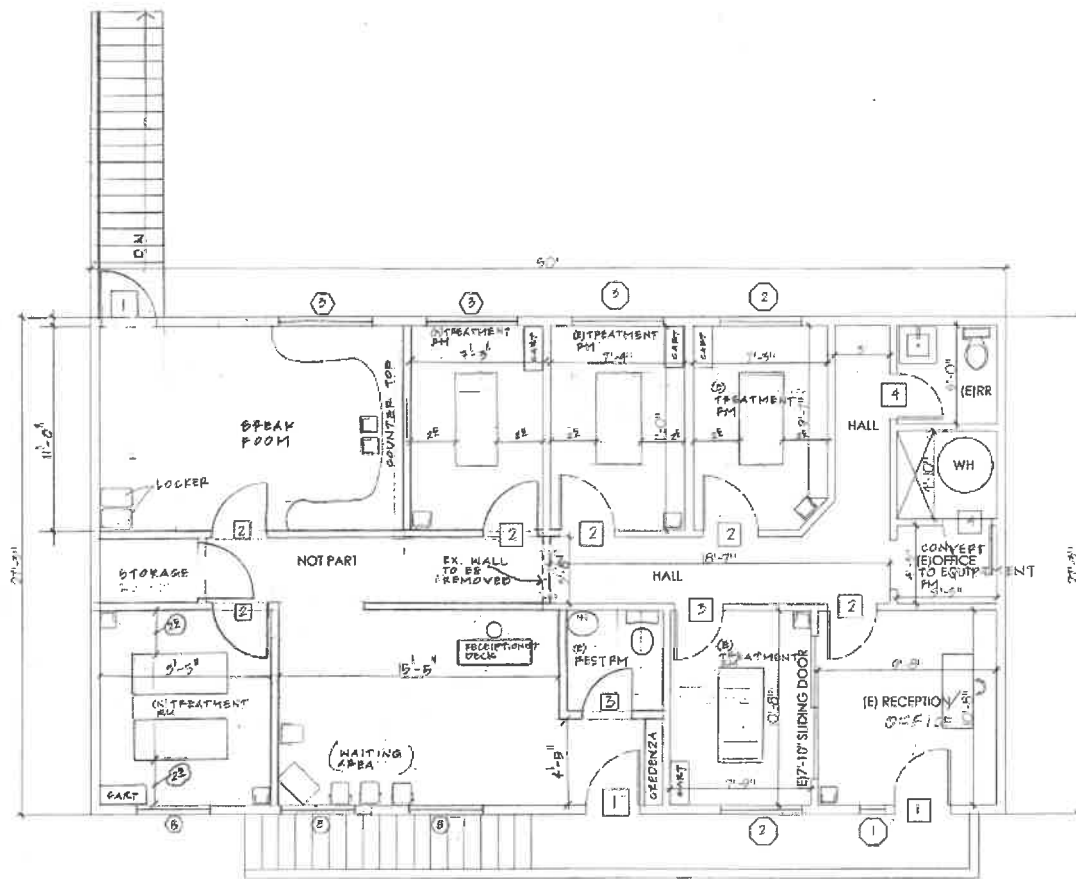


FLOOR PLAN  
Scale: 1/8" = 1'-0"



## Floor Plan

Below, and attached to this report, is the interior floor plan.



In Section 5.32.120 Of the Municipal Code are *Building and facility requirements*. Some of the highlights of this code section are the following that Staff will confirm once the permitted tenant improvements are made:

All massage and dressing rooms shall be screened off by hinged doors that can open inward. Except for bathroom doors and one office door, interior doors may not have locks on them. All rooms in which massages are being provided shall be lit with a minimum of one light fixture emitting at least two hundred ten (210) lumens. No dimmer switches, strobe lights, flashing lights, colored light, or any coverings or other apparatus, other than a lampshade, which changes or darkens the color of the primary light source shall be used in any room in which massage services are being provided. There shall be no buzzer, alarm, or intercom systems. No exterior windows fronting a public street shall block visibility into the interior reception and waiting area through the use of curtains, closed blinds, tints, or any other material that obstructs or substantially darkens the view into the premises or by signs that cover more than twenty-five (25) percent of any windowpane. A video surveillance system shall be installed that records the front and rear entry doors and such system shall be in operation at all times that the business is open.

## Findings

Los Alamitos Municipal Code (LAMC), Section 17.30.090 Alterations or Modifications requires that approval modification may be granted only when the Planning Commission makes all findings required for the original approval and the additional finding that there are changed circumstances sufficient to justify the modification of the approval.

In order to approve the original CUP, the Planning Commission held a public hearing on May 23, 2018, and made following findings of support for the project. Please note that the current, updated zoning code has newer but similar findings. These findings included:

1. The use will not endanger the public health, safety or general welfare if located where proposed and developed, and the use will not allow conditions which tend to generate nuisance conditions including, but not limited to, noise, glare, odor, or vibrations;

The massage establishment, if operated according to municipal code, will not endanger the public health or general welfare. The Los Alamitos Municipal Code Chapter 5.32 *Massage* was drafted to foresee any negative issues that can arise in a massage establishment.

2. The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate:

Massage Establishments are a conditionally permitted use in the General Commercial (C-G) zone.

3. The location and character of the use, if developed according to the plan as submitted for approval, will be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos General Plan:

The Los Alamitos General Plan designates this site for *Retail Business* which is consistent with the General Commercial Zone. The massage establishment is harmonious with the other uses in the building (Optometrist/Optomety) as well as in the general neighborhood. The massage establishment will be required to comply with the Los Alamitos Municipal Code as well as by conditions of approval in this resolution which are designed to foresee effects to the neighborhood surrounding it. Additionally, approving a massage establishment is consistent with the current General Plan, and while not specifically mentioned as a desired Land Use, it does not conflict with its policies.

4. The decision to approve the application for a conditional use permit is based on substantial evidence in view of the record as a whole before the commission

The Planning Commission held a duly noticed public hearing on this matter on August 25, 2021, at which time it considered all evidence presented, whether written or oral.

5. There are changed circumstances sufficient to justify the modification of the approval.

The Applicant has experienced growth and success for her business and needs to take the opportunity expand the footprint of the leased unit.

### **RECOMMENDATION**

Staff recommends approving the expansion of this massage establishment, through CUP Modification, with the understanding that the tenant improvements must be accomplished by the applicant after applying for and receiving building permits. There are also three additional conditions of approval added to the Code Enforcement section of the resolution to improve the safety of the building. The Massage Establishment remains subject to the operational standards and regulations in the Los Alamitos Municipal Code chapter 5.32.

*Attachment: 1. Draft Resolution 2021-07 with Exhibit A Plans*

**PC RESOLUTION NO. 2021-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT MODIFICATION (CUP 18-03M) TO ALLOW A 561 SQUARE FOOT EXPANSION OF A 480 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10775 LOS ALAMITOS BLVD., LOS ALAMITOS, APN 242-193-14 (APPLICANT: CARLITA JOHNSON – MELT SPA).**

**WHEREAS**, an application for a Conditional Use Permit (CUP 18-03M) was submitted by Carlita Johnson, on July 27, 2021, to allow the 561 square foot expansion of a 480 square foot massage establishment located at 10775 Los Alamitos Blvd.; and,

**WHEREAS**, a massage establishment (Personal Services, Restricted) is a use allowed by a Conditional Use Permit (CUP) in the General Commercial (C-G) Zoning District in accordance with Section 17.10.020, Table 2-04 of the Los Alamitos Municipal Code; and,

**WHEREAS**, the Planning Commission held a duly noticed public hearing on this matter on August 25, 2021, at which time it considered all evidence presented, whether written or oral.

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

SECTION 1. Conditional Use Permit 18-03M for the 561 square foot expansion of a 480 square foot massage establishment at 10775 Los Alamitos Blvd., is hereby approved based upon the following original findings and subject to the conditions listed in SECTION 3 below:

1. The use will not endanger the public health, safety or general welfare if located where proposed and developed, and the use will not allow conditions which tend to generate nuisance conditions including, but not limited to, noise, glare, odor, or vibrations;

The massage establishment, if operated according to municipal code, will not endanger the public health or general welfare. The Los Alamitos Municipal Code Chapter 5.32 *Massage* was drafted to foresee any negative issues that can arise in a massage establishment.

2. The use meets the required conditions and specifications set forth in the zoning district where it proposes to locate:

Massage Establishments are a conditionally permitted use in the General Commercial (C-G) zone.

3. The location and character of the use, if developed according to the plan as submitted for approval, will be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos General Plan:

The Los Alamitos General Plan designates this site for *Retail Business* which is consistent with the General Commercial Zone. The massage establishment is harmonious with the other uses in the building (Optometrist/Optometry) as well as in the general neighborhood. The massage establishment will be required to comply with the Los Alamitos Municipal Code as well as by conditions of approval in this resolution which are designed to foresee effects to the neighborhood surrounding it. Additionally, approving a massage establishment is consistent with the current General Plan, and while not specifically mentioned as a desired Land Use, it does not conflict with its policies.

4. The decision to approve the application for a conditional use permit is based on substantial evidence in view of the record as a whole before the commission.

The Planning Commission held a duly noticed public hearing on this matter on August 25, 2021, at which time it considered all evidence presented, whether written or oral.

5. There are changed circumstances sufficient to justify the modification of the approval.

The Applicant has experienced growth and success for her business and needs to take the opportunity expand the footprint of the leased unit.

SECTION 2. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit (CUP) 18-03M subject to the following conditions:

### **Planning**

1. Approval of this application is to allow an expanded massage establishment at 10775 Los Alamitos Boulevard with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 18-03M noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the

applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.

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

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

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

5. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.
6. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The

City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

7. The property owner/applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of any permits.
8. Applicant shall comply with applicable City, County, and/or State regulations.
9. Any signs shall comply with the provisions under Chapter 17.26 of the Los Alamitos Municipal Code or the Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Development Services Director.

#### Additional Conditions

10. The Applicant shall be required to comply with all portions of the Los Alamitos Municipal Code ("LAMC") and in particular those specific code requirements of Chapter 5.32 *Massage*.
11. Hours of operation shall be limited to the hours outside of 10 p.m. to 9 a.m.
12. The Manager/Operator of this business shall be on site during all hours of operation.
13. This Massage Establishment shall at no time permit Escort Services.
14. Visibility through lobby windows from the exterior of the building shall not be blocked in accordance with LAMC 5.32.120.L.
15. No alcohol shall be permitted.
16. If three or more substantiated complaints within any one-year period are received by the Los Alamitos Police Department regarding disturbances

caused by patrons of the business, whether inside or within close proximity, revocation proceedings will be initiated by the City.

17. If at any time the operators permit issued for this establishment under the Los Alamitos Municipal Code Section 5.32 is revoked, revocation proceedings as to the CUP will be initiated by the City.

#### Building Department

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

#### Code Enforcement Department

19. The Property Owner shall pull building permits for the three recently-installed light fixtures at the rear of the second floor that appear to not have a City building permit.
20. The Property Owner shall pull a City building permit and repair the exposed wires from the junction box on the front elevation of the building.
21. The Property Owner shall pull a City building permit to repair the loose cement and roof tiles at the rear of the second floor.

#### Orange County Fire Authority

22. None.

SECTION 3. The approval of the Conditional Use Permit for the massage establishment is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines a Class 1 Categorical Exemption, pursuant to Section 15301(e) – Existing Facilities. The proposed use is an existing building with no proposed alterations or expansion of no more than 2,500 square feet and there are no unusual circumstances present.

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same and shall certify as to the adoption of this Resolution, and Staff shall file a Notice of Exemption with the County Clerk.

**PASSED, APPROVED, AND ADOPTED** this 25th day of August 2021.

Wendy Grose, Chair

ATTEST:

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Ron Noda, Secretary

APPROVED AS TO FORM:

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Michael Daudt, City Attorney

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

I, Ron Noda, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 25th day of August 2021, by the following vote, to wit:

AYES:

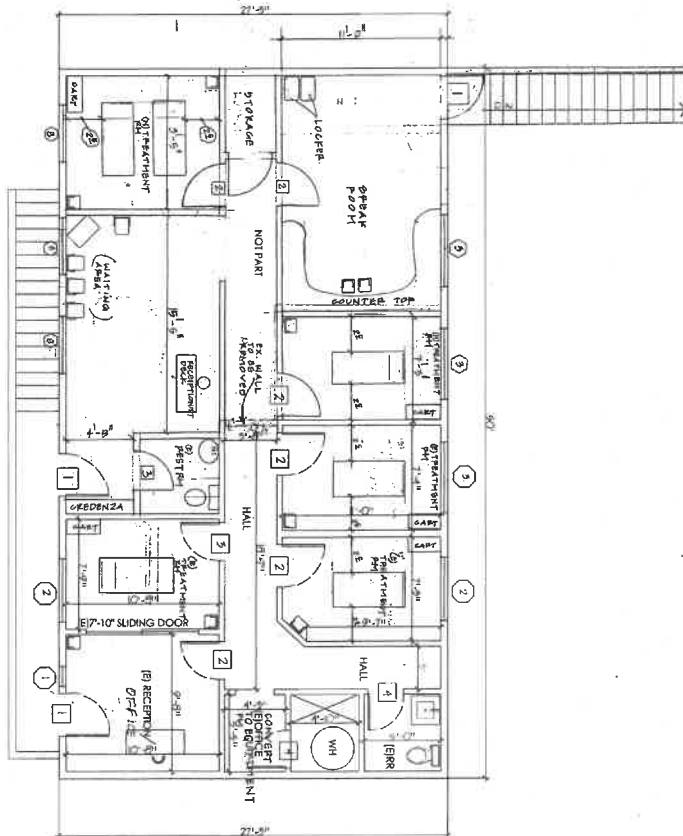
NOES:

ABSENT:

ABSTAIN:

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Ron Noda, Secretary



**WALL LEGEND**

- EXISTING WALLS
- NEW STAIR HALL
- EXISTING TO BE REMOVED

| NO. | DESCRIPTION        | QTY | UNIT    |
|-----|--------------------|-----|---------|
| 1   | CEILING            | 1   | SQ. FT. |
| 2   | FLOOR              | 1   | SQ. FT. |
| 3   | WALL               | 1   | SQ. FT. |
| 4   | DOOR               | 1   | EA.     |
| 5   | WINDOW             | 1   | EA.     |
| 6   | STAIR              | 1   | EA.     |
| 7   | RESTROOM           | 1   | EA.     |
| 8   | KITCHEN            | 1   | EA.     |
| 9   | DINING             | 1   | EA.     |
| 10  | OFFICE             | 1   | EA.     |
| 11  | RECEPTION          | 1   | EA.     |
| 12  | STAIR HALL         | 1   | EA.     |
| 13  | DOOR TO BE REMOVED | 1   | EA.     |
| 14  | NEW STAIR HALL     | 1   | EA.     |
| 15  | EXISTING WALLS     | 1   | SQ. FT. |

(E) Second Floor PLAN  
Scale: 1/4" = 1'-0"

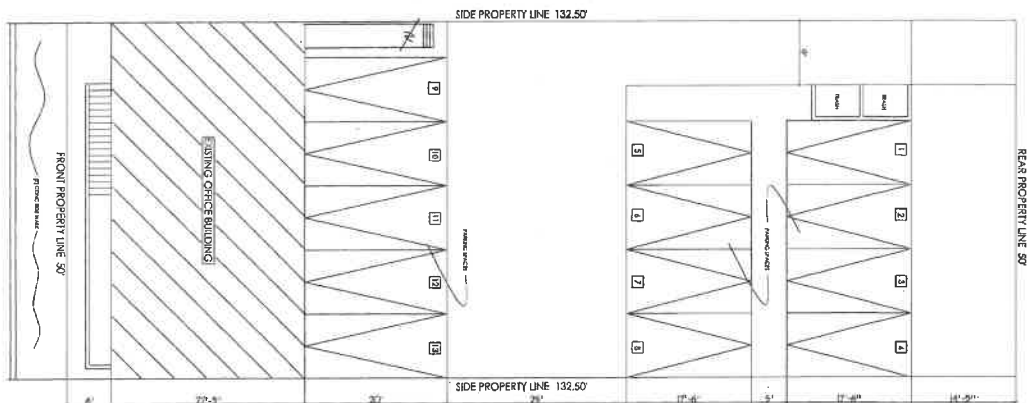
COOKE & ASSOC

COOKE & ASSOC  
18755 VERNON AVE  
SUITE 108  
GARDEN CA 90248  
(310) 608-5408

1037E L.O.S  
ALAMITOS  
LOS ALAMITOS,  
CA 90720

FLOOR PLAN

PROJECT: 1037E L.O.S  
DATE: 10/1/00  
SCALE: 1/4" = 1'-0"  
SHEET: A-1



Address: 18726 S Western Ave,  
Glendale, CA 90248.

COOKE &amp; ASSOC

COCKE & ASSOC.  
18726 S. WESTERN AVE.  
SUITE 208  
GARDENA, CA 90248  
(310) 608-5406

[illegible]

10775 LOS  
ALAMITOS  
LOS ALAMITOS CA  
90720

SITE PLAN/PROJECT INFORMATION

$\text{H}_2\text{N}-\text{CH}(\text{COOH})-\text{NH}_2$

# **City of Los Alamitos**

## **PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT**

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**MEETING DATE: August 25, 2021**

**ITEM NUMBER: 7C**

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

**Via:** Ron Noda, Development Services Director

**From:** Tom Oliver, Associate Planner

**Subject:** Zoning Ordinance Amendment (ZOA 21-02)  
Single Family Residential Parking Requirements

---

### **SUMMARY**

Consideration of a resolution recommending adoption of Zoning Ordinance Amendment (ZOA 21-02) to City Council concerning Single Family Residential (SFR) parking requirements.

### **RECOMMENDATION**

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 2021-06, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE NO. 2021-XX AMENDING TABLE 3-05 OF SECTION 17.22.030 OF THE LOS ALAMITOS MUNICIPAL CODE CONCERNING PARKING REQUIREMENTS FOR SINGLE FAMILY DWELLING UNITS (ZOA 21-02) (CITY INITIATED)."

**APPLICANT:** City Initiated

**LOCATION:** Citywide

**ENVIRONMENTAL:** Public Resources Code § 21065 defines "project" as "an activity which may cause either a direct physical change in the environment, or a reasonably

foreseeable indirect physical change in the environment.” The proposed Resolution does not have the potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, as the resolution does not call for any change in the existing environmental conditions within the City. Instead, the proposed Resolution merely recommends that the City Council adopt Zoning Ordinance Amendment (ZOA) 21-02. Accordingly, the proposed Resolution is not a “project” subject to the California Environmental Quality Act (CEQA). (Public Resources Code § 21065; CEQA Guidelines § 15378(a).)

Even if this action could be construed to be a project subject to CEQA, the proposed Resolution is exempt pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Planning Commission, as a recommending body, does not commit the City to any specific course of action, and the proposed Resolution does not constitute “approval” of any identifiable projects.

**APPROVAL CRITERIA:**

After the close of the public hearing, the Planning Commission shall forward a written recommendation to the Council whether to approve, approve in modified form, or disapprove the proposed amendment based on the findings contained in Section 17.58.060 (Findings and Decision) of the Los Alamitos Municipal Code (LAMC). The recommendations of the Planning Commission on proposed amendments shall be adopted by a majority of the total voting members of the Planning Commission (LAMC § 17.58.040).

**NOTICING:**

On August 9, 2021, Notice of Public Hearing was posted at City Hall. It was also published in the News Enterprise on this same date as a 1/8th of a page notice.

## **BACKGROUND AND DISCUSSION**

On June 26, 2019, after a numerous study sessions and deliberation, the Planning Commission approved Resolution No.19-09 recommending, in part, City Council approval of Zoning Ordinance Amendment (ZOA) 17-04, a comprehensive update of Title 16 (Subdivisions) and Title 17 (Zoning) and the Los Alamitos Municipal Code (LAMC). ZOA 17-04 was subsequently approved and adopted by the City Council ("2019 Code Update").

Prior to the 2019 Code Update the off-street parking requirements for single-family dwellings varied between the R-1, R-2 and R-3 residential zoning districts. A maximum of two covered parking spaces were required for all single-family homes in the R-1 zone. The amount of parking required in the R-2 and R-3 zones was determined by bedroom count. For example, a two-bedroom residence required two parking spaces, whereas a four-bedroom residence required four parking spaces.

The 2019 Code Update made off-street parking requirements for single-family dwelling uniform across all residential zones. Currently, Table 3-05 of Section 17.22.030 of the LAMC requires "2 covered spaces for each dwelling unit for units with up to 4 bedrooms. For units with 5 or more bedrooms, 3 covered spaces."

At the April 28, 2021 Planning Commission meeting, Commissioner Loe expressed his concerns that the single-family dwelling parking requirements enacted by the 2019 Code Update were inconsistent with the direction provided by the Planning Commission to staff and the City's planning consultant during the code amendment drafting phase. By vote of the Planning Commission the item was placed on the agenda for discussion at the next regular meeting.

On June 23, 2021, the Planning Commission initiated a Zoning Ordinance Amendment and directed staff to return with a resolution recommending the parking requirements for single-family dwellings in all residential zoning districts be reduced to a maximum of two (2) covered parking spaces per dwelling, irrespective of total bedroom count.

## **RECOMMENDATION**

If approved by the Planning Commission, the draft Resolution No. 2021-06, recommends City Council approval of ZOA 21-02, which would amend Table 3-05 of LAMC § 17.22.030 to read as follows:

**Table 3-05: Parking Requirements by Use**

| <b>Use Classification</b> | <b>Required Parking Spaces</b> |
|---------------------------|--------------------------------|
| <b>RESIDENTIAL</b>        |                                |
| Single-Family Dwelling    | 2 covered spaces               |

*Attachment:*

1. Draft Resolution 2021-06 with Exhibit A Proposed Ordinance

ZOA 21-02 – Single Family Residents  
August 25, 2021  
Page 3 of 3

**PC RESOLUTION NO. 2021-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE NO. 2021-XX AMENDING TABLE 3-05 OF SECTION 17.22.030 OF THE LOS ALAMITOS MUNICIPAL CODE CONCERNING PARKING REQUIREMENTS FOR SINGLE FAMILY DWELLING UNITS (ZOA 21-02) (CITY INITIATED)**

**WHEREAS**, on June 26, 2019, the Planning Commission approved Resolution No.19-09 recommending, in part, City Council approval of Zoning Ordinance Amendment (ZOA) 17-04, a comprehensive update of Title 16 (Subdivisions) and Title 17 (Zoning) and the Los Alamitos Municipal Code (LAMC). ZOA 17-04 was subsequently approved and adopted by the City Council ("2019 Code Update"); and,

**WHEREAS**, prior to the 2019 Code Update the off-street parking requirements for single family dwelling units varied between the R-1, R-2 and R-3 residential zoning districts; and,

**WHEREAS**, the 2019 Code Update made off-street parking requirements for single family dwelling units uniform across all residential zones; and,

**WHEREAS**, as modified by the 2019 Code Update Table 3-05 of Section 17.22.030 of the LAMC requires "2 covered spaces for each dwelling unit for units with up to 4 bedrooms. For units with 5 or more bedrooms, 3 covered spaces"; and,

**WHEREAS**, on June 23, 2021, the Planning Commission expressed concern that the Table 3-05 parking requirements are inconsistent with the direction provided by the Planning Commission to staff and the City's planning consultant during the 2019 Code Update drafting phase. Therefore, the Planning Commission initiated ZOA 21-02 and directed staff to return with a resolution recommending the parking requirements for single family dwelling units in all residential zoning districts be reduced to a maximum of two (2) covered parking spaces per dwelling, irrespective of total bedroom count; and,

**WHEREAS**, the Planning Commission opened a duly notice Public Hearing concerning this proposed code amendment on August 25, 2021; and,

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

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

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

SECTION 2. The Planning Commission hereby recommends that the City Council adopt Ordinance No. 2021-XX amending Table 3-05 of Section 17.22.030 of the Los Alamitos Municipal Code to require a maximum of two (2) covered parking spaces per single family dwelling unit in all residential zoning districts, attached hereto as Exhibit "A", based on the following findings, as specified in Section 17.58.060 of the Los Alamitos Municipal Code:

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

ZOA 21-02 does not conflict with any of the actions, goals, objectives, or policies of the General Plan and will not create any inconsistencies with the Zoning Code. This Ordinance provides for consistent application of the City's parking requirements for single-family dwelling units in all zoning districts and irrespective of total bedroom count.

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

ZOA 21-02 will enhance the public convenience, health, interest, safety, and welfare of the City by enacting an easily understood and universally applied parking requirements for single-family dwelling units in all zoning districts and irrespective of total bedroom count.

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

ZOA 21-02 makes textual revisions to the Zoning Code that will not result in any physical change to the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

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

ZOA 21-02 is internally consistent with other applicable provisions of the Zoning Code.

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

**PASSED, APPROVED, AND ADOPTED** this 25th day of August 2021.

\_\_\_\_\_  
Wendy Grose, Chair

ATTEST:

\_\_\_\_\_  
Ron Noda, Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael S. Daudt, City Attorney

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

I, Ron Noda, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 25th day of August 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Ron Noda, Secretary

ORDINANCE NO. 2021-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AMENDING TABLE 3-05 OF SECTION 17.22.030 OF THE LOS ALAMITOS MUNICIPAL CODE CONCERNING PARKING REQUIREMENTS FOR SINGLE FAMILY DWELLING UNITS (ZOA 21-02) (CITY INITIATED)**

**WHEREAS**, on November 18, 2019, the City Council approved Zoning Ordinance Amendment (ZOA) 17-04, a comprehensive update of Title 16 (Subdivisions) and Title 17 (Zoning) and the Los Alamitos Municipal Code (LAMC) ("2019 Code Update"); and,

**WHEREAS**, prior to the 2019 Code Update the off-street parking requirements for single family dwelling units varied between the R-1, R-2 and R-3 residential zoning districts; and,

**WHEREAS**, the 2019 Code Update made off-street parking requirements for single family dwelling units uniform across all residential zones; and,

**WHEREAS**, as modified by the 2019 Code Update Table 3-05 of Section 17.22.030 of the LAMC requires "2 covered spaces for each dwelling unit for units with up to 4 bedrooms. For units with 5 or more bedrooms, 3 covered spaces"; and,

**WHEREAS**, on June 23, 2021, the Planning Commission expressed concern that the Table 3-05 parking requirements are inconsistent with the direction provided by the Planning Commission to staff and the City's planning consultant during the 2019 Code Update drafting phase. Therefore, the Planning Commission initiated ZOA 21-02 and directed staff to return with a resolution recommending the parking requirements for single family dwelling units in all residential zoning districts be reduced to a maximum of two (2) covered parking spaces per dwelling, irrespective of total bedroom count; and,

**WHEREAS**, on August 25, 2021, the Planning Commission opened a duly noticed Public Hearing concerning this proposed code amendment, and recommended City Council approval of this Ordinance; and,

**WHEREAS**, the City Council opened a duly noticed Public Hearing concerning the proposed code amendment on \_\_\_\_, \_\_, 2021; and,

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

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

**SECTION 1.** The foregoing recitals are true and correct, and are incorporated

herein by reference.

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

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

ZOA 21-02 does not conflict with any of the actions, goals, objectives, or policies of the General Plan and will not create any inconsistencies with the Zoning Code. This Ordinance provides for consistent application of the City's parking requirements for single-family dwelling units in all zoning districts and irrespective of total bedroom count.

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

ZOA 21-02 will enhance the public convenience, health, interest, safety, and welfare of the City by enacting an easily understood and universally applied parking requirements for single-family dwelling units in all zoning districts and irrespective of total bedroom count.

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

ZOA 21-02 makes textual revisions to the Zoning Code that will not result in any physical change to the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

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

ZOA 21-02 is internally consistent with other applicable provisions of the Zoning Code.

**SECTION 3.** Table 3-05 (Parking Requirements by Use) of Section 17.22.030 (Required Parking Spaces) of Division 3 (Site Planning and General Development Standards) of Title 17 (Zoning) of the Los Alamitos Municipal Code is hereby amended

to restate the required parking spaces for single-family dwellings as follows:

| Use Classification     | Required Parking Spaces |
|------------------------|-------------------------|
| <b>RESIDENTIAL</b>     |                         |
| Single-Family Dwelling | 2 covered spaces        |

**SECTION 4.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 5.** The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_<sup>th</sup> day of \_\_\_\_, 2021.

\_\_\_\_\_  
Mark A. Chirco, Mayor

ATTEST:

\_\_\_\_\_  
Windmera Quintanar, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael S. Daudt, City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF ORANGE            ) ss.

CITY OF LOS ALAMITOS )

I, Windmera Quintanar, MMC, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. 2020-XX was duly introduced and placed upon its first reading at a regular meeting of the City Council on the \_\_\_<sup>th</sup> day of \_\_\_, 2021 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the \_\_\_<sup>th</sup> day of \_\_\_, 2021, by the following roll-call vote, to wit:

|          |                  |
|----------|------------------|
| AYES:    | COUNCIL MEMBERS: |
| NOES:    | COUNCIL MEMBERS: |
| ABSENT:  | COUNCIL MEMBERS: |
| ABSTAIN: | COUNCIL MEMBERS: |

---

Windmera Quintanar, MMC, City Clerk

# **LOS ALAMITOS TOWN CENTER STRATEGIC PLAN**

**INTERIM DRAFT  
PRESENTED FOR  
PLANNING COMMISSION  
CONSIDERATION AND  
COMMENT**

**-  
August 25, 2021**

**Item 9A**



# City of Los Alamitos

3191 Katella Ave  
Los Alamitos, CA  
90720

## City Council

**Mark A. Chirco**, Mayor

**Shelley Hasselbrink**, Mayor Pro Tem

**Tanya Doby**, Council Member, District 1

**Ron Bates**, Council Member, District 2

**Jordan Nefulda**, Council Member, District 3

## Planning Commision

**Wendy Grose**, Chair

**Art DeBolt**, Vice-Chair

**Larry Andrade**

**Mary Anne Culty**

**Gary Loe**

**John Riley**

**Victor R. Sofelkanik**

## City Staff

**Chet Simmons**, City Manager

**Ron Noda**, Acting Deputy City Manager

**Tom Oliver**, Associate Planner

Prepared by  **PLACEWORKS**

Funded by SB2

# Resolution No. 2021-00

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING THE LOS ALAMITOS TOWN CENTER STRATEGIC PLAN

WHEREAS, Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.

WHEREAS, Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum.

WHEREAS, Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.

WHEREAS, Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum.=

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

SECTION 1. The City Council of the City of Los Alamitos, California, finds that the bove recitals are true and correct.

SECTION 2. The City Council adopts the Los Alamitos Town Center Strategic Plan.

SECTION 3. The City Clerk shall certify as to the adoption of this Resolution.

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

**Resolution Draft in Progress**

# Table of Contents

## Introduction and Executive Summary

**1. Context and Existing Conditions** | *This chapter provides an overview of key consideration related to the context and existing conditions for the Los Alamitos Town Center Strategic Plan*

- i. Context
- ii. Community Assets and Destinations
- iii. Existing Land Use
- iv. Zoning

**2. Process and Public Engagement** | *Engaging stakeholders and local experts throughout this planning process was essential in developing a shared understanding of the vision, goals, challenges, and opportunities for the Town Center*

- i. Process and Timeline
- ii. Vision and Goals
- iii. Key Challenges
- iv. Preliminary Design Scenarios
- v. Synthesis Process and City's Intention

**3. Strategic Framework** | *An urban design strategy for realizing the goals of the plan*

- i. Strategic Framework
- ii. Illustrative Vision

**4. Recommended Strategies** | *The recommended strategies and accompanying figures and diagrams presented here are the result of an iterative design process incorporating stakeholder feedback and consultation with City staff, commissioners, and councilmembers.*

- i. Mark the Town Center
- ii. Reimagine Pine Street
- iii. Build a Mixed Use Core
- iv. Create a Place to Gather
- v. Consider Parking
- vi. Promote Housing
- vii. Connect to Neighborhoods

**5. Implementation** | *A recommended timeline and set of actions to realize the objectives of the plan*

- i. Implementation Chart and Timeline
- ii. Zoning Amendment Ordinance
- iii. Transfer of Development Rights
- iv. Inclusionary Housing Ordinance

**6. Appendix** |

**Table of Contents to be updated  
for final print.**

# Introduction and Executive Summary

For more than a decade, the City of Los Alamitos has encouraged the development of a walkable and vibrant town center. The underlying vision for the **Los Alamitos Town Center Strategic Plan** began as the City evaluated a new future for its Town Center over 10 years ago through the **Katella + Los Alamitos Commercial Corridors Plan** (2010), followed by a more comprehensive assessment in the **General Plan Update** (2015). In 2015 the City also updated the zoning code to allow mixed use, with physical streetscape improvements shortly following. Although the General Plan and mixed-use zoning code set the policies and standards for a mixed-use Town Center, a concept of its physical form has not yet materialized. The City now faces the **challenge of creating a destination at the intersection of two 9-lane arterials.**

The Los Alamitos Town Center Strategic Plan is an important step to **revitalize, reimagine, and strengthen the heart of Los Alamitos**—to tangibly and directly re-create the central commercial node of the city and establish a pedestrian-oriented town center at the intersection of Katella and Los Alamitos Boulevards, in the physical center of the city.

This Strategic Plan builds upon these previous planning efforts and developing a series of placemaking urban design strategies to illuminate a clear pathway to entitlements that are attractive to developers and help achieve City priorities.

This market-based, urban design plan and strategy for the Town Center will clearly illustrate to private real estate interests the potential of properties in this area and will **help attract the scale and type of development desired by the City.** In this way, the Strategic Plan is also a marketing tool for the City's economic development efforts.

The Los Alamitos Town Center Strategic Plan is funded through the State of California's SB2 grant program to help cities identify opportunities for housing to meet their Regional Housing Needs Assessment (RHNA) allocation, and to develop planning strategies to streamline residential development in those areas.

This Strategic Plan is informed by meaningful engagement with stakeholders, property owners, councilmembers, commissioners, and nonprofit leaders. Its dynamic, **'kit of parts' approach articulates a flexible development strategy that can adapt to market disruptions and defines implementation strategies with incentives for private-sector developers or public-private partnerships.**

In addition to the recommended urban design strategies presented in Chapter 4, this Plan presents recommended actions to implement this Plan. These recommended actions are described in Chapter 5 and include:

- 1) A General Plan Amendment to allow residential densities of up to 60 dwelling units per acre within the plan area under certain conditions.**
- 2) Zoning Code Amendments related to density, setbacks, and parking standards**
- 3) Creation/adoption of Transfer of Development Rights (TDR) Ordinance**
- 4) Creation/adoption of Inclusionary Housing Ordinance**
- 5) Physical streetscape improvements to Pine Street**

# **CONTEXT AND EXISTING CONDITIONS**

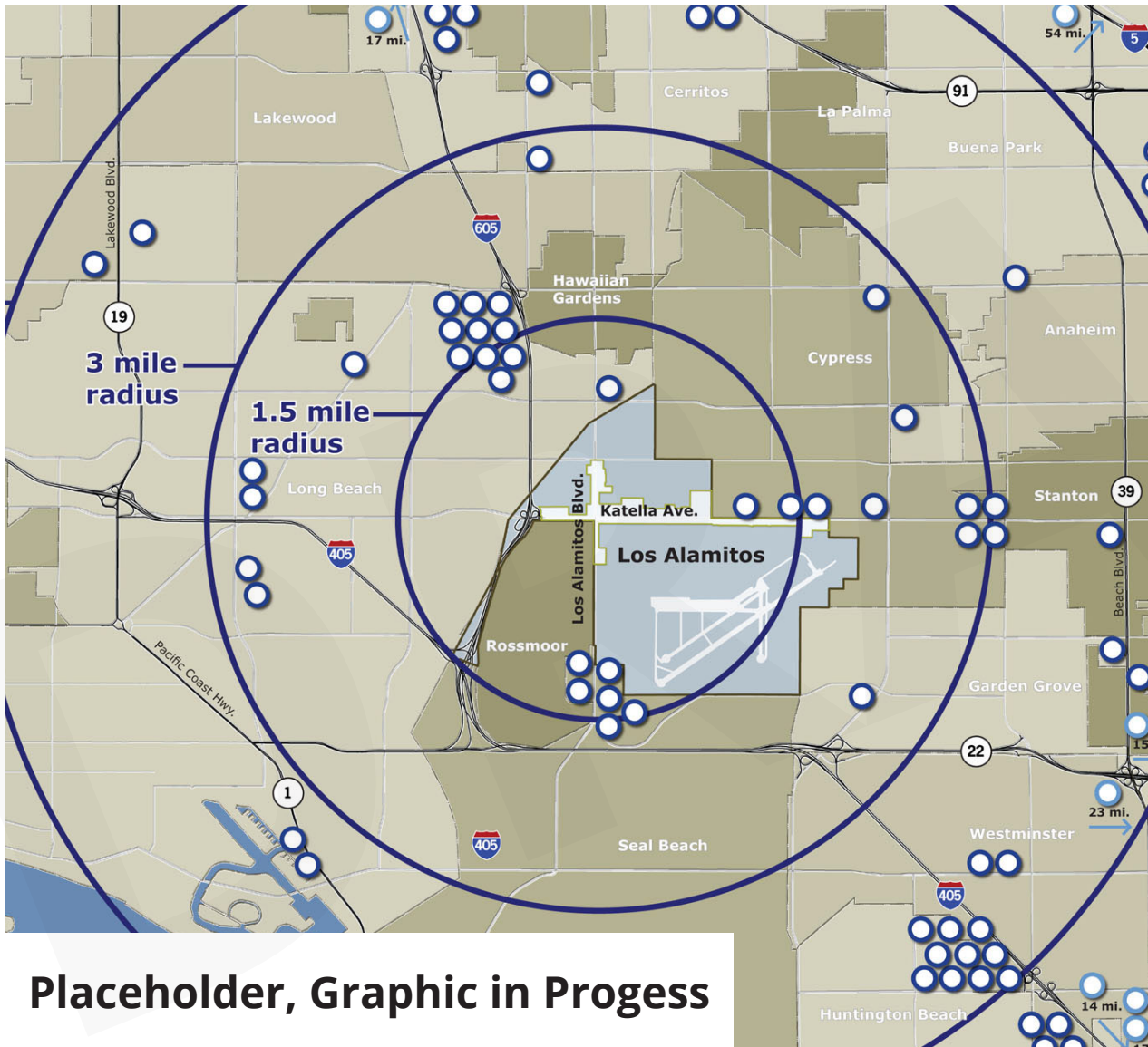
This chapter provides an overview of key considerations related to the context and existing conditions for the Los Alamitos Town Center Strategic Plan. A complete existing conditions report is included in the Appendix.

# Regional Context

Los Alamitos is located in northwest Orange County and is well connected to the region by the 605 and 405 highways. Katella Avenue and Los Alamitos Avenue are also major arterials that intersect at the future Town Center.

The City is well positioned in proximity to regional destinations and commercial centers.

Rather than competing for commercial tenants that may already have a footprint in the area, the Town Center Strategic Plan has the opportunity to define strategies to attract dynamic mixed-use development with housing, experiential retail, medical office, and other commercial and office uses that are more resilient than traditional retail to current market shifts.



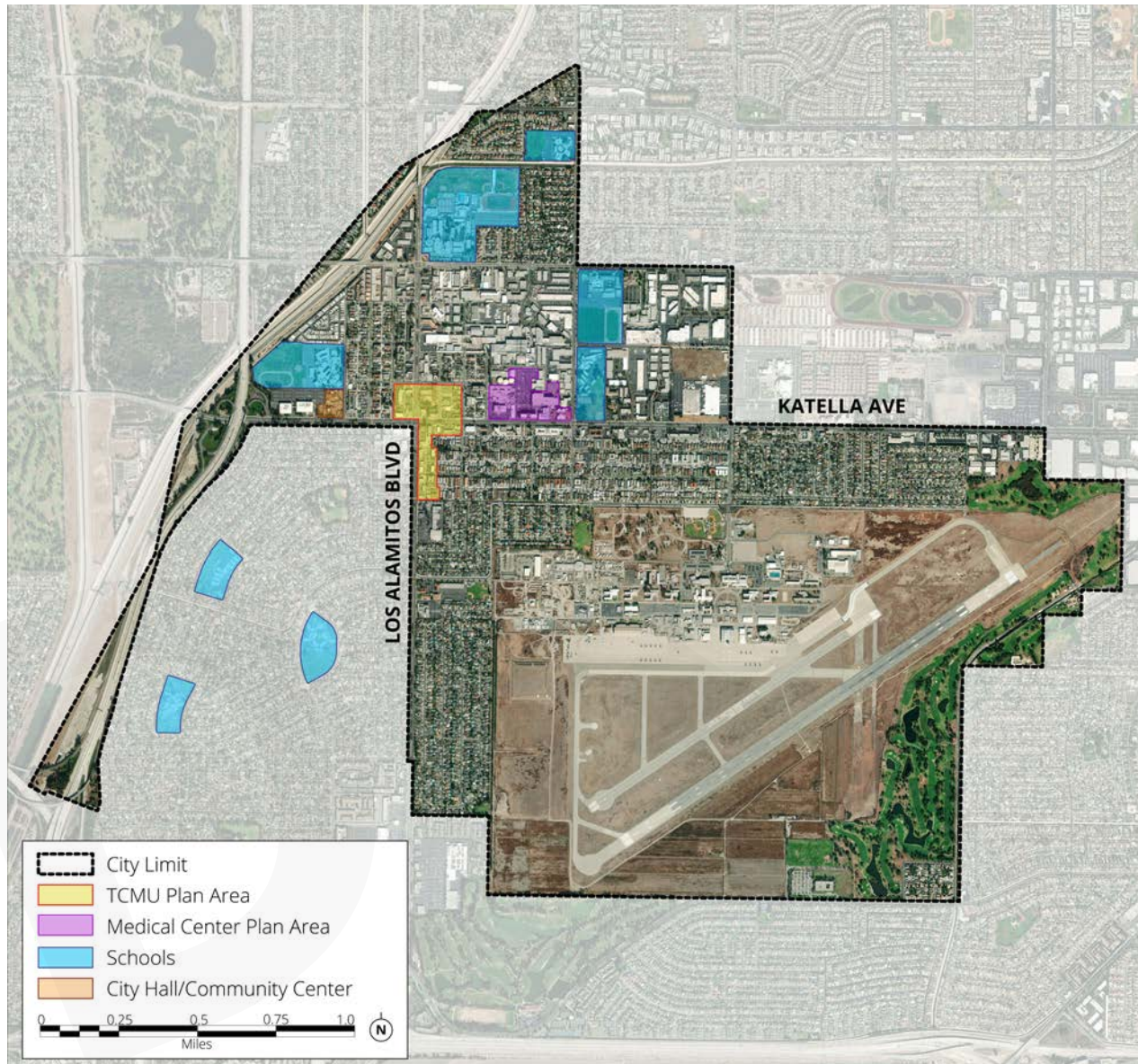
**Placeholder, Graphic in Progress**

# 1 2

## City Context

The City of Los Alamitos has a diverse mix of uses, top-tier schools, and large employment centers. These assets as well as the City's locational advantage and high accessibility to key destinations in Long Beach and Anaheim provide fertile ground for development interest and investment.

While the City has attracted recent residential and hotel development, the commercial core of the City has not received such attention. To ensure that Los Alamitos can continue to compete within the region and to enhance the quality of life for residents, development interest should be guided to produce additional assets for the City such as high quality public space, community destinations, and economic activity centered around a walkable town center with high accessibility to other assets within Los Alamitos.



# 12 Key Assets



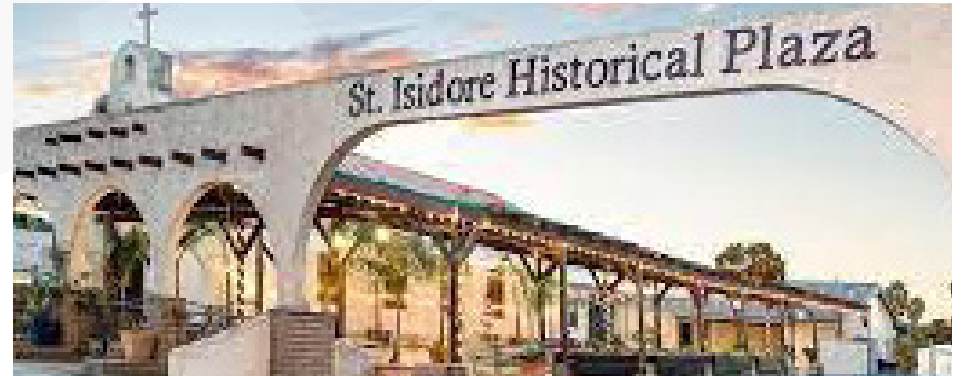
**High Performing Schools.** Los Alamitos is particularly attractive to families because of its high performing schools.



**Recent Development Activity.** Recent residential and hotel development within the City demonstrate market demand for these product types.

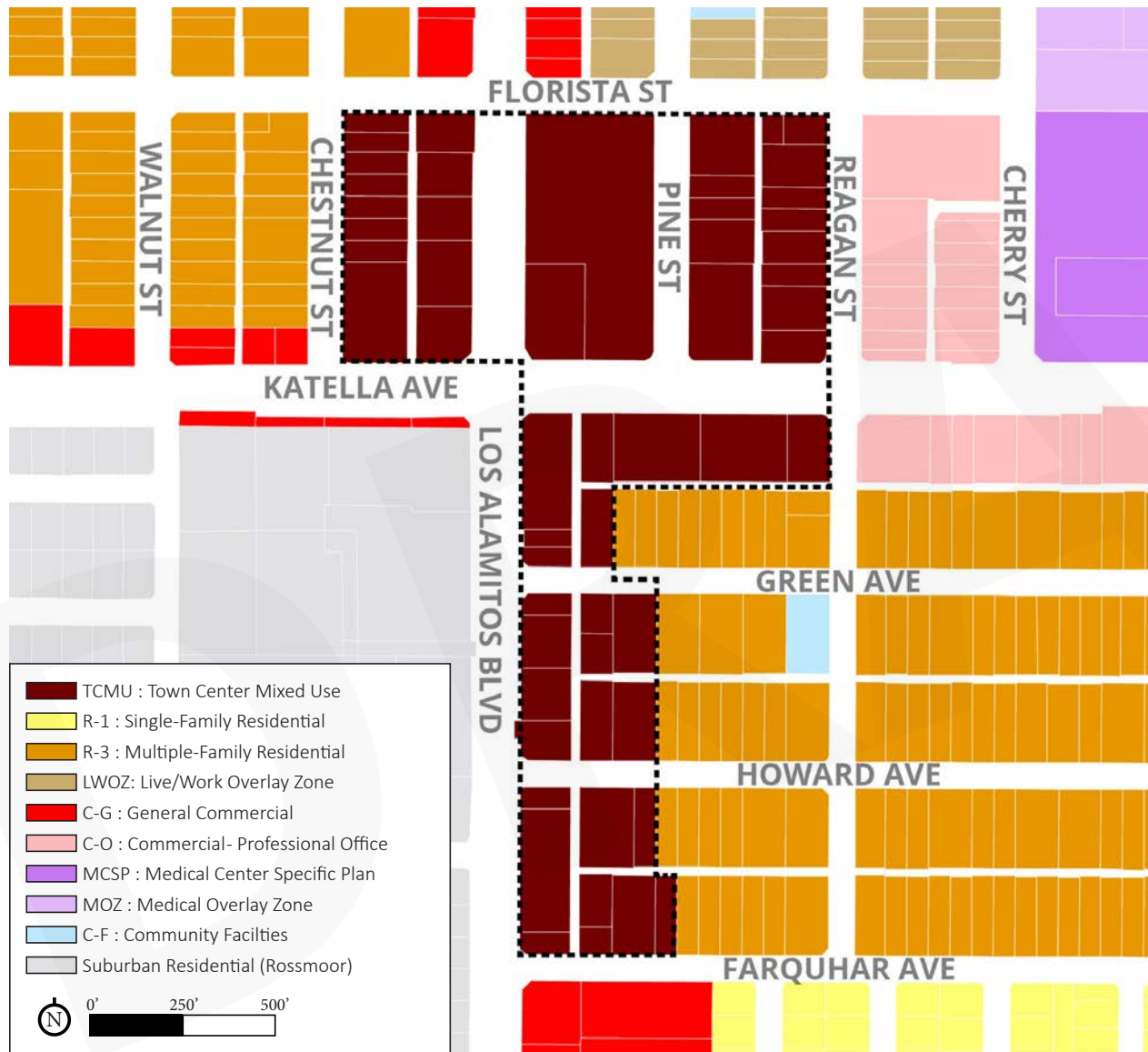


**Robust Employment Centers.** Major employment centers like the Los Alamitos Medical Center and Ganahl Lumber in addition to other local businesses provide a diverse and stable job base.



**St. Isidore Historical Plaza.** This historical asset is located with the Town Center Mixed Use Plan Area.

# Plan Area : Town Center Mixed Use Zoning



The Plan Area is defined by the Town Center Mixed Use (TCMU) zoning designation established in the 2015 General Plan update:

The Town Center Mixed Use (TCMU) zone is established to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to commerce, and that encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. The Town Center Mixed Use zone requires the inclusion of a ground-floor, street-frontage commercial components for all projects. Exclusive residential structures are not allowed. This zone implements the General Plan Mixed Use land use designation. (Ord. 19-03 § 3, 2019)

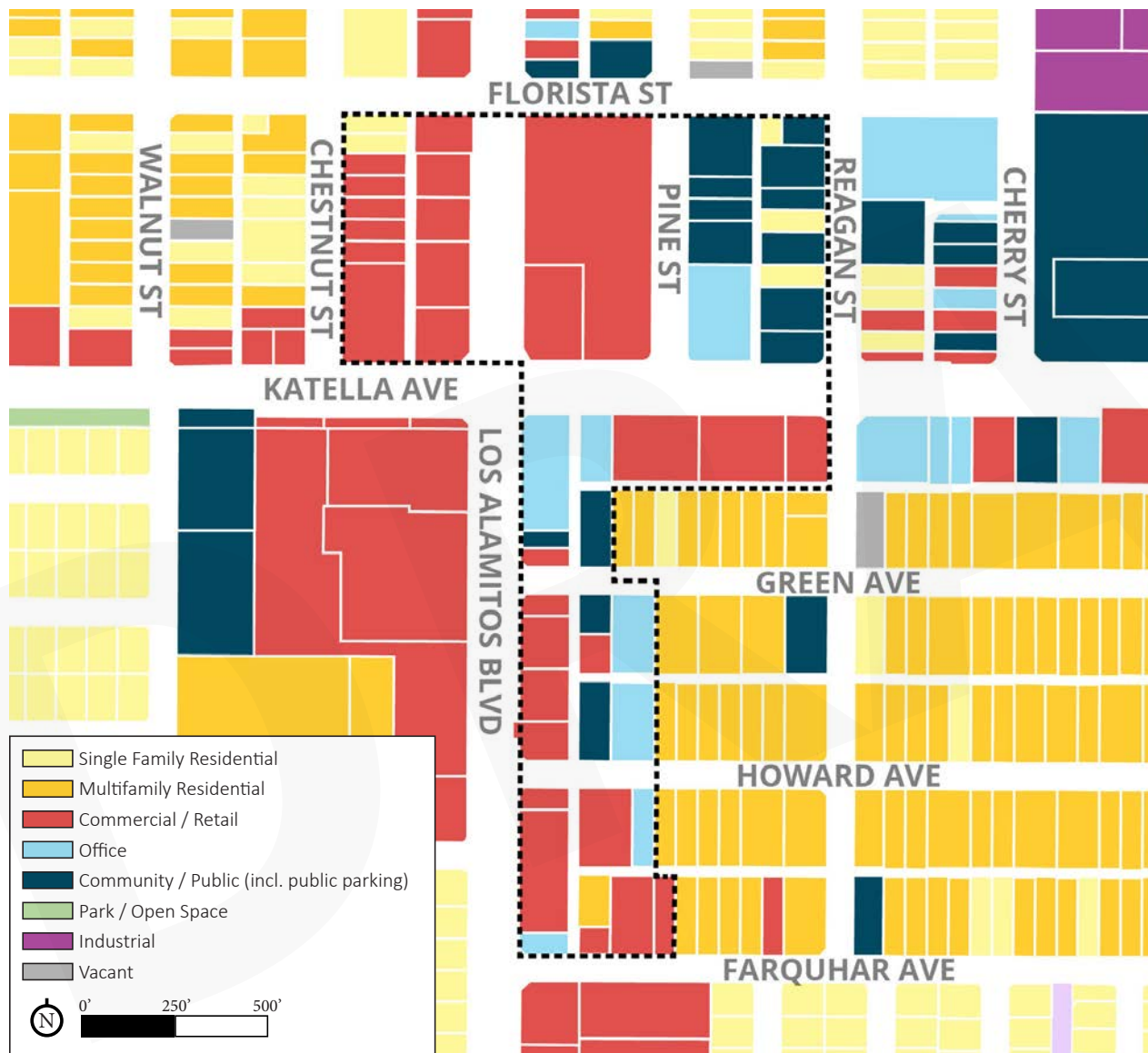
Current development standards for the TCMU zone are summarized below:

**Max Density: 30 Units/acre**

**Max FAR: 2.0**

**Max Height: 60 feet**

# Plan Area: Existing Land Use



Commercial, retail, and office facilities are the dominant land use type within the plan area. Community and public facilities are also present with a notable concentration in the northeastern most block, bound by Pine Street and Reagan Street. 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.

Notably, there are very few parcels with residential land use within the plan area, a key objective for the Town Center Mixed-Use zone.

# Plan Area : Urban Form and Character



The Los Alamitos Town Center Strategic Plan focuses on the 54 parcels with a total land area of 19.6 acres near the intersection of Katella Avenue and Los Alamitos Boulevard.

The Plan Area consists of three full blocks to the north of the intersection and also includes parcels along Katella Avenue and Los Alamitos Boulevard to the south of the intersection.

The parcels to the southwest of the intersection are outside of Los Alamitos City limits in the unincorporated community of Rossmoor and are not included in the Plan Area.

Blocks to the north of the intersection are oriented north-south and are similarly sized at approximately 575 feet by 330 feet. Two of the three blocks are bisected by north-south access alleys.

Blocks to the south of the intersection are oriented east-west and are also similarly sized at approximately 380 feet by 720 feet. These blocks include a north-south access alley that runs parallel to Los Alamitos Boulevard and additional east-west alleys that bisect the remainder of the blocks.

# Plan Area : Urban Form and Character



Most structures within the plan area are built prior to the year 2000.



Commercial buildings in the plan area are auto oriented and building frontages often do not directly engage the street.



Existing through block alleys are an asset and provide flexibility in the orientation of parking access for existing and new development.



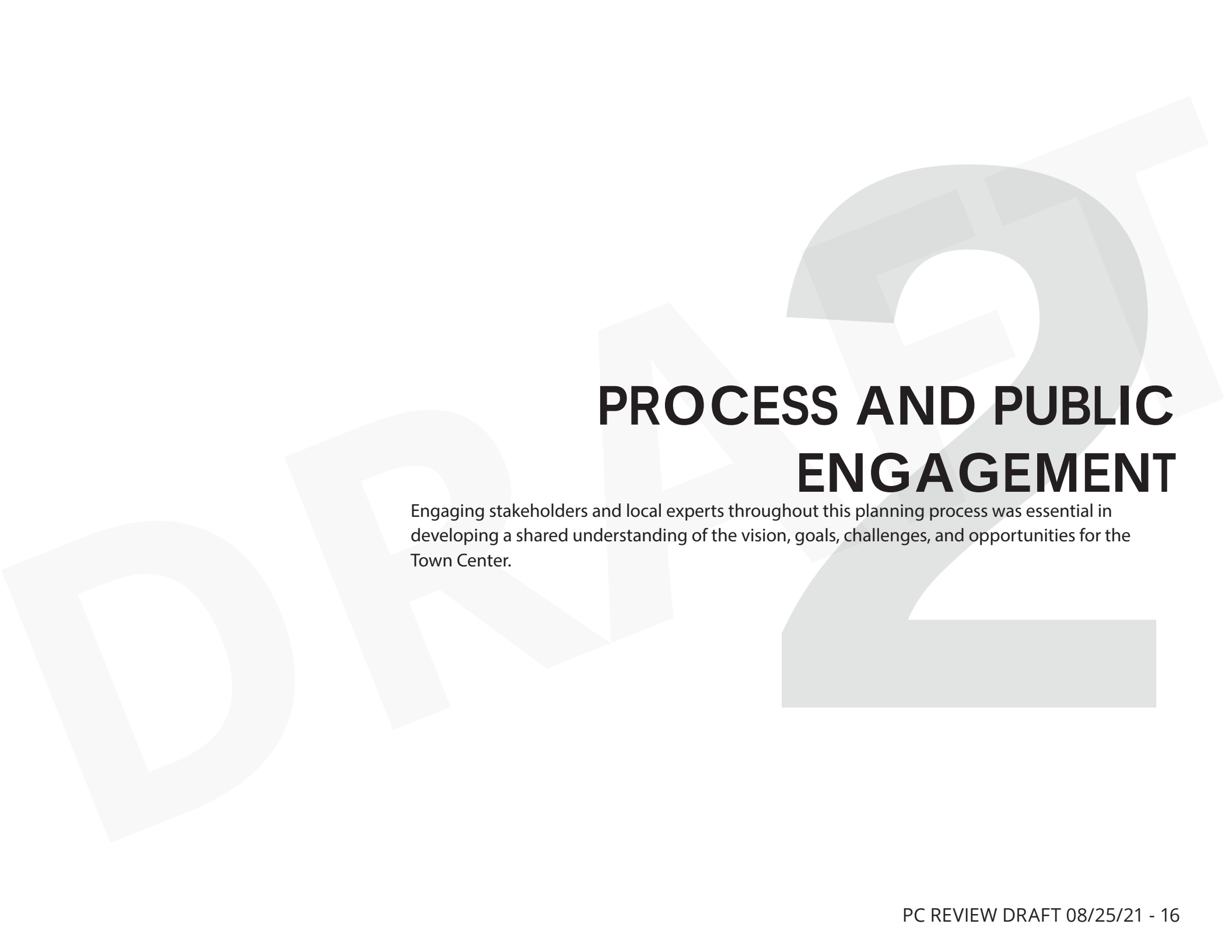
There are some, though very few, residences within the plan area.



The main intersection at Los Alamitos Boulevard and Katella Avenue experiences high volume traffic.



Two and three story medical office is a prominent and stable land use within the Plan Area.



# **PROCESS AND PUBLIC ENGAGEMENT**

Engaging stakeholders and local experts throughout this planning process was essential in developing a shared understanding of the vision, goals, challenges, and opportunities for the Town Center.

# Meetings and Public Engagement



Given the public health restraints in place during the planning process, the planning team conducted a range of virtual surveys, interviews, meetings, and presentations to solicit feedback. Stakeholder engagement activities included:

**Online Survey for Property Owners**

**Online Survey for Planning Commissioners**

**One-on-Ones with City Council** (February 8-9, 2021)

**Virtual Stakeholder Meeting** (March 11, 2021)

**Planning Commission Study Session** (April 28, 2021)

**Virtual Stakeholder Meeting** (June 24, 2021)

**Planning Commission Study Session** (August 25, 2021)

**Planning Commission Meeting** (September 2021)

**City Council Presentation** (October 2021)

While each engagement activity provided novel insights that helped refine the vision and implementation strategies for the Town Center Strategic Plan, there was a clear unanimity in a shared vision and understanding of the key challenges in achieving that vision, which was echoed throughout most conversations with stakeholders.

## 22 Key Challenges



Uncertain future of retail and high vacancies.



Parcels are built out with auto-oriented retail.



Large intersection with high volume traffic is an obstacle to walkability.



Los Alamitos faces tough competition from attractive and walkable destinations in Long Beach, Anaheim, Stanton, Seal Beach and other nearby locales.

Understanding key challenges for the Los Alamitos Town Center is a critical aspect of developing strategies to encourage development in line with City priorities. The following challenges were identified through an existing conditions analysis and with input from stakeholders, City staff, councilmembers, and commissioners.

**Vacancies and Retail Viability** Failing retail and high vacancy rates, retail may not be viable (Especially post COVID).

**Development Intensity** Maintaining urban character 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** Challenges to create conditions where the private sector can execute development in alignment with City priorities.

# Scenario-Based Design Approach

Overcoming these challenges and capitalizing on existing assets required an investigation of several design strategies. Throughout the engagement process, the planning team produced an series of design scenarios for discussion.

The scenarios were refined from meeting to meeting and incorporated feedback from previous engagement activities, examples from precedent projects throughout Southern California, and parcel-based analysis of opportunity sites within the plan area.

The key takeaways from these the discussions around these scenarios are presented in the remainder of this chapter, and the recommended strategies which emerged as a refinement of this process are presented in the following chapters.



## Shared Vision and Goals

The following items represent the Vision and Goals that have emerged as the guiding principles for the Los Alamitos Town Center Strategic Plan.

**Integrate** Los Alamitos Town Center with schools, community destinations, and employment centers.

**Invest** in bike and pedestrian safety and infrastructure.

**Promote** a sense of community with high quality gathering spaces.

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

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

**Position** the Town Center as an engine for a sustainable and profitable City.

**Reinforce** and maximize connections with Los Alamitos Medical Center.

**Provide** appropriate parking facilities and management.



Integrate the Town Center with existing community destinations like St. Isidore Historic Plaza



Create activated and high quality public spaces for all users that support economic activity



Invest in bike and pedestrian safety and infrastructure



Provide appropriate parking facilities and management

# 25 City Priorities



The following considerations articulate three key City priorities in the development and implementation of the Strategic Plan.

## **Align Planning Efforts with Housing Needs.**

The City has a legal requirement to provide reasonable opportunities for the development of housing, including housing at a range of levels of affordability within the City. Promoting housing development within the plan area can support the transformation of the Town Center into a vibrant mixed-use district and help maintain other areas of the City at lower density levels.

## **Bolster a Diverse and Resilient Tax Base.**

Tax revenues from development in the Town Center can help support other City priorities, including supportive projects and programs that will further improve quality of life and economic development within the City.

## **Reduce Development Uncertainty with a Clear Vision.**

The City's intention is to provide a clear vision and set of expectations whereby developers can have a stronger sense of certainty about project approvals, encouraging investment and the potential for a catalytic project in the Town Center.



# **STRATEGIC FRAMEWORK**

An adaptive 'kit of parts' approach with a clear vision

# 31 Strategic Framework

Given the composition of the plan area as a collection of largely built out parcels with fragmented land ownership and few City resources to spur a catalytic development, this Strategic Plan is imagined as a 'Kit of Parts'. The 'Kit of Parts' approach presented here is intended as a menu of urban design strategies that are in alignment with the Vision of this planning process. Together they propose suggestions to overcome challenges and capitalize on the opportunities in creating a vibrant Town Center in Los Alamitos.

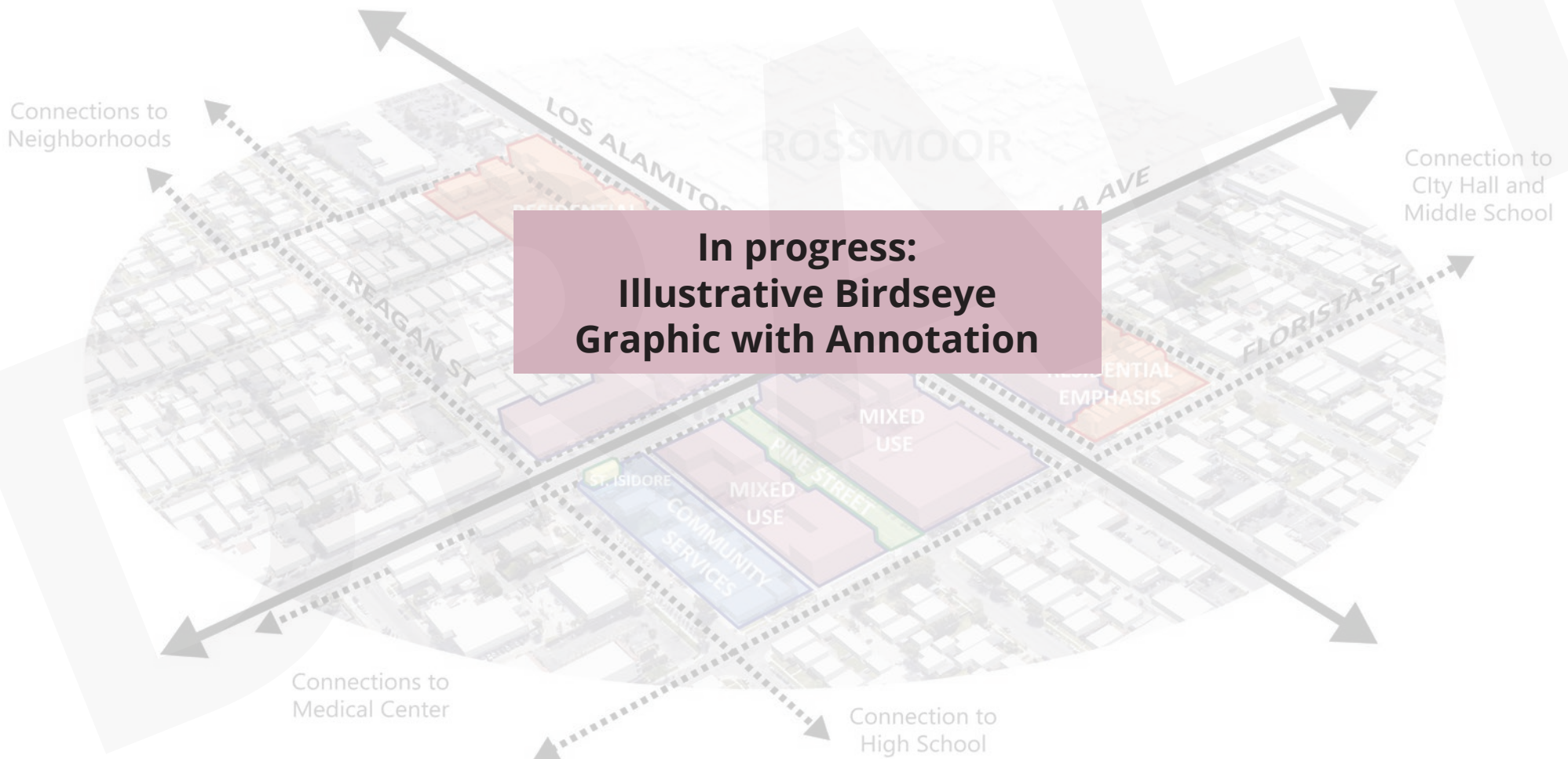
The drawings on the following pages represent a best-guess of probable development over the next 5 to 15 years based upon current property ownership and land-uses. However, this is but one possible way of arranging all future development throughout the Town Center area. These drawings do not dictate the specific projects on specific properties, but merely anticipates the probable behavior of the real estate market. To illustrate other possibilities, alternative build out scenarios are presented in the Appendix.

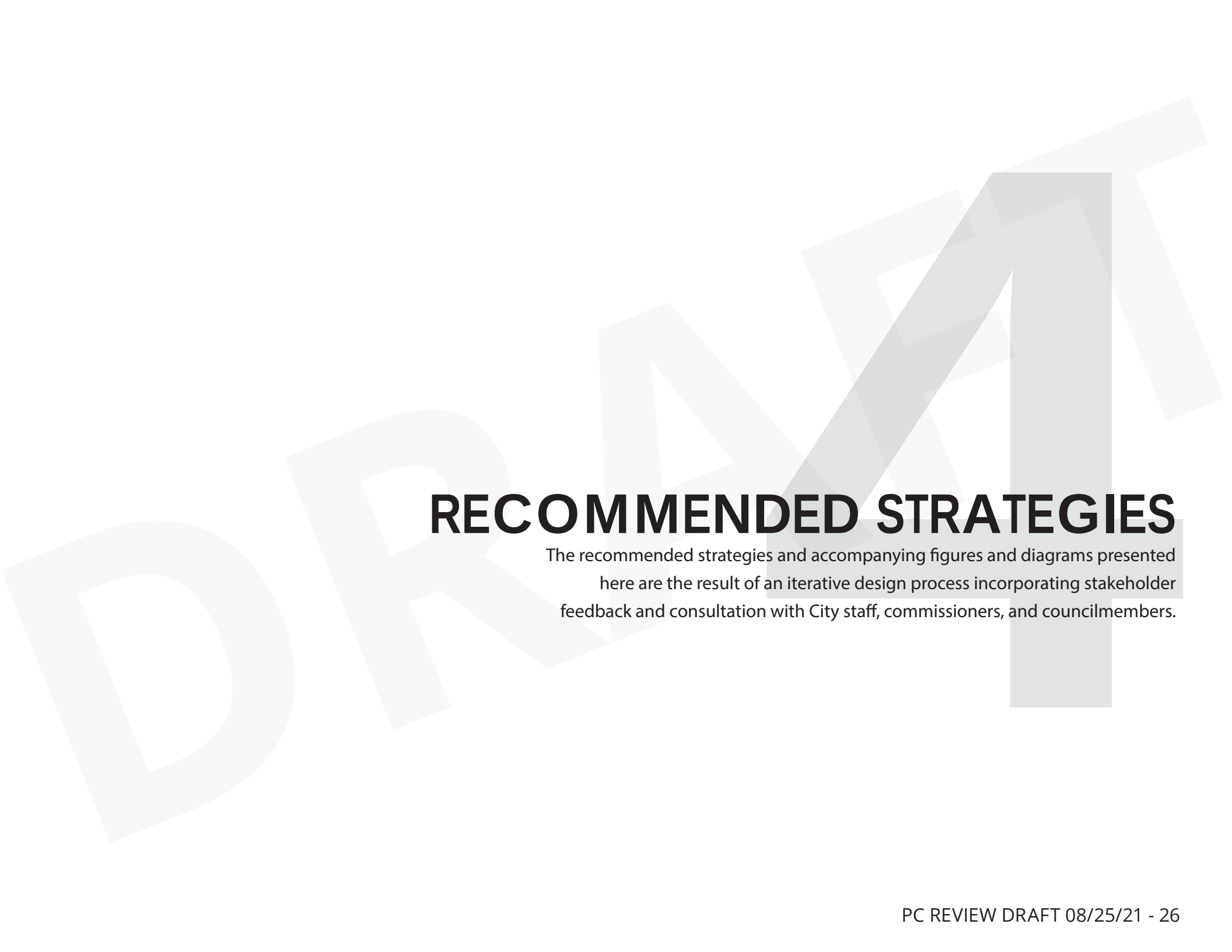
This Strategic Framework can serve as a guide for understanding the overall vision of the Town Center Strategic Plan: to create a walkable, mixed use district that features a central gathering place, a healthy mix of housing and commercial uses, and a place that both enlivens surrounding neighborhoods and secures the city's future.

# Strategic Framework



# Envisioning a Vibrant Town Center





# **RECOMMENDED STRATEGIES**

The recommended strategies and accompanying figures and diagrams presented here are the result of an iterative design process incorporating stakeholder feedback and consultation with City staff, commissioners, and councilmembers.

# Recommended Strategies

Throughout the planning and design process, a set of common elements emerged, and they are articulated here as key planning and design aspirations that support the overarching vision for this planning process. The following chapter presents a consideration related to the implementation of these recommended strategies.

- i. **Mark the Town Center**
- ii. **Reimagine Pine Street**
- iii. **Build a Mixed Use Core**
- iv. **Create a Place to Gather**
- v. **Consider Parking**
- vi. **Promote Housing**
- vii. **Connect to Neighborhoods**



Date palms create a sense of arrival



Alternative trees may also be considered, like the canary island pines pictured here.



Date palms are frequently used in Southern California and Orange County to mark key destinations

## Mark the Town Center

The Town Center's location at the intersection of two major arterials presents a great opportunity for the City to announce that there is in fact a center at the crossing of Los Alamitos Boulevard and Katella Avenue. The trees could serve to create a sense of arrival and quickly establish a strong placemaking feature.

**The recommended strategy is to plant a regimented row of signature columnar trees, such as king date palms or canary island pines, to mark all four corners of the intersection. To be effective, the trees should be planted the same distance - roughly half a block or 150 feet) from the street corner along all four legs of the intersection.**

# Mark the Town Center

Create a sense of arrival and define a sense of place



# Los Alamitos & Katella

The rendering at left illustrates how marking the intersection with landmark trees and architectural articulation on corner lots signals to through traffic along Katella Avenue and Los Alamitos Boulevard that they have arrived at a destination.



## Sidewalks on Arterials



This street section diagram illustrates how generous setbacks along Katella Avenue and Los Alamitos Boulevard provides an opportunity for a double row of trees to buffer street fronting residences and ground floor retail activities from traffic, creating a comfortable and safe pedestrian environment.

The outer row of trees are the signature street trees located in the public right-of-way. The inner row of trees will - in most cases - be located on private property within the setback and should be generous shade trees to enhance both pedestrian comfort and create attractive locations for outdoor dining and retailing.

## Reimagine Pine Street

Creating a walkable and vibrant mixed-use district at the intersection of two large arterials is a challenge; neither Katella Avenue nor Los Alamitos Boulevard are conducive to the kind of pedestrian-oriented restaurant and outdoor cafe environment that constitute a neighborhood center or destination.

**The recommended strategy is to identify the single block of Pine Street between Katella Avenue and Florista Street as the 'Main Street' for the Town Center district. Pine Street is well suited for this purpose because of its visibility from Katella Avenue, its proximity to St. Isidore, and the fact it is not an essential throughfare for automotive transit.**

Pine Street can be reconfigured to serve a dual function to provide additional on-street public parking to serve Town Center businesses and provide a community destination, with an opportunity to close the street to vehicle traffic for special events. The figures and diagrams that follow illustrate the recommended placemaking strategies for Pine Street.



Food event in street temporary closed to traffic



Temporary street closure for holiday festival

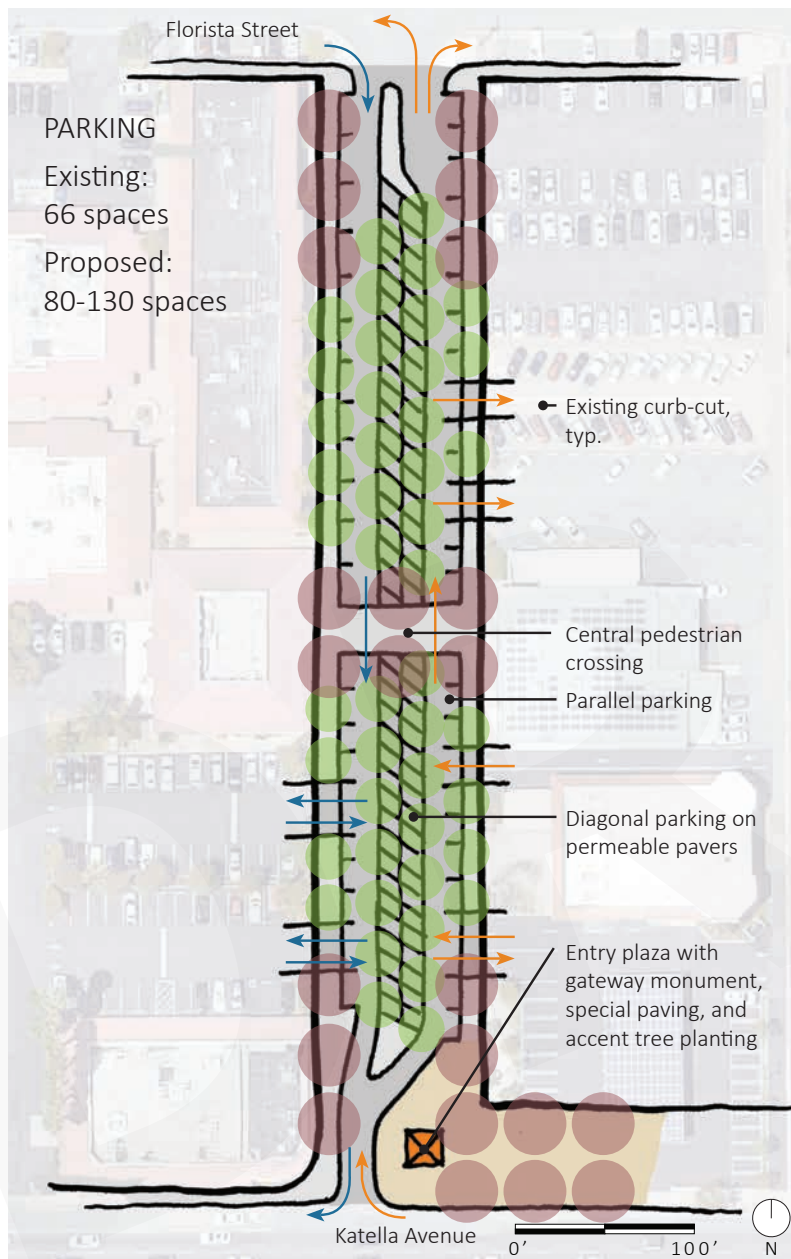


Lancaster Boulevard provides additional on-street parking

# Reimagine Pine Street

Reconfigure Pine Street to create a “Main Street” with additional parking and to serve a placemaking function





PLAN VIEW

## Parking on Pine Street

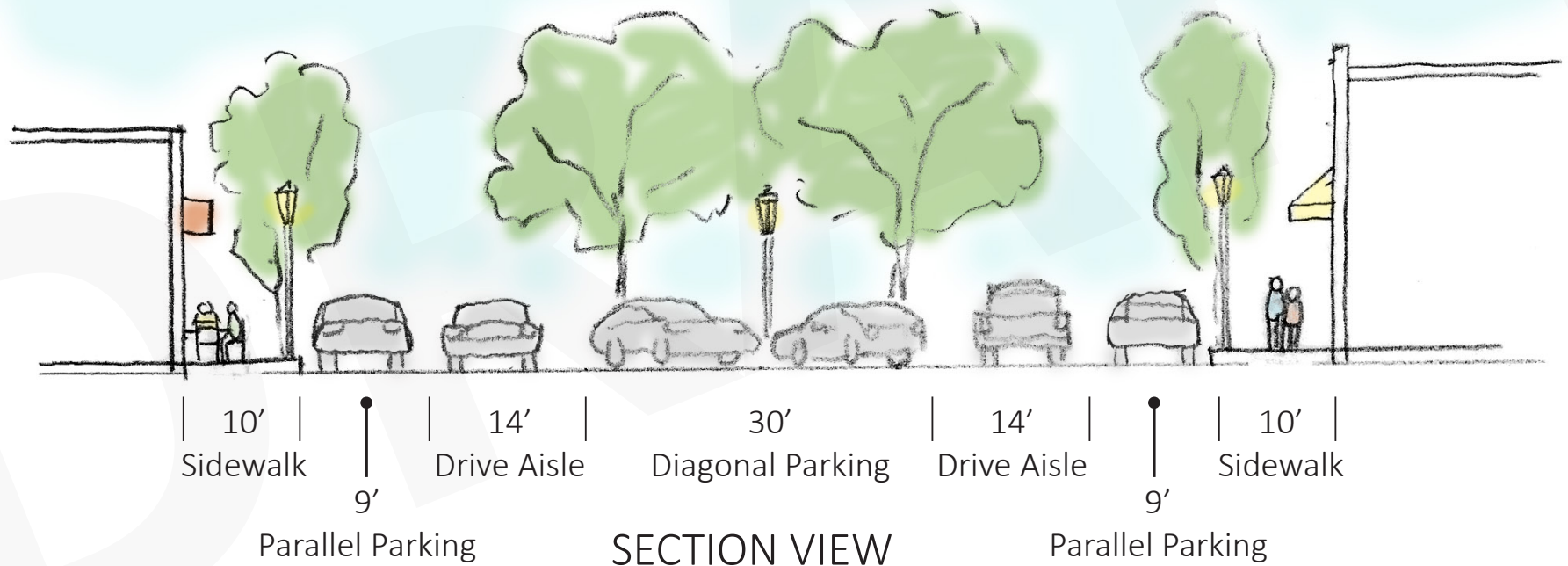
This plan diagram illustrates how Pine Street can be reconfigured to provide both on-street parking and serve as a key community destination with ample landscaping to support a comfortable pedestrian environment.

In the proposed configuration, modelled after Lancaster Boulevard in Lancaster, CA a single lane of travel is provided in each direction, with parallel parking at the curb. Diagonal parking is provided down the center of the street, landscaped with unique paving materials (such as cobblestone), regular shade trees and street lighting.

Although this street configuration will be comfortable and attractive to pedestrians, locations can and should be identified for mid-block crossings.

Additionally, because vehicle movements on/off Katella Avenue are limited by a median to right-in and right-out only, a portion of the Pine Street right-of-way can be dedicated to a small plaza, marked with a clock-tower, fountain, or public artwork, serving as a visual marker and identity to the Town Center.

## Parking on Pine Street



## Build a Mixed Use Core

Mixed use development is most likely to be successful where ground floor uses such as retail and restaurant are viable, and in a walkable environment where residents and visitors can patronize multiple businesses and engage in a range of activities without having to get in their car and drive to a new location.

The recommended strategy is to focus the mixed-use core within the plan area on the blocks to the northeast of the Los Alamitos-Katella intersection, including the Pine Street Corridor and connections to St. Isidore. Land ownership here is relatively consolidated and a large amount of existing surface parking provides some flexibility in creating phasing and development strategies. If executed in a coordinated effort with the development of Pine Street as an attractive community destination, this mixed-use core holds great promise as a catalytic project for the Town Center district.



Live Work Lofts with ground floor gallery space



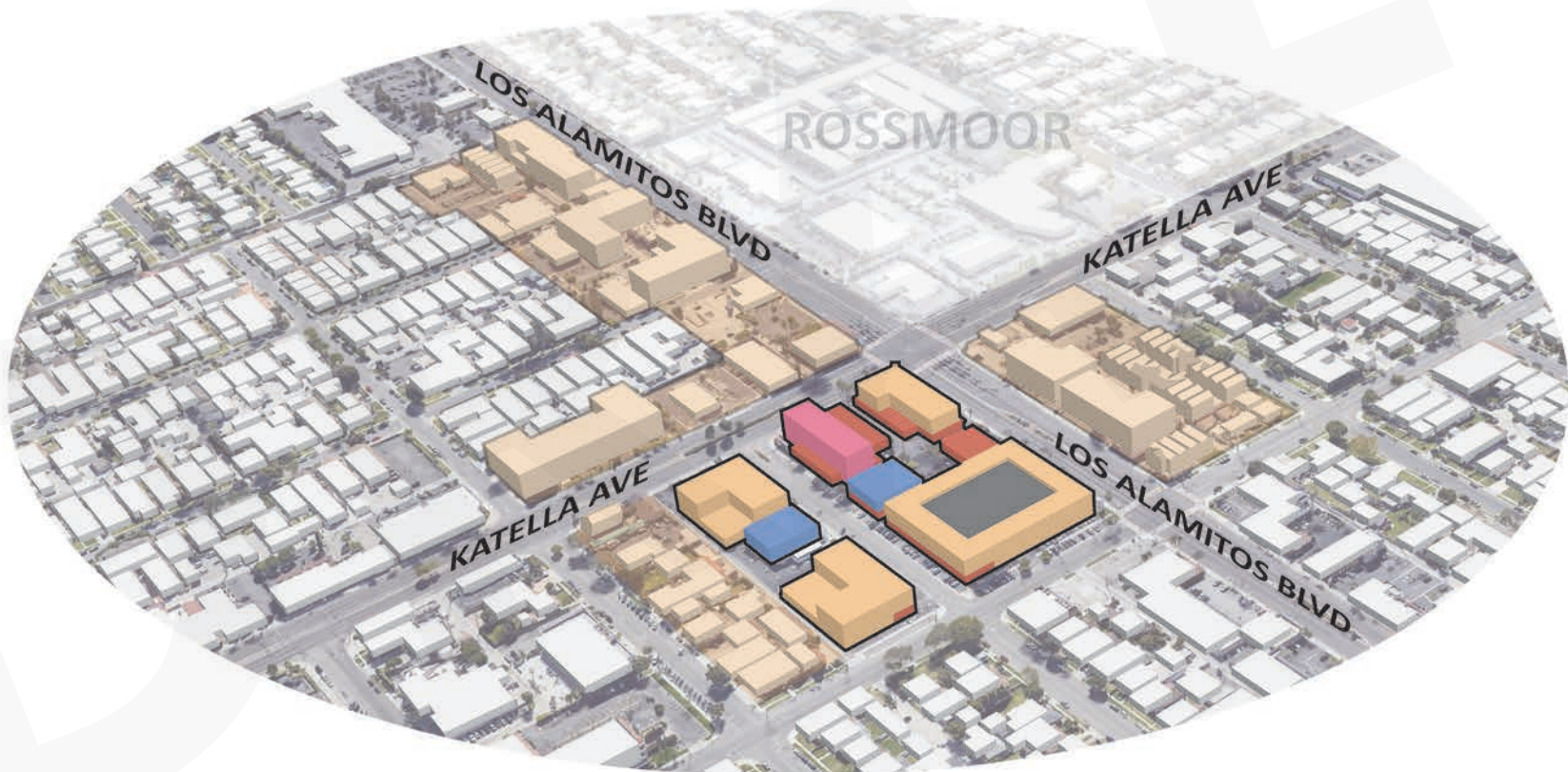
A variety of ground floor uses activate the street at different times of day



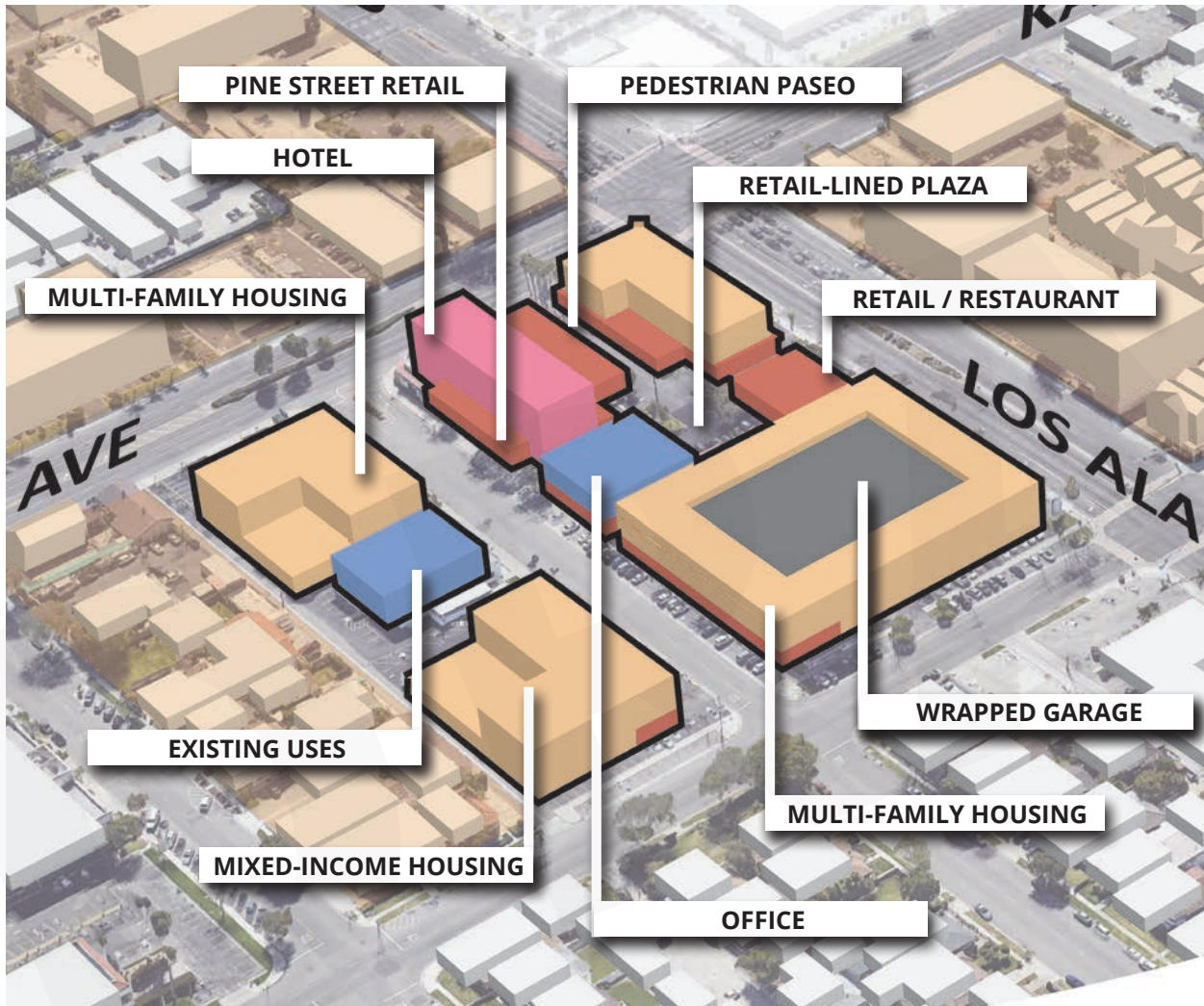
Ground floor cafe with residential or hotel units above

# Build a Mixed Use Core

Encourage a mix of housing, retail, restaurants, office, and hotel focused on Pine Street to support a vibrant district at all times of day



## Mixed-Use Components



The proposed mixed-use core takes advantage of its adjacency to the reimagined Pine Street. As is the case with much of the Plan Area, this central core is largely built out, but there is clear potential for a phased strategy to concentrate a diversity of uses that may serve as a catalyst for development throughout the Town Center.

There are dozens of potential development scenarios for the mixed-use core and its implementation will largely be dependent on market factors and the priorities and intentions of property owners. The scenario illustrated at left is meant to show just one of these potential options and includes a wide range of different uses and building types to demonstrate the development potential of these properties. Although made up of a various uses and different buildings, this illustrated design nonetheless is imagined as a coherent and coordinated environment.

## Mixed-Use Benefits



Retail and Restaurant



High Quality Public Space



Hotel



Office



Housing

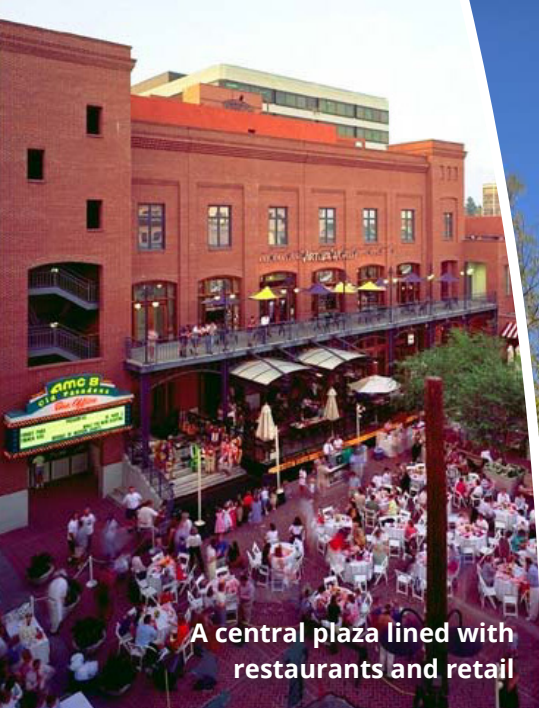


Parking Facilities

Mixed-use development has many benefits as demonstrated across the country. Such a development pattern has been shown to minimize traffic congestion and create efficiencies in parking. Residents, employees, and visitors have the opportunity to come to a single destination and participate in a range of activities and support several local businesses without having to drive to another location.

Successful mixed-use developments incorporate public spaces and a comfortable and walkable pedestrian environment that encourage people to spend time. Moreover, high quality public spaces serve to differentiate the district as a desirable destination and fosters an environment that is conducive to economic activity and formal and informal community gatherings.

Additionally, a diverse mixed-use center will be more resilient economically in comparison to a single-use or limited-use development that is susceptible to specific types of economic impacts.



A central plaza lined with restaurants and retail



Temporary installations can activate public space at relatively low cost



Landmark features can promote a sense and pride of place

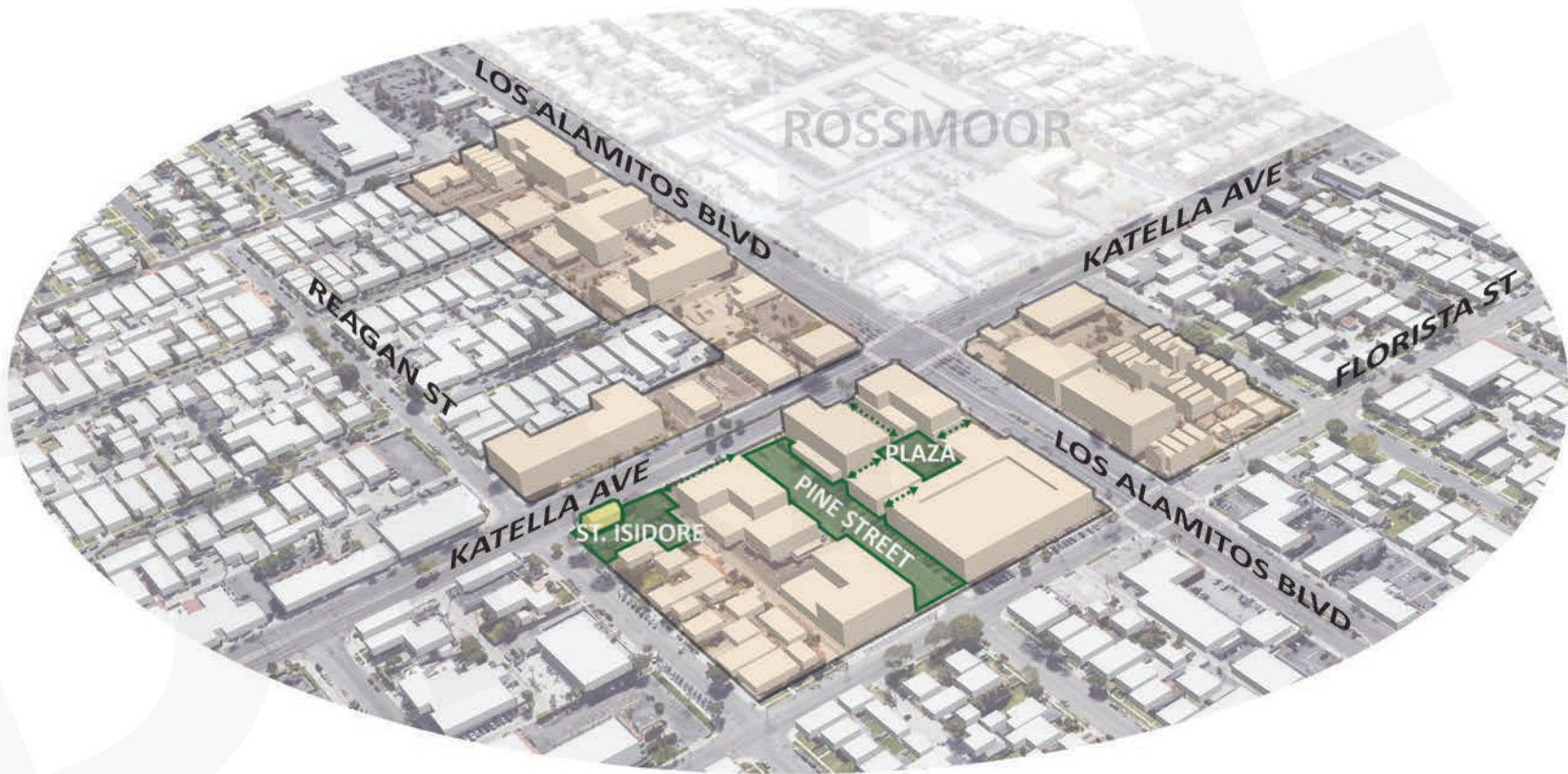
## Create Places to Gather

An essential component of a socially and economically vibrant Town Center is high quality and inviting public space that supports a range of activities. Los Alamitos Town Center will benefit from public space specifically geared toward families with children, students from nearby schools, and connection to St. Isidore.

Rather than a singular town square or plaza, the recommended strategy is to develop a network of different unique places in various sizes and configurations, each suitable for different kinds of events or gatherings. The network in Los Alamitos Town Center will be a combination of the configured Pine Street, public sidewalks, and plazas, paseos and squares created through private development.

# Create Places to Gather

Enhance the public realm with a network of public gathering spaces



## 4.4 Network of Places



Pine Street can serve as prominent and flexible civic space.



A Central Plaza incorporated within the mixed-use core



Pedestrian Paseos could be considered to link the central plaza with Pine Street



A generous setback with high quality landscaping along Katella Avenue could provide a link between Pine Street and St. Isidore Historical Plaza

**1. Pine Street can serve as prominent and flexible civic space,** closed to traffic during certain occasions to accommodate farmers markets, festivals, or other events. At other times, it can also provide a comfortable street with generous shade trees and sidewalks to support café seating, for example.

**2. A Central Plaza incorporated within the mixed-use core** could provide a secondary public space, and one that is designated for pedestrians only. A well-designed plaza could be an economic lightning ride for the district and support economic development.

**3. Pedestrian Paseos could be considered to link the central plaza with Pine Street.**

**4. A generous setback with high quality landscaping along Katella Avenue could provide a link between Pine Street and St. Isidore Historical Plaza.** Engaging this historic asset is critical to developing a unique sense of place for the Town Center.

## Connecting to St. Isidore



The rendering at left demonstrates how the intersection Pine Street and Katella Avenue can also serve as a key gateway to the heart of the Town Center District, as well as establish a connection to the courtyard at St. Isidore.



## Provide Parking Choices

Accommodating parking is often a significant barrier in reimagining commercial zones that were built in the 1960s -90s as strip malls. Creative strategies and some flexibility on the part of both the City and developers will be required to address this issue and deliver an appropriate amount of parking to support existing and forthcoming businesses without making economic development infeasible.

**Recommended strategies for providing and managing parking include:**

- 1) Reconfiguration of Pine Street to provide additional on-street parking
- 2) Stand-alone parking structure
- 3) Structured parking wrapped with residential as part of a mixed-use development
- 4) Pricing on-street parking
- 5) Creating restricted residential parking districts in adjacent neighborhoods
- 6) Coordinating overflow parking with Medical Center (when Pine Street is closed for events)



Parking Management should be considered alongside a discussion of parking facilities



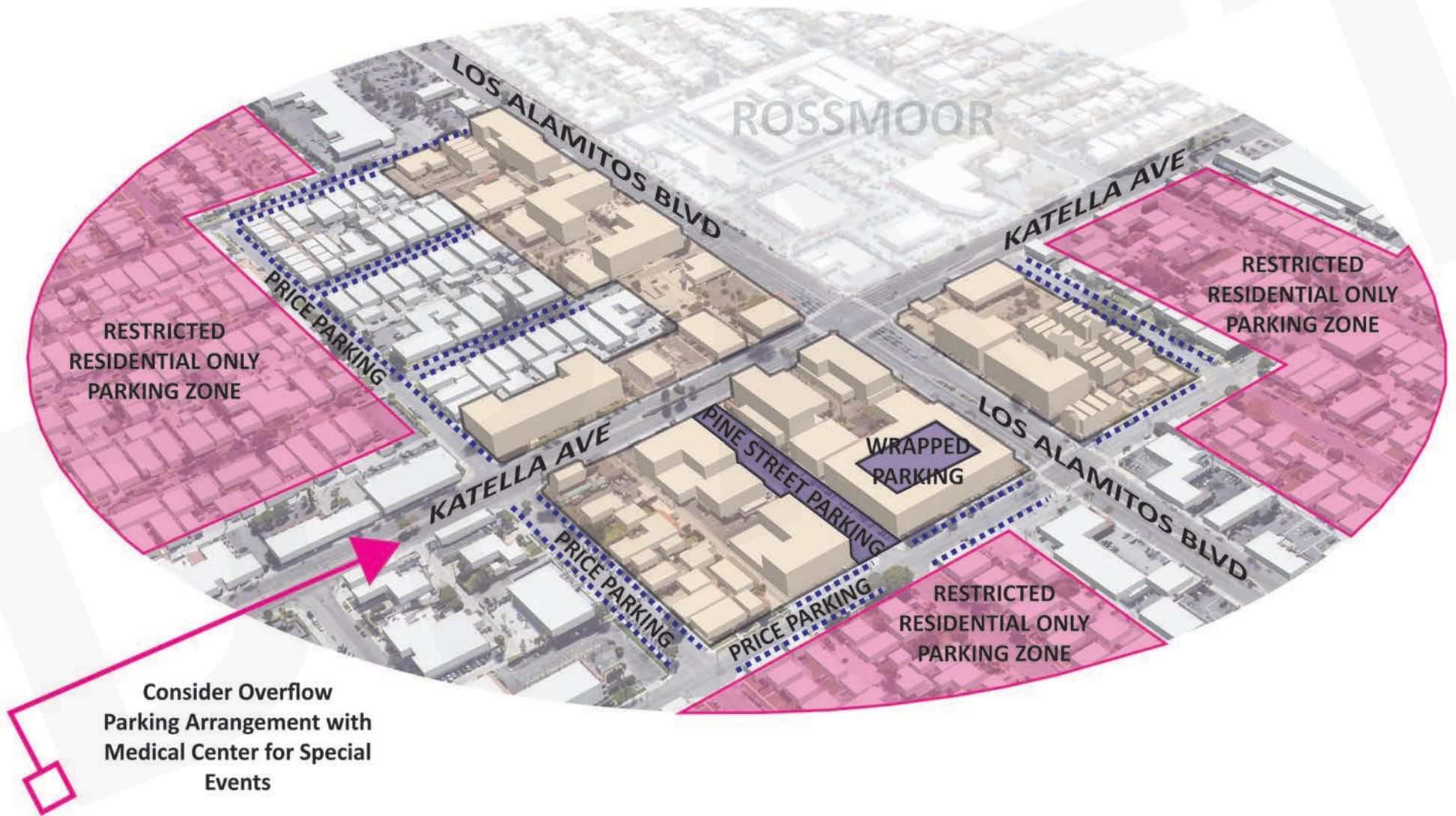
Parking garages can be designed to fit in with their surroundings



Lancaster Boulevard provides additional on-street parking

# Provide Parking Choices

Provide parking through a range of efficient strategies that support local businesses and public life



# 45 Parking Facilities



Reconfiguration of Pine Street to provide additional on-street parking



Stand-alone parking structure



Structured parking wrapped with residential as part of a mixed-use development



On-Street Parking

## 1) Reconfiguration of Pine Street to provide additional on-street parking

The reimagination of Pine Street has the potential to accommodate more parking, while also serving as a community gathering space for special events. Investment in such a parking facility with these dual benefits is a cost-efficient way to achieve additional parking (especially in comparison to a structure).

## 2) Stand-alone parking structure

Parking structures are more efficient than surface parking and provide space for other land uses that are beneficial to the Town Center. They are also more expensive and given limited City ownership of land, may require partnerships between the public and private sectors.

## 3) Structured parking wrapped with residential as part of a mixed-use development

Though necessary to support local businesses, parking structures do not always contribute to an activated street frontage and a walkable district. A parking structure wrapped with residential or other uses along the street frontage could mitigate this concern.

# 45 Parking Management



Pricing on-street parking



Preferential parking in neighborhoods for residents



Develop a wayfinding strategy to direct visitor to appropriate parking facilities



Coordinating overflow parking with Medical Center and consider special event shuttle

## 4) Pricing on-street parking

Providing additional parking facilities requires substantial capital investment in addition to maintenance costs. Pricing of on-street parking can encourage the use of these facilities and help ensure on-street parking that supports local businesses.

## 5) Creating restricted residential parking districts in adjacent neighborhoods

A successful mixed-use town center may attract additional users and there is a risk that visitors and employees may choose to park in adjacent neighborhoods, limiting parking supply for residents. Creating a preferential parking district in residential neighborhoods near the Town Center may mitigate this concern.

## 6) Coordinating overflow parking with Medical Center (when Pine Street is closed for events)

The proposed reimagination of Pine Street includes the potential to close the street for pedestrian only activities for special events such as festivals or farmers markets. Partnerships with nearby parking facilities, such as those located at the Los Alamitos Medical Center may be beneficial for these special occasions.

## Promote Housing

Housing is an essential component of a successful mixed-use district and is a key City priority in the development of this Strategic Plan. While townhome development is likely the most economically feasible housing type in the current market, it delivers relatively low density and does not achieve many of the other goals of the mixed-use district.

**The recommended strategy is to encourage a range of housing types with densities up to 60 dwelling units per acre, and may include:**

- 1) 4-story mixed-use multifamily podium buildings, with underground parking as part of a vertical mixed-use development**
- 2) Multifamily apartments as part of a horizontal mixed-use development**
- 3) 3-story Townhomes**

The scenario presented on the next page illustrates a scheme that could accommodate 350-450 new residential units. Other scenarios are also presented in the appendix.

An important consideration related to housing is the integration and coordination of this planning effort with the concurrent Housing Element update, especially as it relates to accommodating affordable housing.



Stacked flat apartments can be designed to fit in alongside townhomes



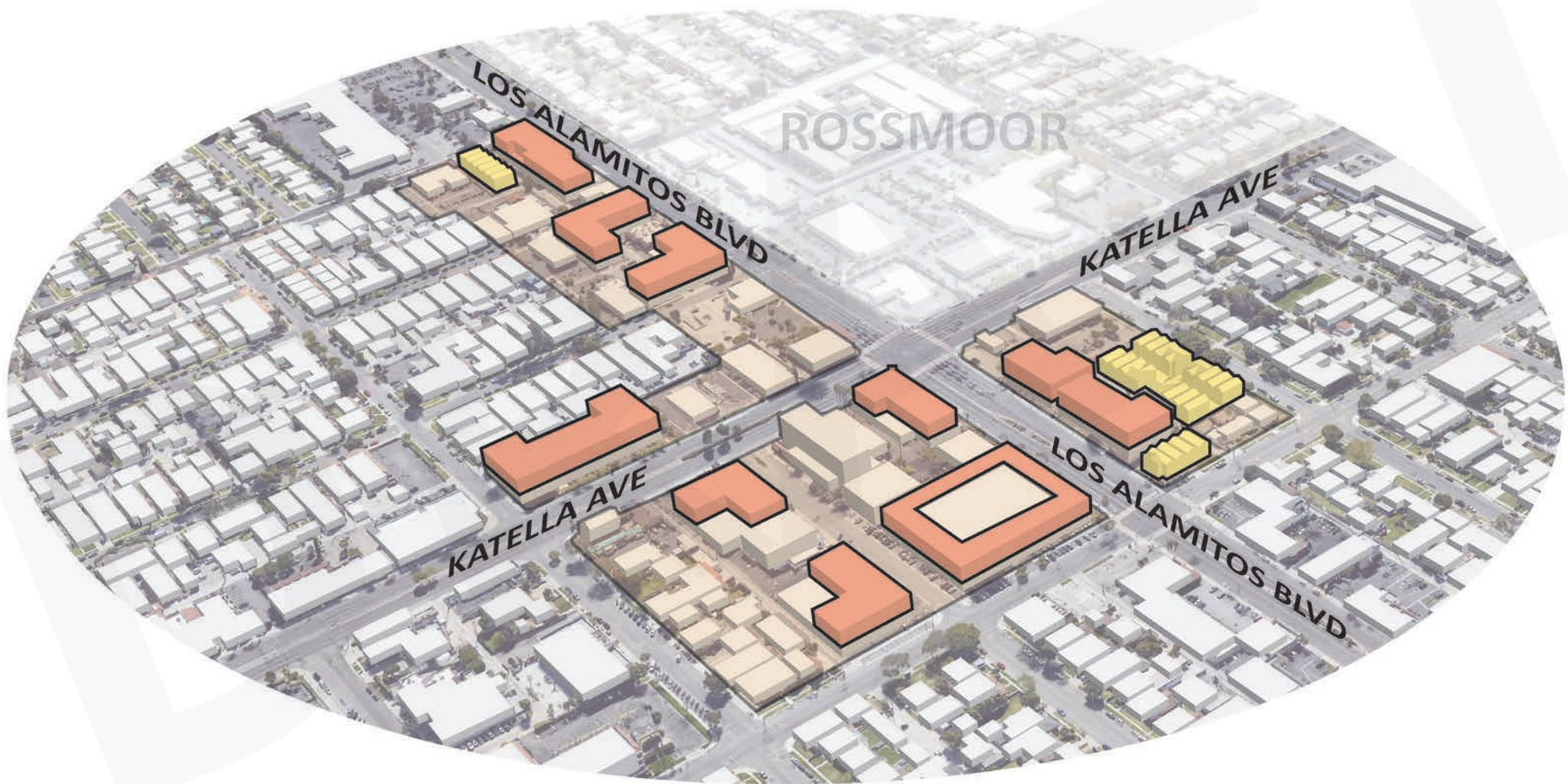
Townhomes are a popular housing type in Orange County



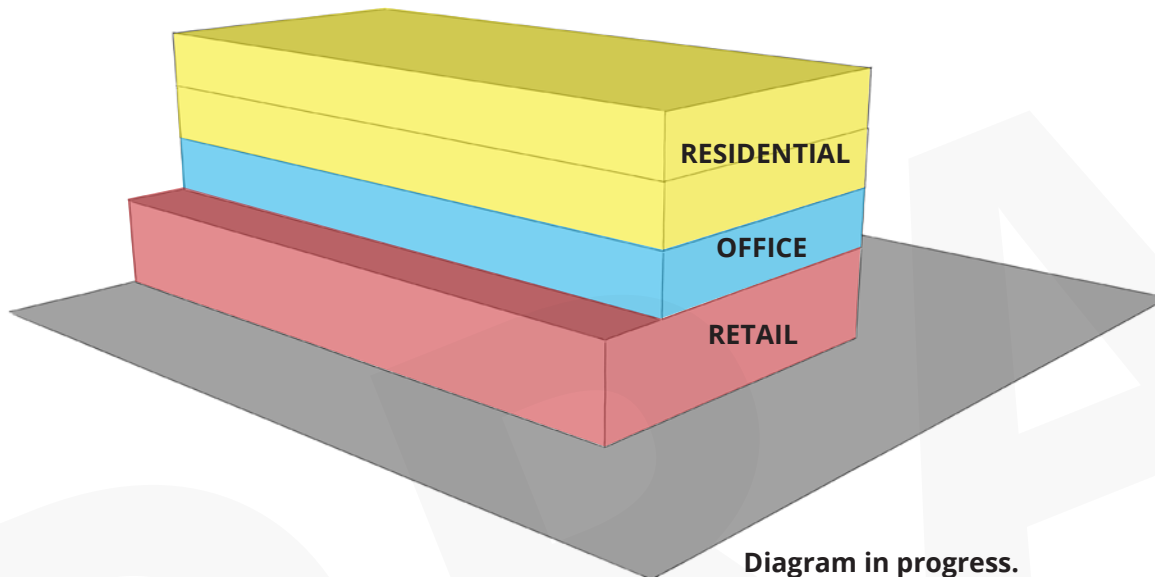
Vertical mixed-use development with residential units over an activated ground floor

## Promote Housing

A primary goal of the Strategic Plan is to encourage housing development in the Town Center.



# Housing in Vertical Mixed-Use



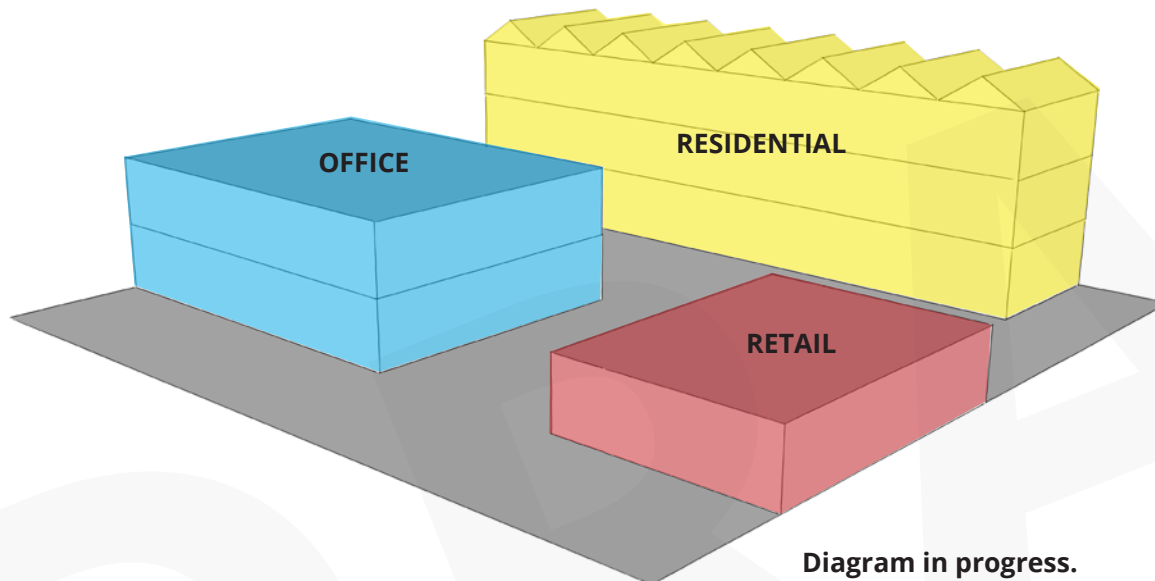
**Vertical mixed-use** is a development type that typically includes a ground floor with an active use, such as restaurant or retail, with additional uses on upper floors such as residential units or offices.

The existing development standards for the Town Center Mixed Use zone support vertical mixed-use development with a maximum density of 30 dwelling units per acre, a maximum Floor-Area Ratio (FAR) of 2.0, and maximum height of 60 feet.

The development code also notes that “ 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.”

**While these development standards do not inhibit vertical mixed use development, this building type is costly and requires favorable market conditions to make feasible.**

# Housing in Horizontal Mixed-Use



**Horizontal mixed-use** is a development type that typically includes a set of single use buildings conceived together as a cohesive development and may include two or more adjacent parcels.

The existing development standards for the Town Center Mixed Use zone support horizontal mixed-use development with the same density, FAR, and height as vertical mixed-use.

The development code also notes that “ For residential and nonresidential uses on the same development site but separate legal lots, the residential density shall be calculated for the lot or lots dedicated solely to residential use. The FAR for the nonresidential use shall be calculated for the lot or lots dedicated solely to the nonresidential use.”

**Horizontal mixed-use development is more conducive to a phased construction approach and may be appropriate in some cases where a number of parcels can be assembled.**

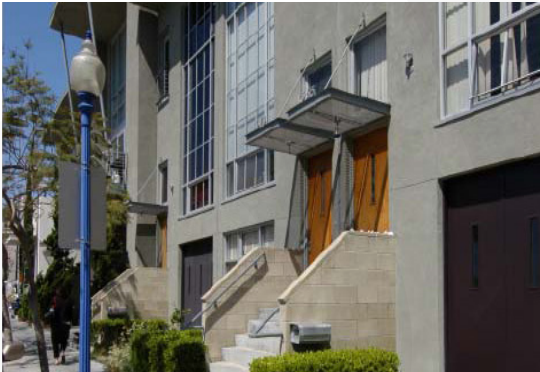
# 46 Townhomes



Townhomes



Townhomes



Townhomes



Townhomes

Townhomes are a common and popular housing type in Los Alamitos and northern Orange County. They are typically three-story in height, with the first floor largely dedicated to a two-car garage and front door; the second floor given to kitchen, dining room and living room; and bedrooms provided on the third floor. They are often arranged in blocks of 3 to 8 individual homes with common walls. This type of townhome is usually built as a for-sale ownership unit.

It is assumed a certain percentage of new development within the Town Center will be this type of townhome.

## Ground Floor Residential on Arterials



Ground floor entry with landscaping



Ground floor entry with stoop



Ground floor entry raised above sidewalk level



Live-work units facing the sidewalk

Considering the contracting market for retail space, it is probable that future development fronting Los Alamitos and Katella Avenue may be submitted with ground-floor residential uses fronting these two streets. The City may consider such submissions, provided a range of standards are applied to ground floor units. These include:

- 1) Landscaped setbacks from the sidewalk
- 2) Ground floors should be raised at least 4 feet above the sidewalk level
- 3) Front doors should be accessed from the sidewalk by stoops

Alternatively, the City may entertain live-work units facing the sidewalk. In this configuration, the first floor should be at sidewalk level to facilitate commercial uses, with sleeping and private rooms located in a mezzanine or second floor. In the post-COVID jobs market of work-from-home and entrepreneurs, the demand for live-work units may prove to be very robust, and the City should be open to this possibility.



Protected bike lanes improve safety and accessibility and can help reduce car trips



Shade trees and landscaping improve walkability



Protected bike lane with landscaping

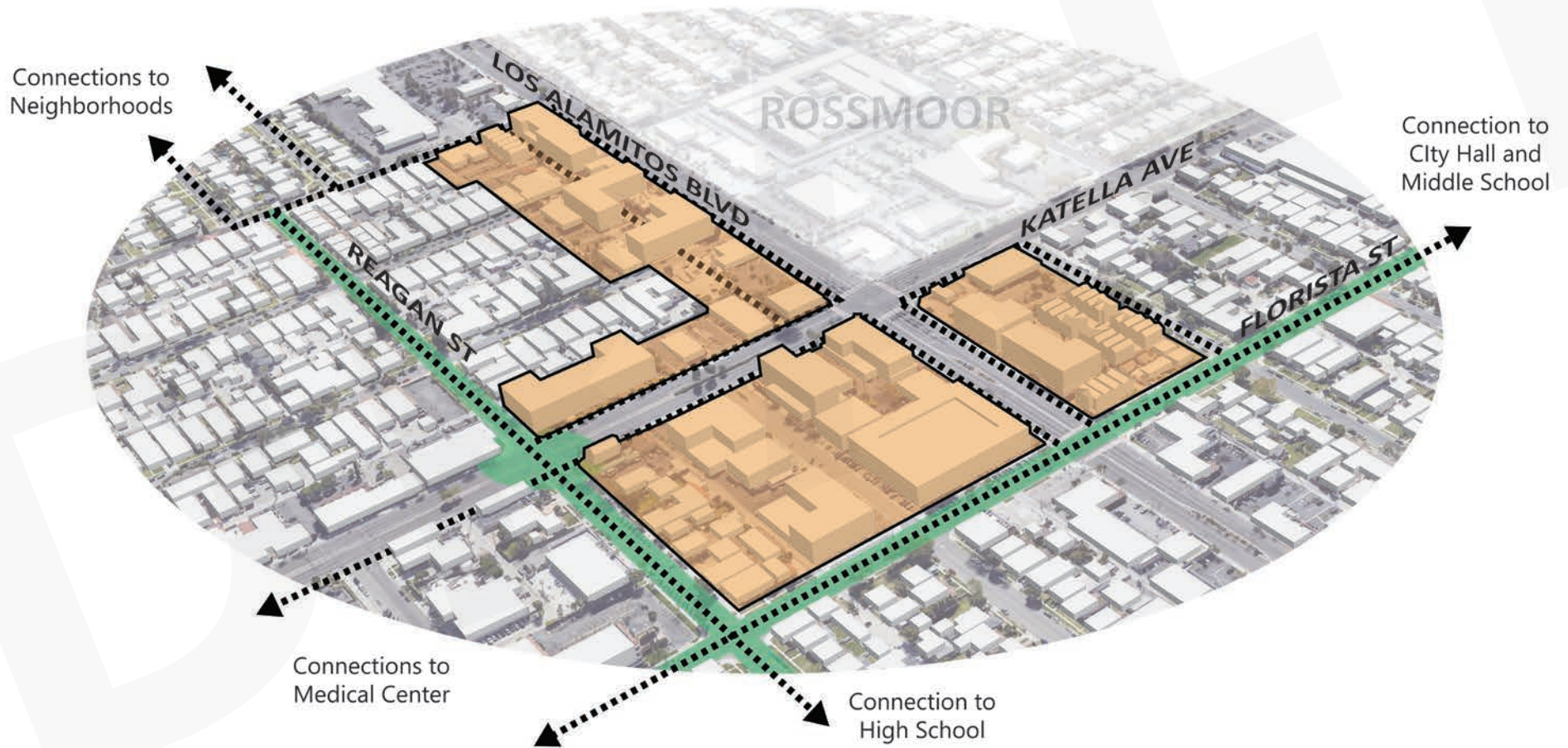
## Connect to Neighborhoods

Designating key corridors as multi-modal bike and pedestrian throughfares will reinforce the plan area as the heart of the Los Alamitos, provide improved access to adjacent neighborhoods, enhance pedestrian and bicyclist safety, and reduce the amount of vehicle trips generated by Town Center destinations.

**The recommended strategy, consistent with the City's Active Transportation Plan, is to invest in streetscape improvements along Florista Street and Reagan Street, including a signalized street crossing at Katella Avenue and Reagan Street. Florista and Reagan are well suited to safely host bike and pedestrian traffic to and from the town center while maintaining Katella Avenue and Los Alamitos Boulevard as primarily auto-serving.**

# Connect to Neighborhoods

Designating key corridors as multi-modal bike and pedestrian throughfares will reinforce the plan area as the heart of the Los Alamitos



# **IMPLEMENTATION**

The Town Center will be implemented over a number of years, and even decades, by actions taken by both the City and private property owners and developers. This chapter outlines some the steps recommended to begin this evolution.

# Recommended Implementation Actions and Timeline

| Recommended Action                                                                                                                                                                                                                  | Recommended Strategy    | Responsibility Party | Recommended Timeframe Following Adoption of Strategic Plan |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------|------------------------------------------------------------|
| Amend General Plan                                                                                                                                                                                                                  | 4.4. 4.6                | City                 | Within 1 Year                                              |
| Amend Zoning Code                                                                                                                                                                                                                   | 4.1, 4.3, 4.4. 4.5, 4.6 | City                 | Within 1 Year                                              |
| Adopt Inclusionary Housing Ordinance                                                                                                                                                                                                | 4.4. 4.6                | City                 | Within 1 Year                                              |
| Adopt Transfer of Development Rights Ordinance                                                                                                                                                                                      | 4.4. 4.6                | City                 | Within 1 Year                                              |
| Plant Signature Trees at Los Alamitos / Katella Intersection                                                                                                                                                                        | 4.1                     | City                 | 1-5 years                                                  |
| Commission detailed design study for reconfiguration of Pine Street                                                                                                                                                                 | 4.2                     | City                 | 1-5 years                                                  |
| Implement Bike Lanes on Reagan Street and Florista Street                                                                                                                                                                           | 4.7                     | City                 | 1-5 years                                                  |
| Issue an RFP (Request for Proposal) or RFQ (Request for Qualifications) for a development partner willing to incorporate the City-owned parking lot on Pine Street within a larger project that will advance the Town Center Vision | 4.3, 4.6                | City                 | 1-5 years                                                  |

# Regulatory Amendments

To advance the Strategic Plan Vision, the City will need to initiate and adopt a number of regulatory and legislative actions:

## **General Plan Amendment**

Within one year of adoption of this Strategic Plan, the City should initiate a General Plan Amendment to modify the allowed density within the Town Center Land Use Designation.

## **Zoning Code Amendment**

Within one year of adoption of this Strategic Plan, concurrent with the General Plan Amendment, the City should initiate an Amendment to the Municipal Code, Chapter 17, to modify:

- 1) the allowed density within the Town Center Mixed Use Zone up to 60 dwelling units per acre;
- 2) the setback standards within the Town Center Mixed Use Zone consistent with this plan;
- 3) the on-site parking standards for uses within the Town Center Mixed Use Zone

## **Transfer of Development Rights**

Concurrent with the General Plan Amendment and Municipal Code the City should consider adopting an ordinance to enable the transfer of development rights between properties within the Town Center Mixed Use.

## **Inclusionary Housing Ordinance**

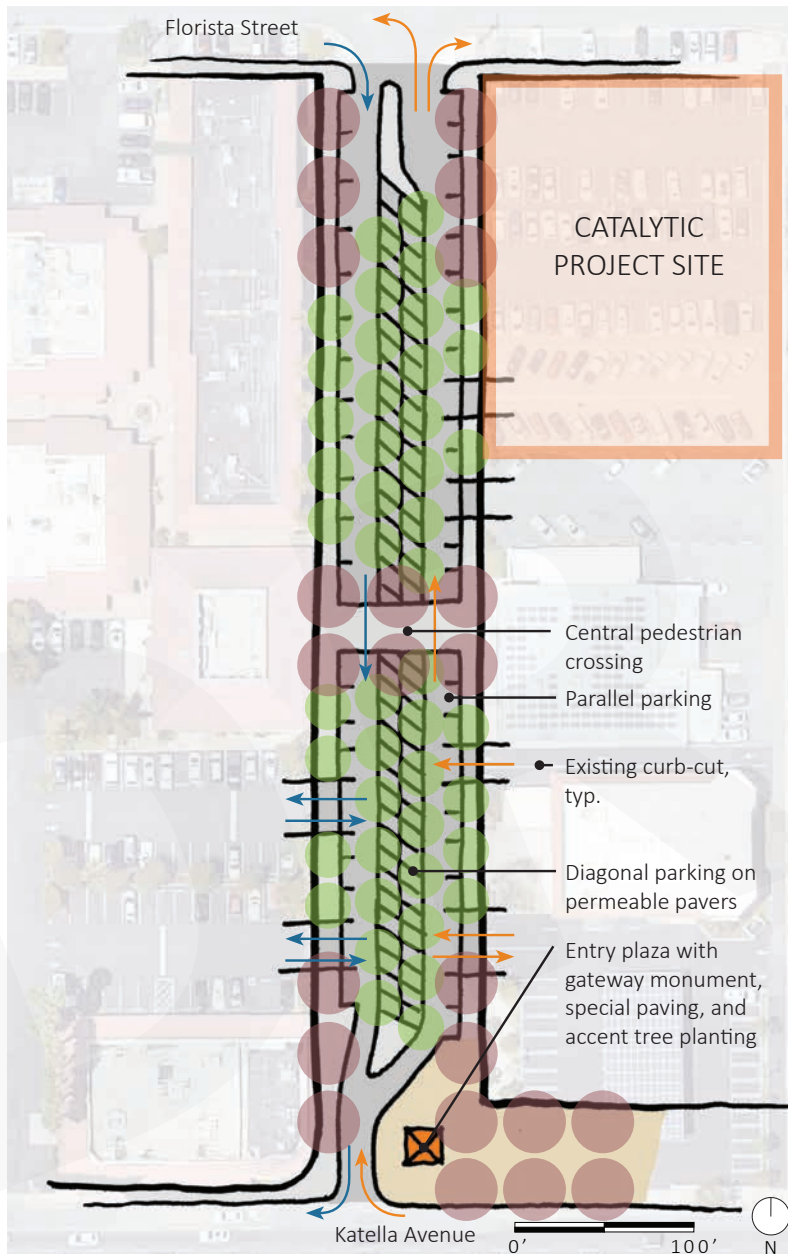
Within one year of adoption of this Strategic Plan, the City should initiate an Inclusionary Housing Ordinance applicable to the Town Center Mixed Use Zone. This ordinance should require a certain percentage of housing units built in the Zone do be dedicated as affordable units. In analogous cities, such an ordinance applies to developments 10 units or more, and requires 10 to 20% of units to be deed restricted for affordable dwellers. Such an ordinance may also be crafted to apportion affordable units towards specific income thresholds.

The adoption of an Inclusionary Housing Ordinance would be a significant implementation program towards meeting the City's Housing Needs.

## **Pine Street Parking Credit**

Once the City has committed to a design, financing and construction schedule for the Pine Street project as described in this Plan, it should also institute a "parking credit" for ground floor retail or restaurant related uses located on properties with Pine Street frontage. This credit will likely take the form of a Zoning Code Amendment to the required on-site parking such uses, and granted to private development on a prorated formula based on linear property frontage on Pine Street.

# 5.3 First Projects



PLAN VIEW

While the City can set the stage for the long-term evolution of the Town Center through favorable regulatory changes, the Vision articulated in this Strategic Plan will largely be executed by private development initiative.

However, the City does control the right-of-way on Pine Street and the reconstruction of this streetscape could be a powerful initiative towards the Strategic Plan's Vision. The City also owns a small surface parking lot on the east side of Pine Street, which could be combined with the adjacent parking lot to the north to create a significant first project in the Town Center. Since through its contribution of land, the City would be a partner in such a development, the City would be in a strong position to ensure that this first project set an appropriate template for future Town Center projects.

The City could also achieve other community-building goals with this initial project, such as soliciting development interest in affordable housing. Certain types of affordable housing can be compatible with the Strategic Plan Vision, such as an artist community with ground-level galleries or senior housing with ground-level retail/restaurant leased to local businesses.



# **APPENDIX**

- 6.1** - Existing Conditions - Site Inventory
- 6.2** - Development Scenario A
- 6.3** - Development Scenario B
- 6.4** - Pine Street Design Scenarios
- 6.5** - Existing TCMU Zoning and Development Standards

# Existing Conditions - Site Inventory



The following pages present an inventory of existing uses and other characteristics for parcels within the Plan Area.

The adjacent diagram illustrates the Plan Area divided into blocks labeled A through F. The following pages assign numbers to parcels (or groups of parcels under single ownership) on each block.

The summary table on the following page presents key statistics for each block.

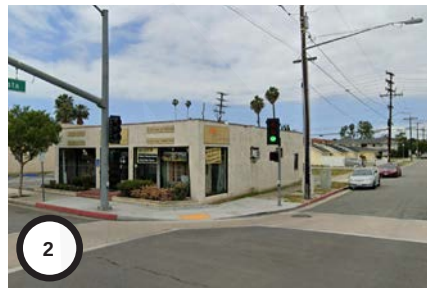
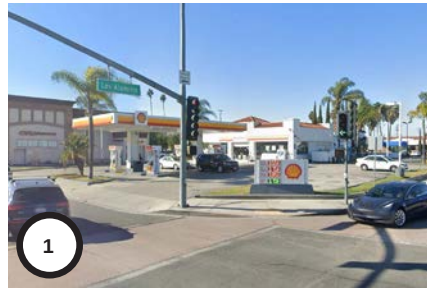
Data in this section was collected from County Assessor parcel records dated January 2021 and visual analysis of Google aerial imagery.

## Existing Conditions - Site Inventory Summary Table

| BLOCK        | ACRES | NON-RESIDENTIAL<br>SQFT | RESIDENTIAL UNITS | OFF STREET<br>PARKING STALLS |
|--------------|-------|-------------------------|-------------------|------------------------------|
| A            | 3.65  | ~40,000                 | 3                 | ~200                         |
| B            | 3.78  | ~95,000                 | 0                 | ~210                         |
| C            | 3.84  | ~60,000                 | 1                 | ~205                         |
| D            | 3.24  | ~60,000                 | 0                 | ~225                         |
| E            | 2.45  | ~69,000                 | 0                 | ~200                         |
| F            | 2.64  | ~81,000                 | ~8                | ~190                         |
| <b>TOTAL</b> | 19.60 | ~405,000                | ~12               | ~1,230                       |

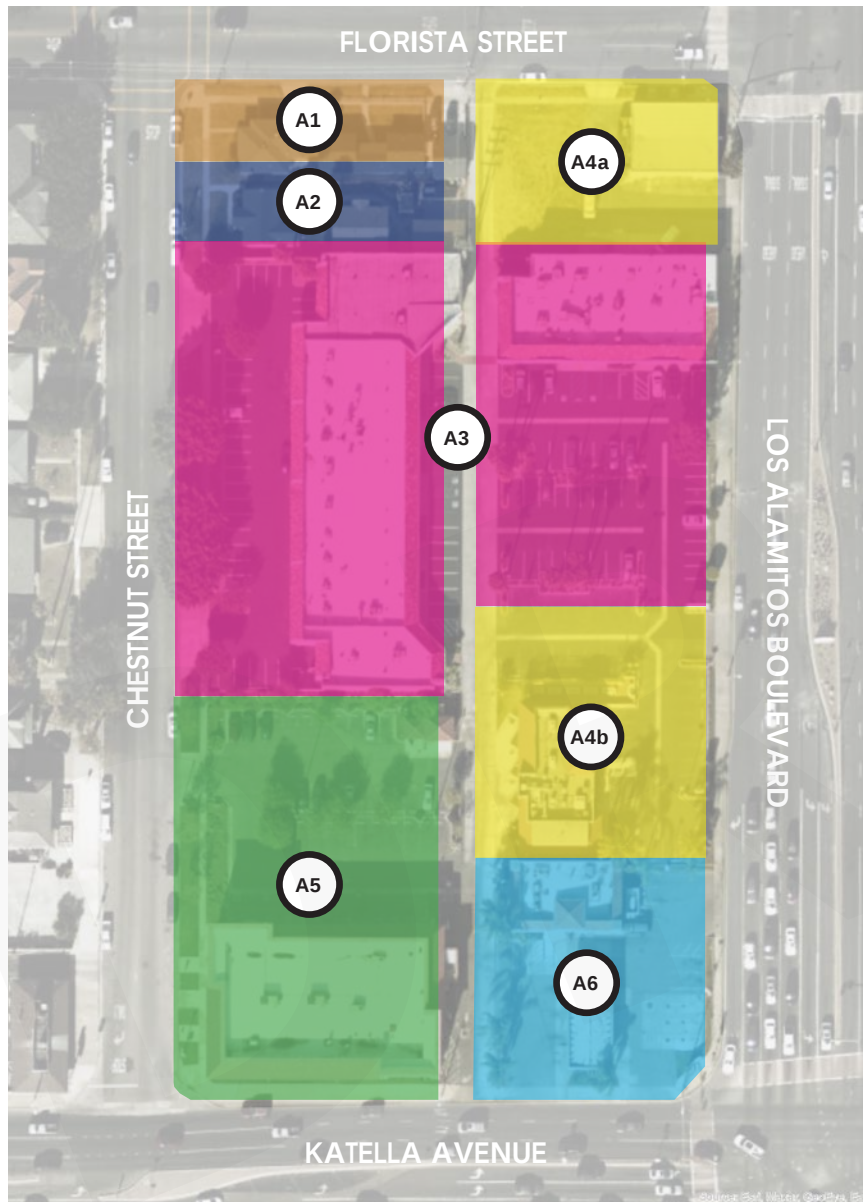
## Northwest Block (A)

The Northwest Block is bounded by Los Alamitos Boulevard, Katella Avenue, Florista Street, and Chestnut Street. The block is primarily defined by commercial retail land use and also includes two residential parcels. Prominent tenants near the major intersection include a CVS pharmacy and Shell gas station. The block is bisected by a north-south alley and includes 199 off street parking stalls. The block contains 39,919 square feet of commercial development with a 0.25



### BLOCK SUMMARY

3.65 Acres  
39,919 sqft Retail  
199 Off Street Parking Stalls  
1:200 sqft Parking Ratio  
0.25 FAR Commercial



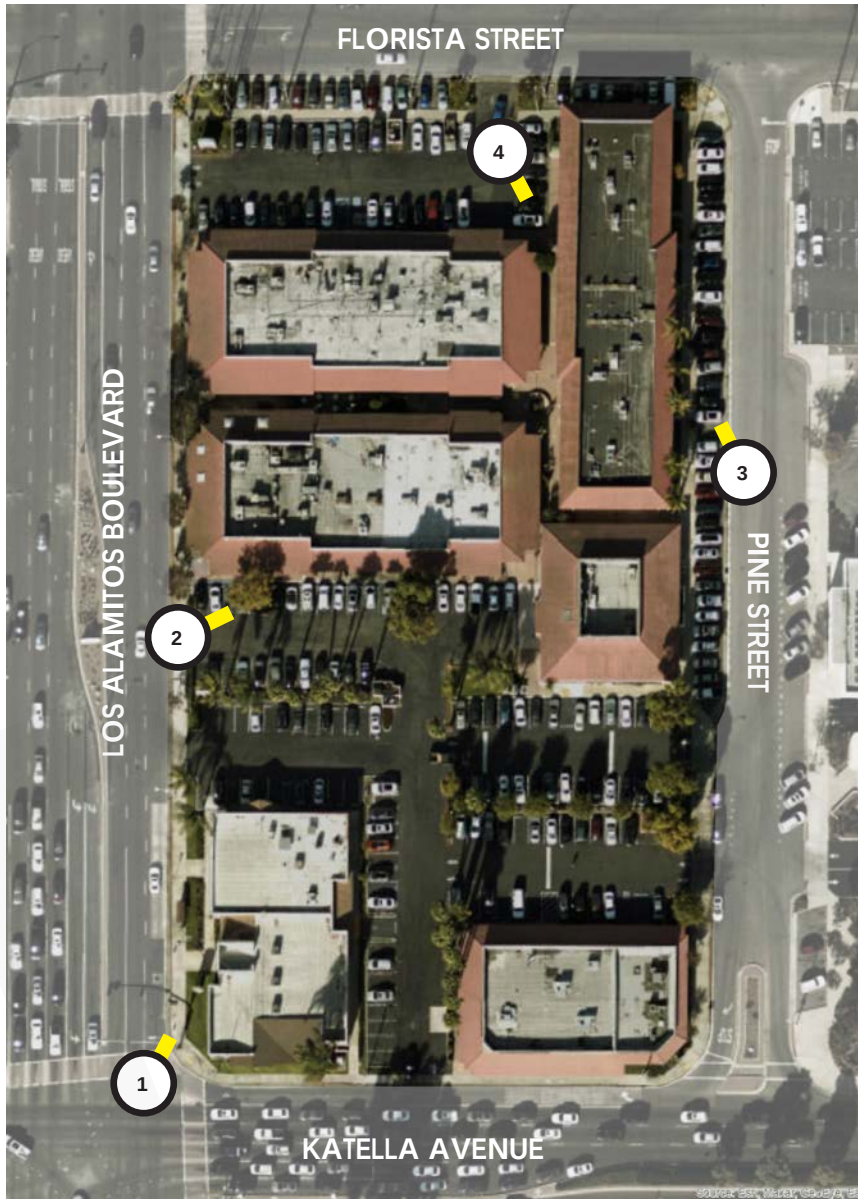
- A1** 10862 Chestnut Street  
William Poe Family Trust  
1 parcel, 0.16 Acres, Residential, 2 Units  
Built 1944, Sale 2012  
Density: 12.5 u/a
- A2** 10876 Chestnut Street  
Abigail Rodriguez Family Trust  
1 parcel, 0.16 Acres, Residential, 1 Unit  
Built 1916, Sale 2014  
Density: 6.25 u/a
- A3** 10909 Los Alamitos Boulevard  
Jack and Patricia Hernandez  
7 parcels, 1.43 acres, Commercial Retail  
2 single story structures; 20,320 sqft  
Built 1986, Sale 2001  
~103 off street parking stalls  
Parking Ratio: ~1:197 sqft  
FAR: ~0.33  
Tenants: 5th Ave Bagelry, Ross Health Mart, State Farm, Red Wok Chinese Restaurant, NHC Martial Arts, Western States Cabinets, Perfection Nails, A La Waffle, Chiang Mai Thai Restaurant, Tutoring Club, Mr. Inkwells Tattoo, New Attitude Hair Salon, Coliseum Antiques
- A4a** 10861 Los Alamitos Boulevard  
Paul Nikolau  
1 parcel, .28 acres, Commercial Retail  
1 single story structure; 1,969 sqft  
Built 1946, Sale 2005  
~9 off street parking stalls  
Parking Ratio: ~1:219 sqft  
FAR: ~0.16  
Tenant: Sunrise Glass & Mirror
- A4b** 10931 Los Alamitos Boulevard  
Paul Nikolau  
1 parcel, .44 acres, Commercial Retail  
1 story structure; 3,818 sqft  
Built 1986, Sale 2008  
~30 off street parking stalls  
Parking Ratio: 1:127 sqft  
FAR: ~0.2  
Tenant: Wahoo's Fish Taco

- A5** 3401 Katella Avenue  
North West Katella LLC, Garfield Beach CVS LLC  
1 parcel, .78 acres, Commercial Retail  
1 single story structure; 11,362 sqft  
Built 1973, Sale 2011  
~45 off street parking stalls  
Parking Ratio: ~1:252 sqft  
FAR: ~0.33  
Tenant: CVS Pharmacy
- A6** 10961 Los Alamitos Boulevard  
Tesoro South Coast Company LLC  
1 parcel, 0.4 acres, Commercial Retail  
1 single story structure; 2,450 sqft  
Built 1969, Sale 2007  
~12 off street parking stalls  
Parking Ratio: ~1:204 sqft  
FAR: ~0.14  
Tenant: Shell Gas Station



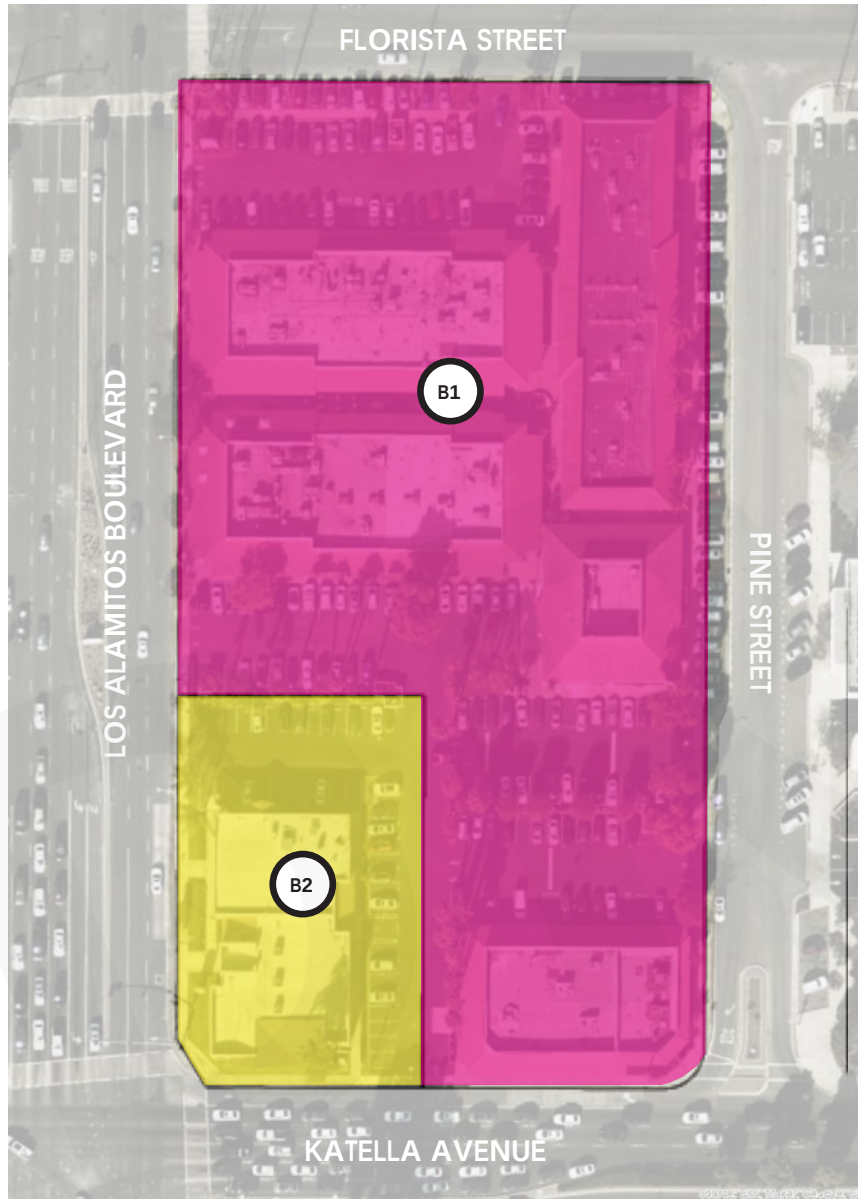
## Northeast Block (B)

The Northeast Block is bounded by Los Alamitos Boulevard, Katella Avenue, Florista Street, and Pine Street. The block is primarily defined by commercial retail and office land use and includes the Los Alamitos Plaza retail district. The block consists of only two parcels and contains 95,369 square feet of commercial development with a cumulative 0.58 floor-to-area ratio. The block hosts 213 parking stalls the primary property holder also owns land on the adjacent block which is used for additional surface parking.



### BLOCK SUMMARY

3.78 Acres  
 95,369 sqft Commercial/Services  
 213 Off Street Parking Stalls  
 1:447 sqft Parking Ratio  
 0.58 FAR



B1

10900 Los Alamitos Boulevard  
 NSPS LTD.  
 1 parcel, 3.1 acres, Commercial Retail and Office  
 4 single story structures, 1 two story structure; 84,232 sqft total  
 Built 1972, Sale 2000  
 ~174 off street parking stalls  
 Parking Ratio: ~1:484 sqft  
 FAR: ~0.62  
 Tenants: Sherwin-Williams Paints, Starbucks, Onstage Dance Center, Thailusion, Bella Hair Design, Cassidy's Nail & Spa, Hof's Hut Restaurant & Bakery, Fasion Eyewear, California Cocina, Nick's Deli II, Old Traditions Gentlemen's Parlor, Kampai Sushi, Allstate, Farmer's Insurance, Johnston Insurance, Love Affair Salon, Diva Dancewear, Mehta Dental Group, Applied Music Studio, Vitality Wellness, Cutting Edge Landscape Design

B2

10956 Los Alamitos Boulevard  
 10956 Los Alamitos Katella LLC  
 1 parcel, .68 acres, Commercial Retail  
 1 single story structure; 11,137 sqft  
 Built 1970, Sale 2013  
 ~39 off street parking stalls  
 Parking Ratio: ~1:285 sqft  
 FAR: ~0.37  
 Tenants: Shoe City, Shoe Repair, Fantastic Sams, Talyn Cleaners



## Pine-Reagan Block (C)

The Pine-Reagan Block is bounded by Katella Avenue, Florista Street, Pine Street, and Reagan Street. The block is primarily defined by small-scale community services along Reagan Street, including the historic Saint Isidore Historical Plaza. The block also contains several surface parking lots along Pine street with a total of 203 parking stalls on the block. Along Pine Street, there is a US Bank branch on the corner of Katella Avenue and the CIF building near the middle of the block. The block is bisected by a north-south access alley. Overall, the block contains 59,894 square feet of commercial and community service structures built out at 0.35 FAR.

### BLOCK SUMMARY

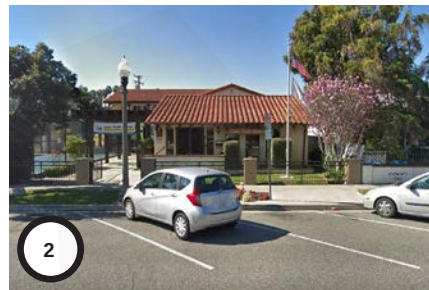
3.84 Acres

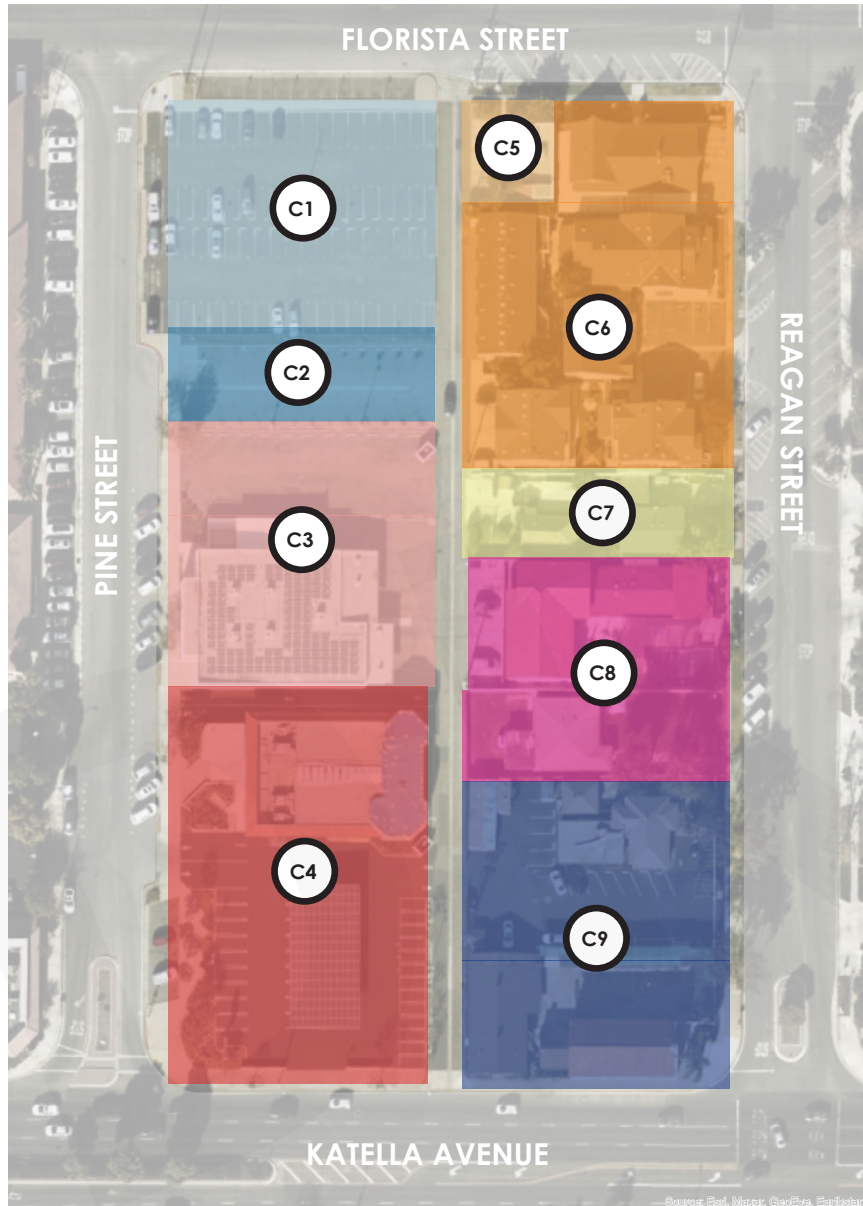
59,894 sqft Commercial/Services

203 Off Street Parking Stalls

1:295 sqft Parking Ratio

0.35 FAR

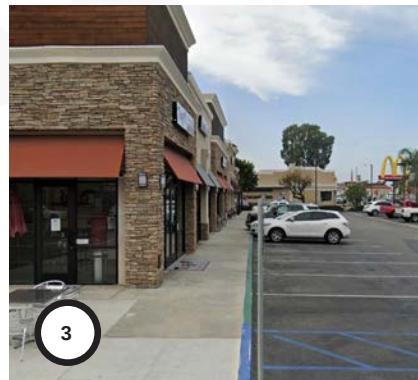
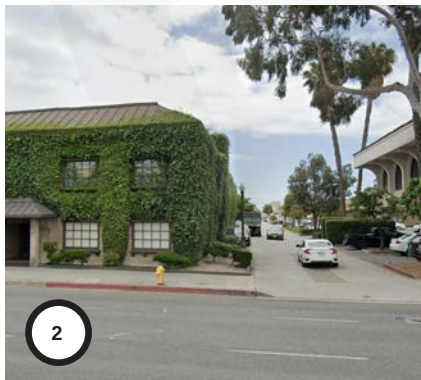
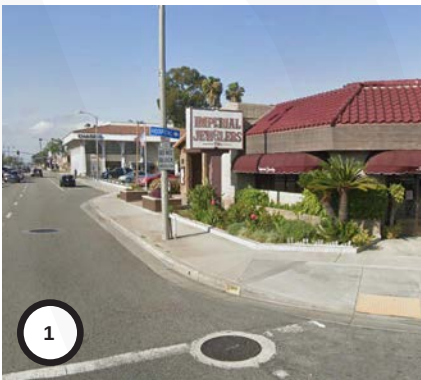
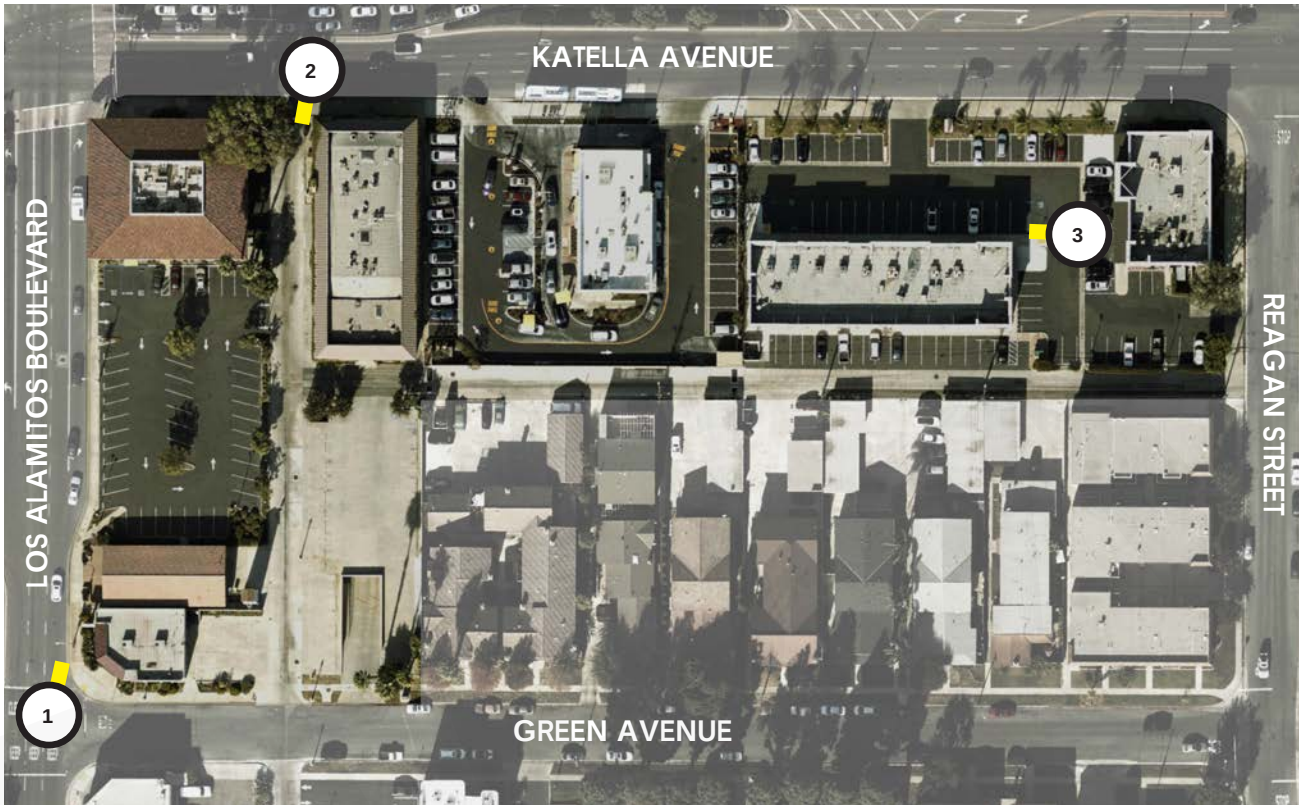




- C1** 10900 Pine Street  
NSPS LTD  
1 parcel, .48 acres, Surface Parking  
~76 off street parking stalls  
Sale 1995
- C2** 10902 Pine Street  
City Owned Property, City of Los Alamitos  
1 parcel, .17 acres, Surface Parking  
~26 off street parking stalls  
Sale 1976
- C3** 10932 Pine Street  
California Interscholastic Federation  
2 parcels, .51 acres, Non-Profit  
1 single story structure; 9,186 sqft  
Built 1963, Sale 2002  
~29 off street parking stalls  
Parking Ratio: 1:317 sqft  
FAR: ~0.41
- C4** 10942 Pine Street  
US Bank National Assoc  
1 parcel, .74 acres, Commercial Office  
1 single story structure; 9,055 sqft  
Built 1973, Sale 2001  
~41 off street parking stalls  
Parking Ratio: ~1:220 sqft  
FAR: ~0.27
- C5** 3612 Florista Street  
Karl Kaiser Family Trust  
1 parcel, 0.08 acres, Commercial Office  
1 single story structure, 1292 sqft  
Built 1901, Sale 2014  
~5 off street parking stalls  
Parking Ratio: ~1:258 sqft  
FAR: ~0.38  
Tenant: Montage Dentistry
- C6** 3622 Florista Street, 10881-10895 Reagan Street  
Precious Life Center LLC  
3 parcels, .66 acres, Mixed Use, Community Services  
5 two story structures, 1 single story structure;  
24,629 sqft total  
Built 1906, 1939, 1950 ; Sale 1991, 2000  
~11 off street parking stalls  
Parking Ratio: 1:2,239 sqft  
FAR: ~0.86
- C7** 10901 Reagan Street  
Rose Urbina  
1 parcel, 0.17 acres, Residential, 1 unit  
Built 1947, Sale 1993  
Density: ~6.25 u/a
- C8** 10911-10935 Reagan Street  
Casa Youth Shelter  
2 parcels, 0.43 acres, Mixed Use, Community Services  
1 single story structure, 1 two story structure;  
including 1 SFR; and 8,011 sqft non-residential  
Built 1901, 1962; Sale 1982, 2018  
~0 off street parking stalls  
Density: ~2.3 u/a  
FAR: ~0.43
- C9** 10941-10961 Reagan Street  
Comite Del Amor  
2 parcels, 0.6 acres, Community Services  
Historic Structure; St. Isidore  
3 single story structures; 7,721 sqft  
Built 1926, 1946; Sale 2014  
~15 off street parking stalls  
Parking Ratio: ~1:514 sqft  
FAR: ~0.30

## Southeast Block (D)

The Southeast Block is bounded by Katella Avenue, Los Alamitos Boulevard, Green Avenue, and Reagan Street. The block is primarily defined by commercial retail and office uses including Chase Bank, McDonald's, and a small strip mall. The Los Alamitos Museum is located along Los Alamitos Boulevard. There have been some recent efforts to improve the north-south alley that runs through the interior of the block, including pedestrian-scaled street lighting. The block contains 222 off street parking stalls including a below grade structured parking facility along Green Avenue. Overall, the block contains 59,851 square feet of commercial space at 0.42 FAR. The block also includes several multifamily parcels on the southeastern part of the block, which are not included in the Plan Area. A parcel-based analysis follows on the following page.



### BLOCK SUMMARY

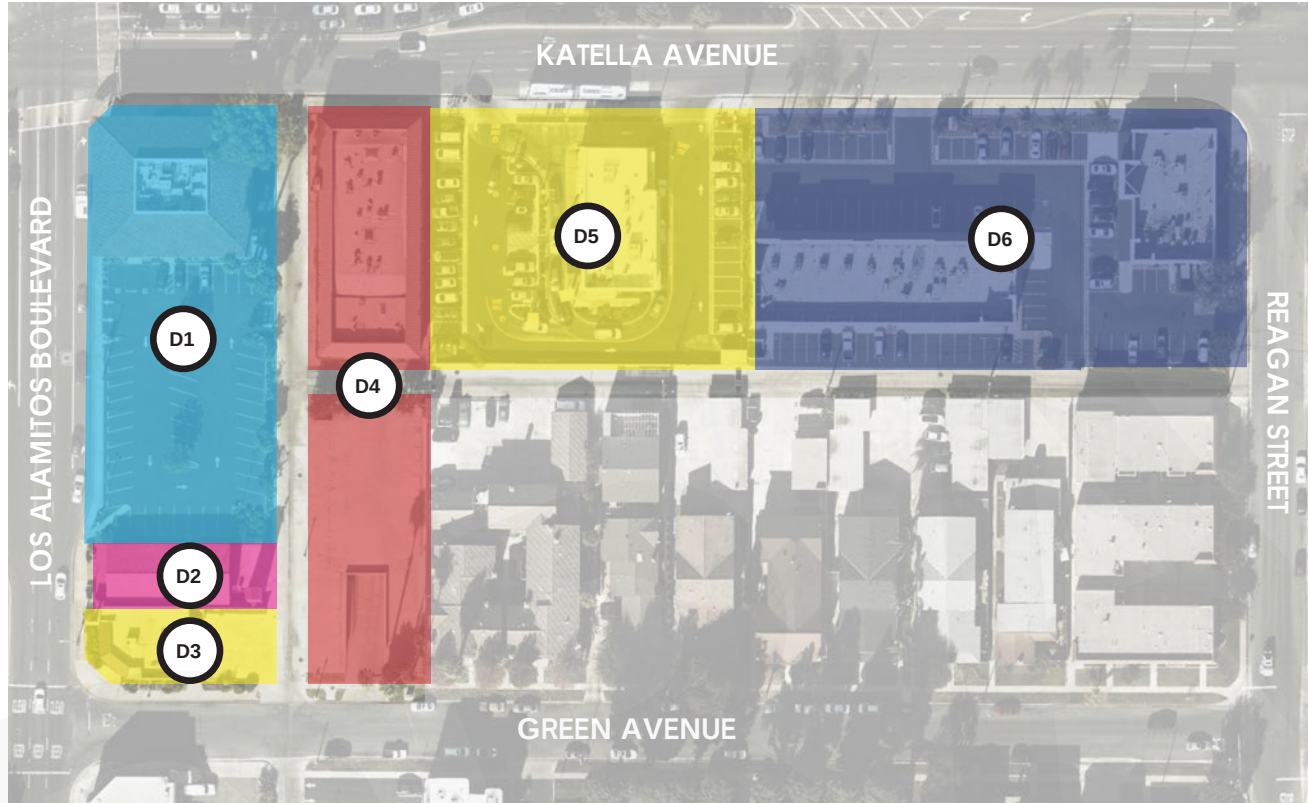
3.24 Acres

59,851 sqft Commercial/Services

222 Off Street Parking Stalls

1:270 sqft Parking Ratio

0.42 FAR



- D4** 3532 Katella Avenue, 3531 Green Avenue  
R. Robert Family Trust  
2 parcels, .58 acres, Commercial Office  
1 two story structure; 18,573 sqft  
Built 1954, Sale 2014  
~50 off street parking stalls (21 assumed below grade)  
Parking Ratio: ~1:371 sqft  
FAR: ~0.74
- D5** 3562 Katella Avenue  
McDonalds Corp  
1 parcel, 0.7 acres, Commercial Retail, Fast Food  
1 single story structure; 4,214 sqft  
Built 1973, Sale NODATA  
~36 off street parking stalls  
Parking Ratio: ~1:117 sqft  
FAR: ~0.13
- D6** 3636 Katella Avenue, 11021 Reagan Street  
Steven J Gerschultz  
2 parcels, 1.05 acres, Commercial Retail  
2 single story structures; 15,540 sqft  
Built 1987; Sale 2003  
~83 off street parking stalls  
Parking Ratio: 1:187 sqft  
FAR: ~0.34  
Tenants: Rustic Eats, Kid's Resale, Fyt Gym, Katella Hair, Mustard's Hot Dogs, Los Alamitos Liquor & Market, Top it! Pizzas & Salads, Madera's Steak House

**D1** 3502 Katella Avenue  
JP Morgan Chase  
1 parcel, .70 acres, Commercial Office  
1 two story structure; 16,482 sqft  
Built NODATA, Sale 1994  
~46 off street parking stalls  
Parking Ratio: ~1:358 sqft  
FAR: ~0.54

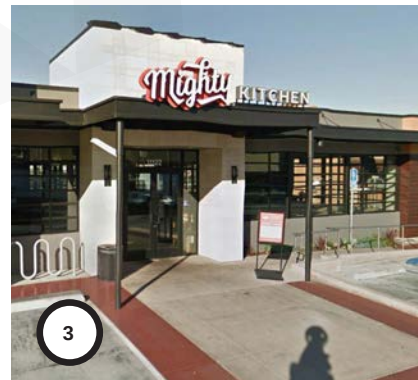
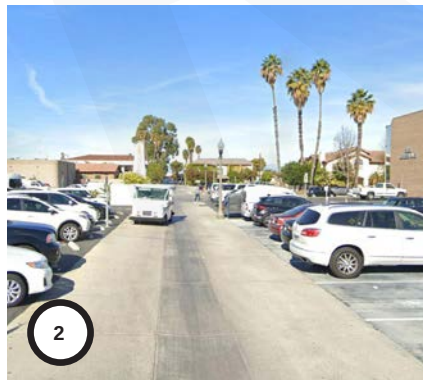
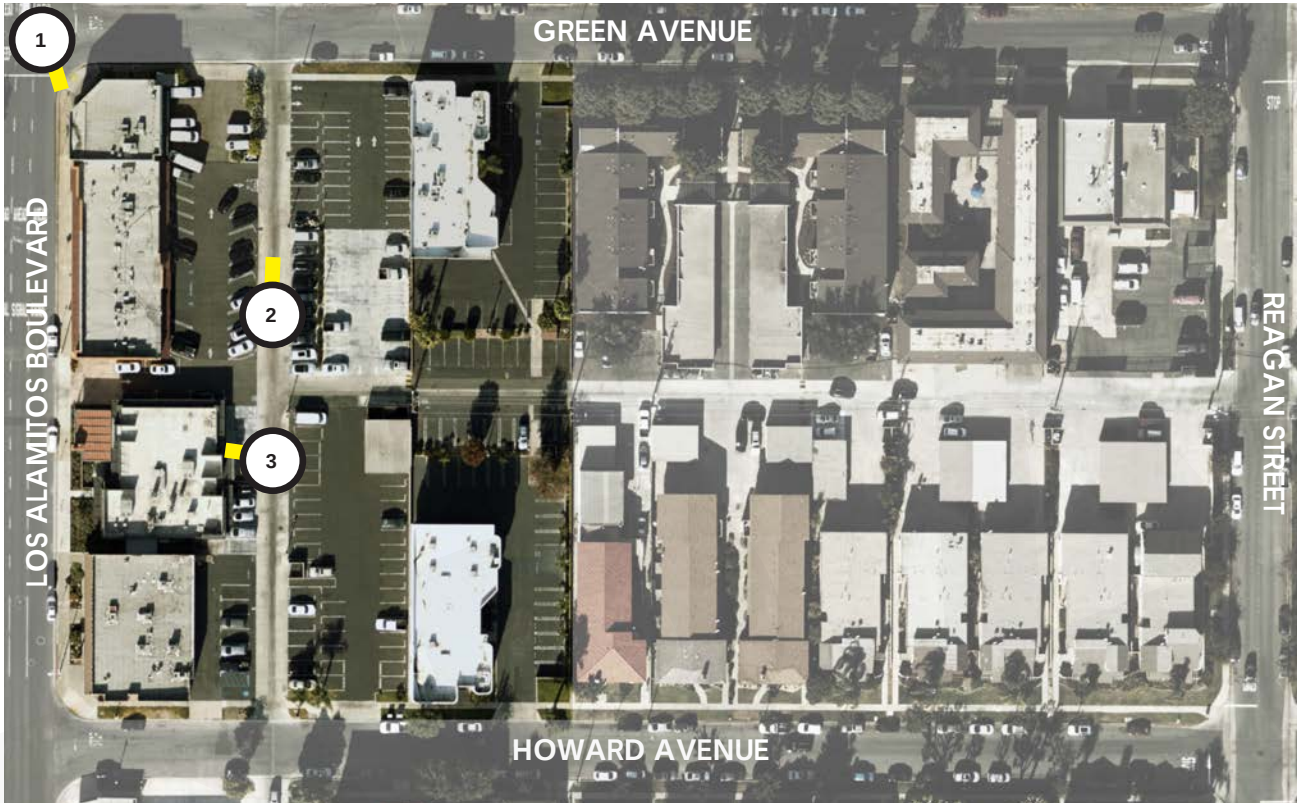
**D2** 11062 Los Alamitos Boulevard  
City Owned Property, City of Los Alamitos  
1 parcel, .10 acres, Civic/Public Resource  
Los Alamitos Museum  
1 single story structure; 2,755 sqft  
Built NODATA, Sale 1976  
~0 off street parking stalls  
FAR: ~0.63

**D3** 11072 Los Alamitos Boulevard  
Imperial Jewelry Manufacturing Co. Inc.  
1 parcel, .11 acres, Commercial Retail  
1 single story structure; 2287 sqft  
Built 1986, Sale 1984  
~7 off street parking stalls  
Parking Ratio: ~1:327 sqft  
FAR: ~0.48



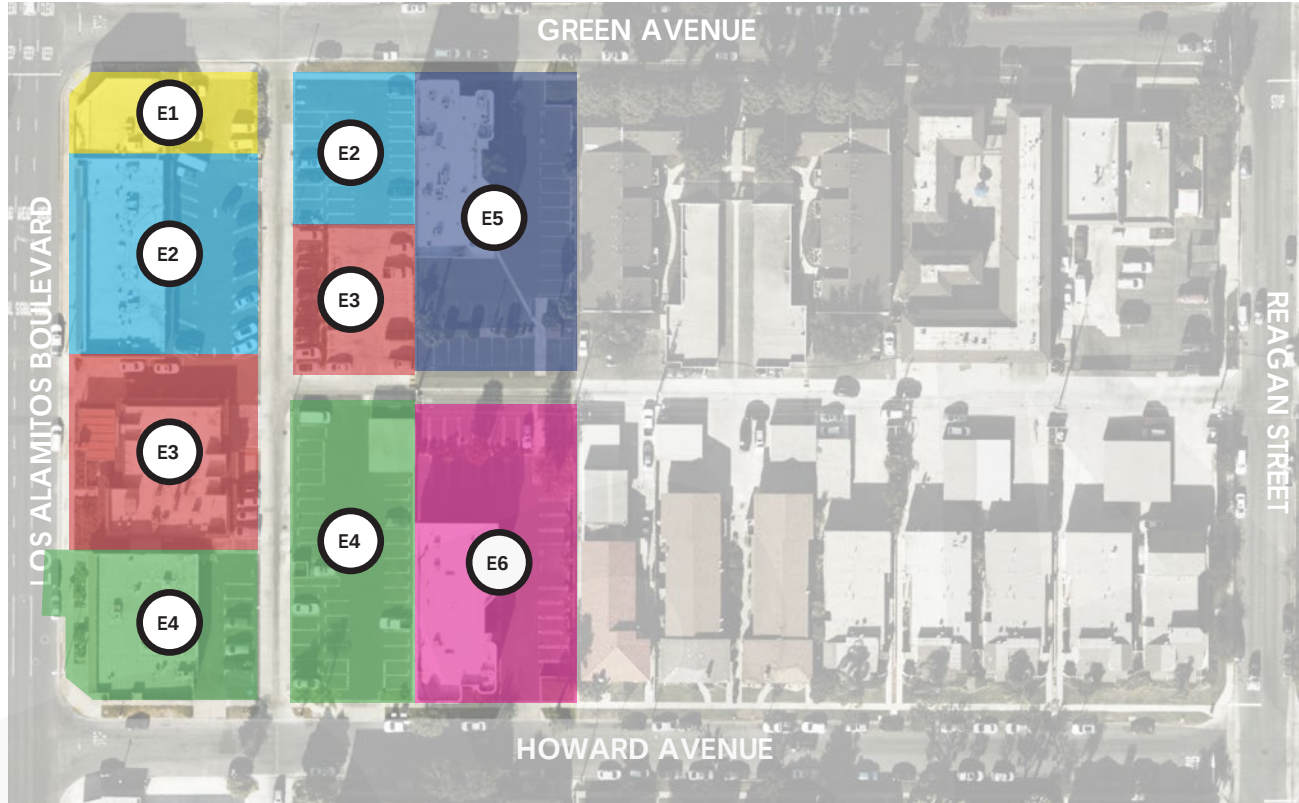
## Green-Howard Block (E)

The Green-Howard Block is bounded by Green Avenue, Los Alamitos Boulevard, Howard Avenue, and Reagan Street. The block is primarily defined by commercial retail and office uses including a well-defined edge of commercial facades along Los Alamitos Boulevard, and a pair of three-story office structures near the middle of the block. There have been some recent efforts to improve the north-south alley that runs through the interior of the block, including pedestrian-scaled street lighting and the alley-facing entry of Mighty Kitchen. The block also contains a substantial number of multi-family residential parcels on the eastern two thirds of the block, which are not included in the Plan Area. The block contains 196 off street parking stalls and 68,843 square feet of commercial structures at 0.65 FAR. A parcel-based analysis follows on the following page.



### BLOCK SUMMARY

2.45 Acres  
68,843 sqft Commercial/Services  
196 Off Street Parking Stalls  
1:351 sqft Parking Ratio  
0.65 FAR



**E4** 11130-11142 Los Alamitos Boulevard  
Helen Perez Family Trust  
2 parcels, 0.56 acres, Commercial Retail  
1 two story structures, 1 single story structure;  
12,321 sqft total  
Built 1975, Sale 2016  
~47 off street parking stalls  
Parking Ratio: ~1:262 sqft  
FAR: ~0.51  
Tenants: Boon Docks Cocktails, Sundara Yoga, Katella  
Beaut Supply, iTrain Fitness, Label Me Lindsay

**E5** 3552 Green Avenue  
3611 Farquhar Investments LLC  
1 parcel, 0.41 acres, Commercial Office  
1 three story structure; 15,344 sqft  
Built 1979, Sale 2012  
~33 off street parking stalls  
Parking Ratio: ~1:465 sqft  
FAR: ~0.86

**E6** 3561 Howard Avenue  
JGB Properties LLC  
1 parcel, 0.41 acres, Commercial Office  
1 three story structure; 14,025 sqft  
Built 1978, Sale 2020  
~20 off street parking stalls  
Parking Ratio: ~1:700 sqft  
FAR: ~0.78

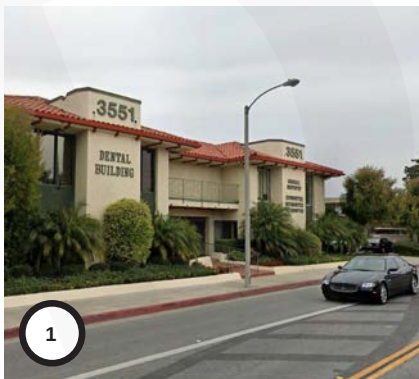
**E1** 11102 Los Alamitos Boulevard  
Two Brothers LLC  
1 parcel, 0.13 acres, Commercial Retail  
1 two story structure; ~3,600 sqft  
Built 1981, Sale 2018  
~5 off street parking stalls  
Parking Ratio: 1:720 sqft  
FAR: ~0.64  
Tenant: Enchanted Florist

**E2** 11110 Los Alamitos Blvd, 3532 Green Ave  
11110 Los Alamitos LLC  
2 parcels, 0.47 acres, Commercial Retail  
1 two story structure; 17,527 sqft  
Built 1956, Sale 2015  
~53 off street parking stalls  
Parking Ratio: ~1:331 sqft  
FAR: ~0.86  
Tenants: Le Paperie & Company, Antica Oil  
& Vinegars, Simply O Juice Bar, Pop Ice

**E3** 11122 Los Alamitos Boulevard  
Olde Las Building LLC  
2 parcels, 0.47 acres, Commercial Retail  
1 single story structure; 6,026 sqft  
Built 1965, Sale 2010  
~38 off street parking stalls  
Parking Ratio: ~1:159 sqft  
FAR: ~0.29  
Tenant: Mighty Kitchen

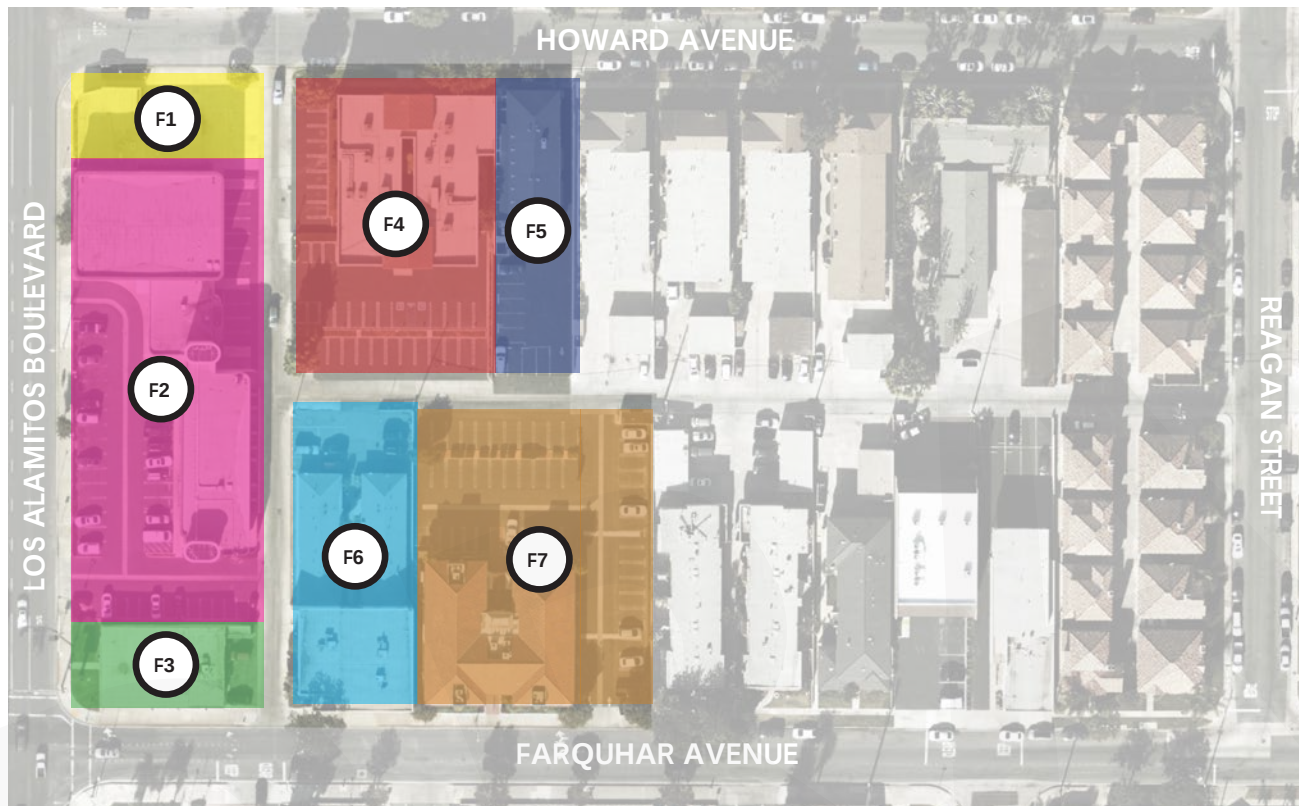
## Howard-Farquhar Block (F)

The Howard-Farquhar Block is bounded by Howard Avenue, Farquhar Avenue, Los Alamitos Boulevard, and Reagan Street. The block is primarily defined by commercial retail and office uses including a substantial number of dental offices. There have been some recent efforts to improve the north-south alley that runs through the interior of the block, including pedestrian-scaled street lighting. Multifamily structures on the eastern part of the block are not included in the Plan Area. Overall, the block contains 189 off street parking stalls, 81,100 square feet of commercial space at 0.71 FAR. A parcel-based analysis follows on the following page.



### BLOCK SUMMARY

2.64 Acres  
81,100 sqft Commercial/Services  
189 Off Street Parking Stalls  
1:429 sqft Parking Ratio  
0.71 FAR



- F4** 3532 Howard Avenue  
Howard Street Partners  
1 parcel, .52 Acres, Commercial Office  
1 two story structure; 28,172 sqft  
Built NODATA, Sale 1990  
~37 off street parking stalls  
Parking Ratio: 1:761 sqft  
FAR: ~1.24
- F5** 3562 Howard Avenue  
Robert Gough  
1 parcel, .21 acres, Commercial Office,  
Residential, ~8 units  
1 two-story office structure; 5,486 sqft  
Built 1980, Sale 2012  
~10 off street parking stalls  
Parking Ratio: 1:549 sqft  
FAR: ~0.6
- F6** 3535 Farquhar Avenue  
Allegro Holdings LLC  
2 parcels, .31 acres, Commercial Office/Residential  
2 single story structures, 1 two story structure;  
8,961 sqft total  
Built 1965, Sale 2019  
~20 off street parking stalls, including covered  
Parking Ratio: ~1:448 sqft  
FAR: ~0.66
- F7** 3551 Farquhar Avenue  
Farquar Investment Group  
2 parcels, .6 acres, Commercial Office  
1 two story structure; 15,276 sqft  
Built NODATA, Sale NODATA  
~50 off street parking stalls  
Parking Ratio: 1:306 sqft  
FAR: ~0.58  
Tenant: Los Alamitos Dental Care

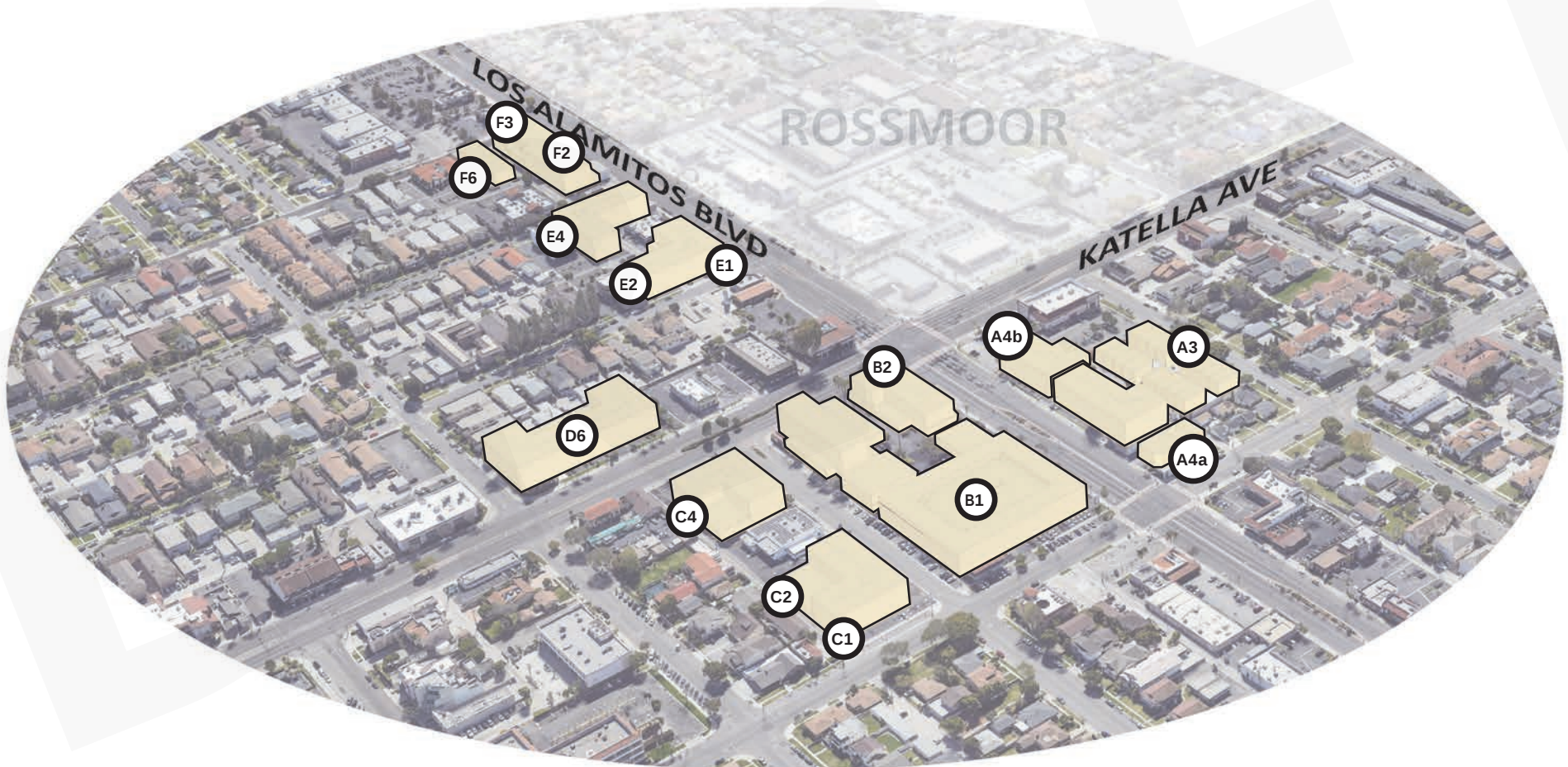
**F1** 11162 Los Alamitos Boulevard  
Richard Ahn  
1 parcel, 0.13 acres, Commercial Office  
1 single story parcel; 2,443 sqft  
Built 1950, Sale 2007  
~11 off street parking stalls  
Parking Ratio: ~1:222 sqft  
FAR: ~0.43  
Tenant: Los Al Dental Implants

**F2** 11182 Los Alamitos Boulevard  
Spot Investments  
1 parcel, 0.74 acres, Commercial Retail  
1 two story structure; 17,082 sqft  
Built 1981, Sale 2012  
~44 off street parking stalls  
Parking Ratio: ~1:388 sqft  
FAR: ~0.53  
Tenants: Best Cleaners, Flame Broiler, Nev-  
in's Donuts, Threading Salon, Great Dane  
Baking Company, Big Picture Home Loans,  
Meyer Appraisal, Cowan Insurance

**F3** 11232 Los Alamitos Boulevard  
Shabtai Itzhak Ins Trust  
1 parcel, 0.13 acres, Commercial Retail  
1 single story structure; 3,680 sqft  
Built 1958, Sale 2008  
~17 off street parking stalls  
Parking Ratio: ~1:216 sqft  
FAR: ~0.64  
Tenants: Elegance Nail & Spa, Computer  
Repair Orange County

## Development Scenario A

The development scenario presented here is not intended as a master plan, but to present one possible way in which property owners may choose to develop in a way that is consistent with this Plan. Scenario A is presented throughout chapter 4.



## Development Scenario A

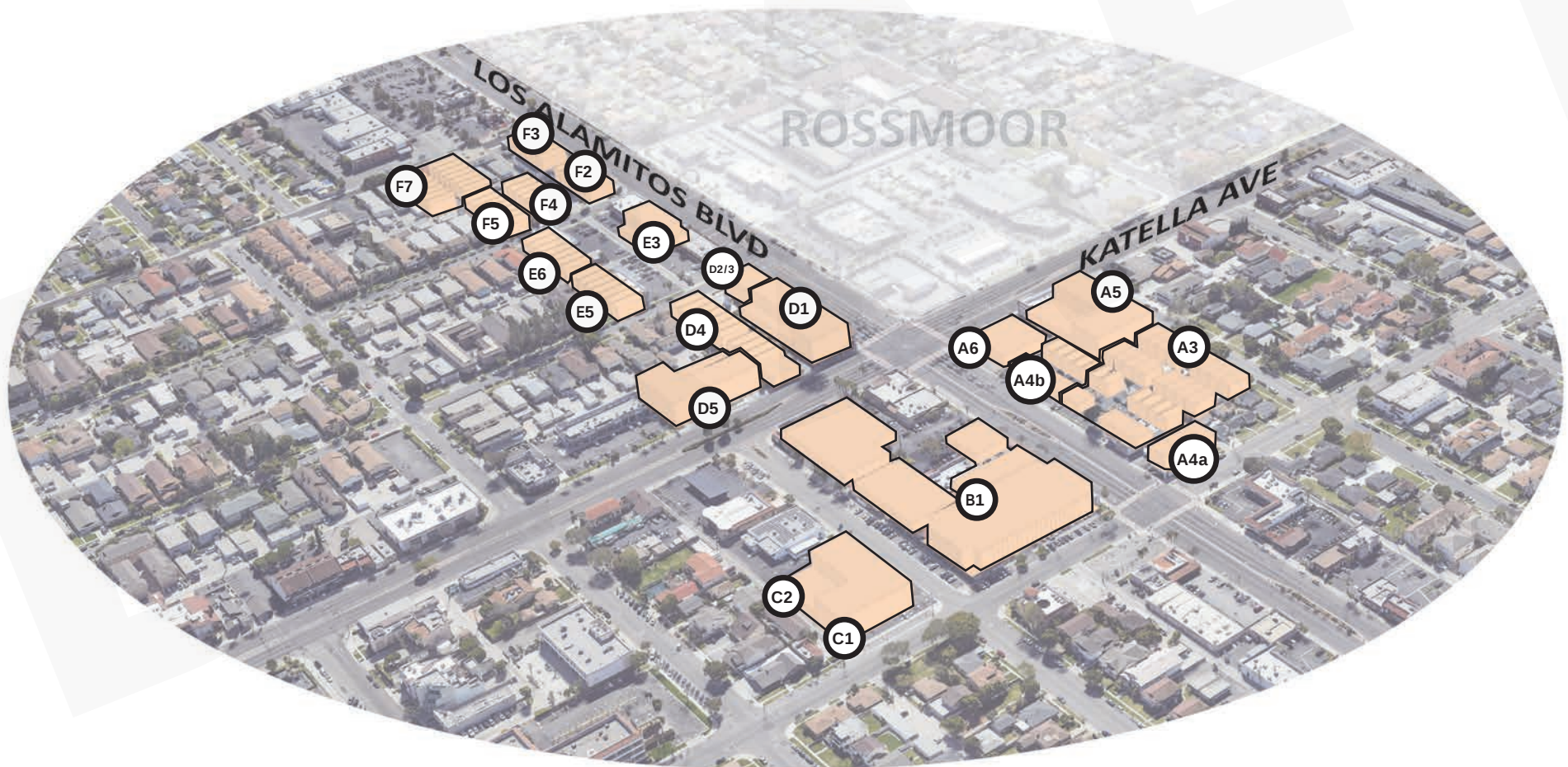
The figures and totals presented in this table represent a major transformation of the city. In reality, development will be incremental over a long time frame and the data presented here should be understood as a kit of parts.

| SITE ID      | ACRES        | NON-RESIDENTIAL SQFT | RESIDENTIAL UNITS |
|--------------|--------------|----------------------|-------------------|
| A3           | 1.43         | ~6,000               | ~45               |
| A4a          | 0.28         | 0                    | ~5                |
| A4b          | 0.44         | ~3,500               | ~25               |
| B1           | 3.10         | ~70,000              | ~70*              |
| B2           | 0.68         | ~7,000               | ~35               |
| C1/2         | 0.65         | ~6,000               | ~35               |
| C4           | 0.74         | ~7,000               | ~30               |
| D6           | 1.05         | ~12,500              | ~60               |
| E1/2         | 0.60         | ~5,000               | ~40               |
| E4           | 0.56         | ~3,500               | ~40               |
| F2/3         | 0.87         | ~7,000               | ~50               |
| F6           | 0.31         | 0                    | 5                 |
| <b>TOTAL</b> | <b>10.71</b> | <b>127500</b>        | <b>~440*</b>      |

\* +100 hotel rooms

## Development Scenario B

The development scenario presented here is not intended as a master plan, but to present one possible way in which property owners may choose to develop in a way that is consistent with this Plan. Scenario B was developed to demonstrate that all property owners have the potential to be involved in realizing the vision and benefiting from this Plan.



## Development Scenario B

The figures and totals presented in this table represent a major transformation of the city. In reality, development will be incremental over a long time frame and the data presented here should be understood as a kit of parts.

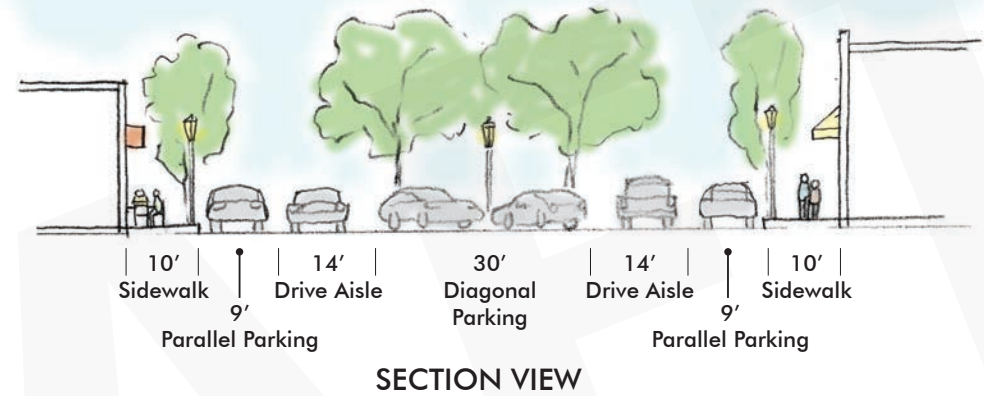
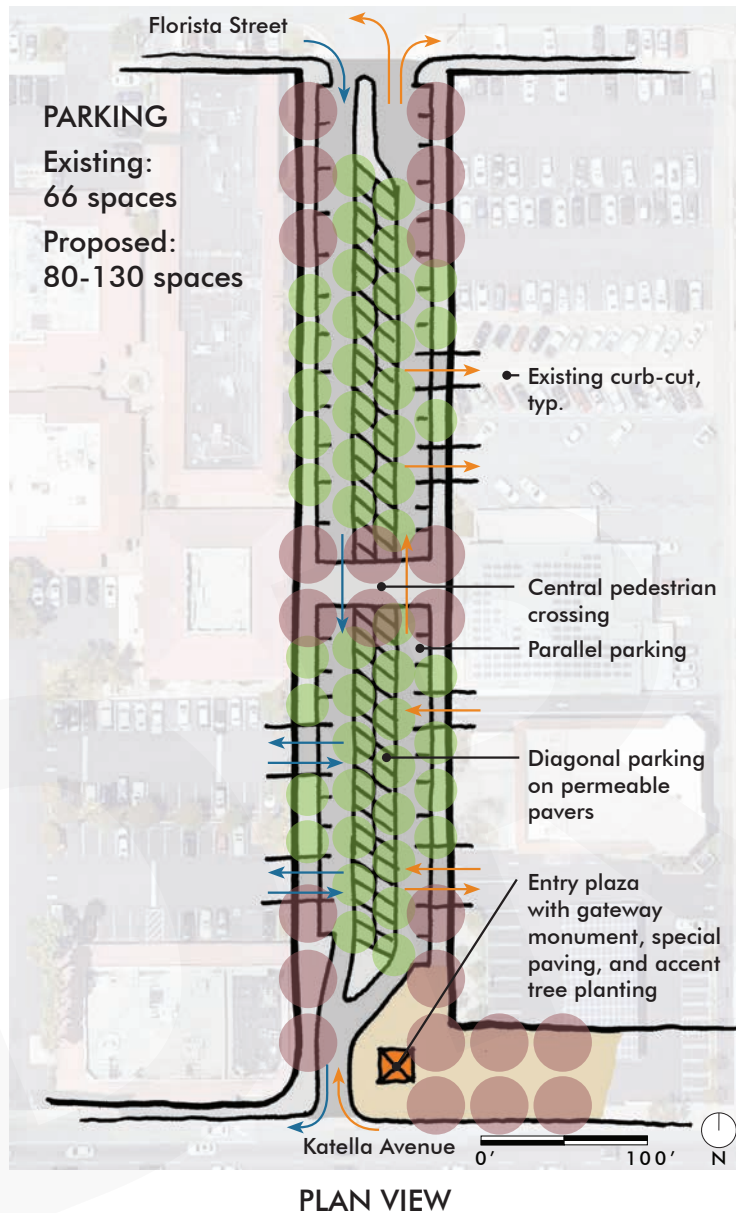
| SITE ID      | ACRES        | NON-RESIDENTIAL SQFT | RESIDENTIAL UNITS |
|--------------|--------------|----------------------|-------------------|
| A3           | 1.43         | ~4,000               | ~20               |
| A4a          | 0.28         | 0                    | ~5                |
| A4b          | 0.44         | ~3,000               | ~5                |
| A5           | 0.78         | ~7,000               | ~45               |
| A6           | 0.40         | ~15,000              | 0                 |
| B1           | 3.1          | ~55,000              | 0                 |
| C1/2         | 0.65         | ~6,000               | ~35               |
| D1           | 0.70         | ~9,000               | ~40               |
| D2/3         | 0.21         | ~4,000               | ~5                |
| D4           | 0.58         | ~3,000               | ~10               |
| D5           | 0.70         | ~8,000               | ~40               |
| E3           | 0.47         | ~4,000               | ~25               |
| E5/E6        | 0.82         | 0                    | ~15               |
| F2/3         | 0.87         | 0                    | ~15               |
| F4/F5        | 0.73         | 0                    | ~15               |
| F7           | 0.60         | 0                    | ~10               |
| <b>TOTAL</b> | <b>12.76</b> | <b>~118,000</b>      | <b>~285</b>       |

# Alternative Pine Street Design Schemes

This section presents three design schemes for reimagining Pine Street as described in chapter 4.

The preferred scheme is presented first, followed by two alternatives. Each of the schemes has the potential to increase on-street parking capacity and improve the public realm.

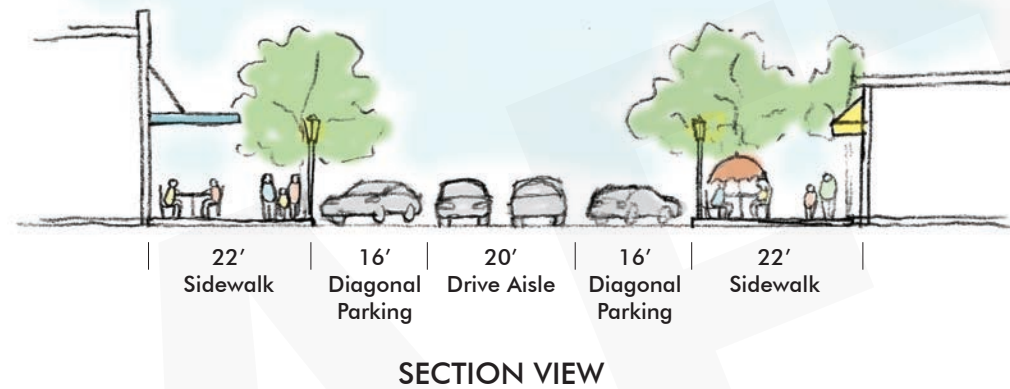
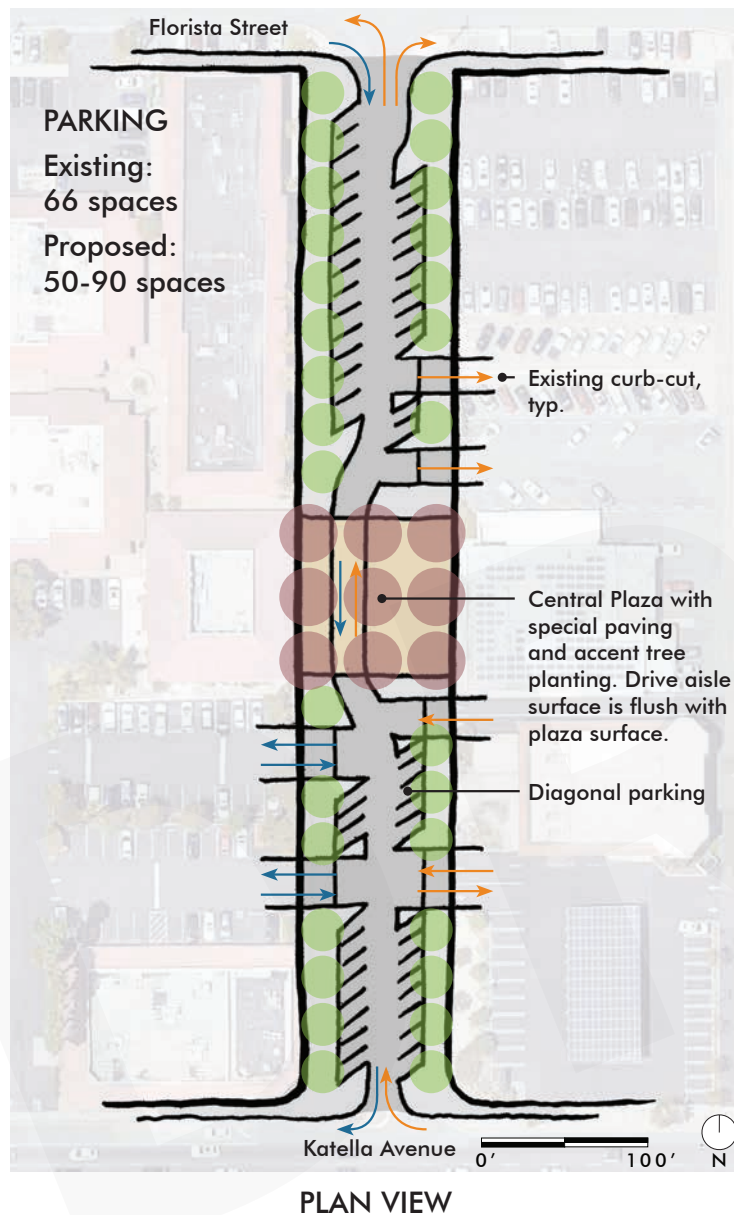
- 1) Entry Plaza with Diagonal and Parallel Parking**
- 2) Central Plaza with Diagonal Parking**
- 3) Central Plaza with Perpendicular Parking**



Precedent example: Lancaster, CA

## PINE STREET - ENTRY PLAZA WITH DIAGONAL AND PARALLEL PARKING

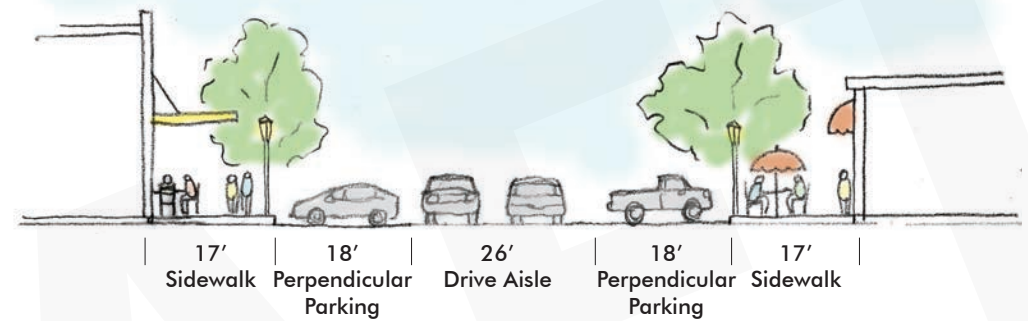
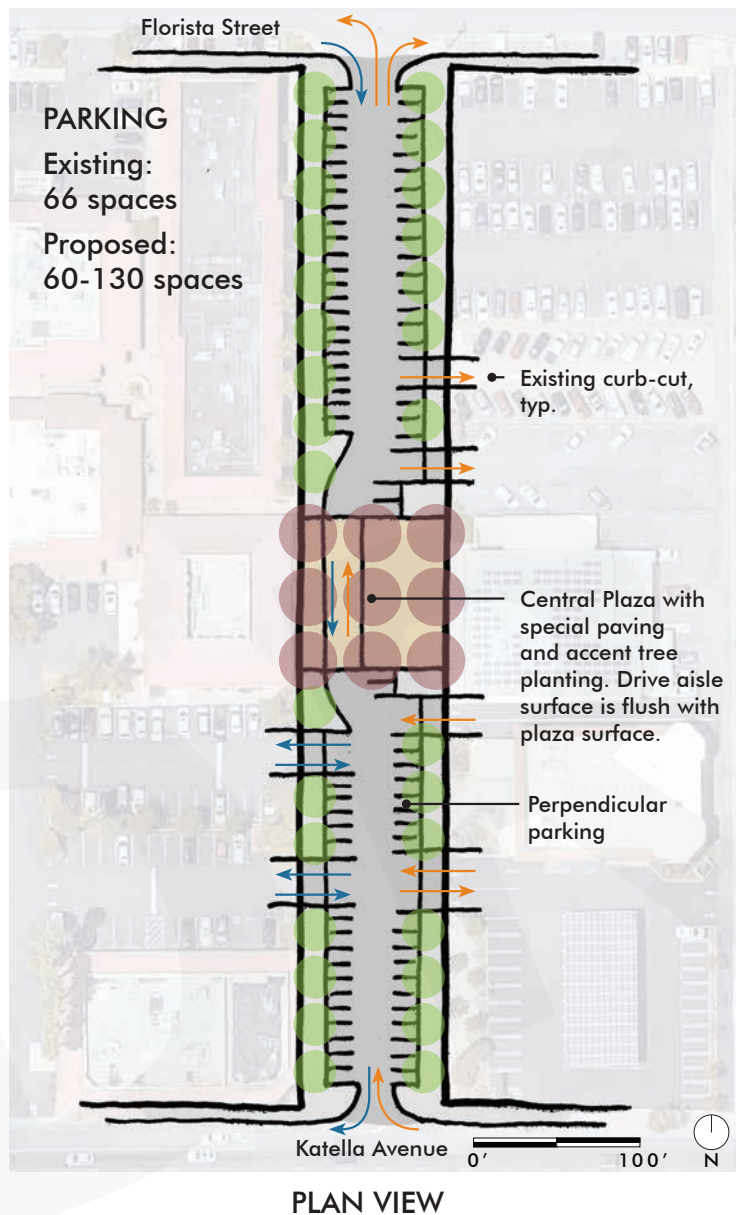
PlaceWorks 4/14/2021



Precedent example: Newhall, CA

## PINE STREET - CENTRAL PLAZA WITH DIAGONAL PARKING

PlaceWorks 4/14/2021



SECTION VIEW



Precedent example: Glendale, CA

## PINE STREET - CENTRAL PLAZA WITH PERPENDICULAR PARKING

PlaceWorks 4/14/2021

# Existing Zoning and Development Code

The following pages present the existing zoning and development code for the TCMU zone.

**17.12.010** Purpose of Zone

**17.12.020** Land Uses and Permit Regulations

**17.12.030** Commercial Uses Required along Streetfrontages

**17.12.040** Development Standards for TCMU Zone.

**17.12.050** Design Standards

**17.12.060** Live/Work Standards

**17.12.070** Open Space Requirements for Residential Uses

**17.12.080** Mixed-Use Lot Consolidation Incentive Program

**17.12.090** Other Application Regulations

### **17.12.010 Purpose of Zone**

The Town Center Mixed Use (TCMU) zone is established to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to commerce, and that encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. The Town Center Mixed Use zone requires the inclusion of a ground-floor, street-frontage commercial components for all projects. Exclusive residential structures are not allowed. This zone implements the General Plan Mixed Use land use designation. (Ord. 19-03 § 3, 2019)

### **17.12.020 Land Uses and Permit Requirements**

**A. Use Regulations.** This section, and Table 2-06 (Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone) in particular, identifies the uses of land that may be allowed within the TCMU zone and indicates whether any special permit is required for each allowable use.

#### **B. Permitted Uses, Use Permits, and Uses Not Allowed.**

**1. Permitted Use (“P”).** A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Development Permit—Major and Minor (Chapter 17.44) and a building permit or other permit required by the Municipal Code.

**2. Permitted as an Accessory Use (“A”).** Accessory uses that are clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to the requirements of this Zoning Code, including Section 17.28.035 (Accessory Structures—Nonresidential Zones).

**3. Administrative Use Permit (“AUP”).** Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17.32).

**4. Conditional Use Permit (“CUP”).** Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17.32).

**5. Temporary Use Permit (“TUP”).** Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17.46).

**6. Uses Not Allowed (“—”).** Uses with an “—” indication in Table 2-06 are not allowed in the specified zone.

**C. Specific Use Regulations.** All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table 2-06 labeled Specific Use Regulations, the use is also subject to the referenced provisions.

**D. Zoning Permit Required.** For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17.50 (Zoning Consistency Review).

**E. Multiple Uses on a Single Site.** When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.

**F. Director Determination.** Land uses are defined in Division 7 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in Table 2-06 or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.

**G. Prohibited Uses.** The following uses are specifically prohibited in the TCMU zone:

1. All Cannabis Activities, including Cannabis Deliveries, Commercial Cannabis Activities, and Commercial Cultivation, even by Qualified Patients and Caregivers
2. Donation Boxes
3. Freight and/or Truck Terminals
4. Gun and Ammunition Stores
5. Manufacturing—Heavy
6. Recycling, Large Collection

- 7. Recycling, Processing Facility
- 8. Salvage Yard
- 9. Secondhand Stores
- 10. Swap Meets—Indoor or Outdoor
- 11. Tobacco and Vape Stores. (Ord. 19-03 § 3, 2019)

### 17.12.030 Commercial Uses Required along Street Frontages

To maintain an active pedestrian environment in the TCMU zone, commercial uses shall be the predominant along street frontages. At least 75 percent of the ground floor frontage along Katella Avenue and Los Alamitos Boulevard shall be occupied by commercial uses.

**Table 2-06: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone**

| <b>P:</b> Permitted Use                       |          | <b>CUP:</b> Conditional Use Permit       |
|-----------------------------------------------|----------|------------------------------------------|
| <b>A:</b> Permitted as an Accessory Use       |          | <b>—:</b> Use not allowed                |
| <b>AUP:</b> Administrative Use Permit         |          | <b>TUP:</b> Temporary Use Permit         |
|                                               |          | <b>UF:</b> Permitted Only on Upper Floor |
| Land Use                                      | TCMU     | Special Use Regulations                  |
| <b>Business, Financial, and Professional</b>  |          |                                          |
| Automated Teller Machines (ATMs)—<br>Drive Up | —        |                                          |
| Business Support Services                     | <b>P</b> |                                          |

| Land Use                                                                         | TCMU       | Special Use Regulations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check Cashing and/or Payday Loans                                                | —          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Financial Institutions and Related Services (without drive-through facilities)   | <b>P</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Offices—Business, and Professional (but not including Medical and Dental Office) | <b>P</b>   | <p>1) In multi-story structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 15 percent of the ground floor upon verification of the square footage by the Director. In no case shall any single office space on the ground floor exceed 3,000 square feet total</p> <p>2) In single-story structures located in shopping centers, up to 15 percent of the gross floor area of the center is allowed for office uses upon verification of the square footage by the Director. In no case shall any single office space exceed 3,000 square feet total</p> |
| <b>Cannabis Uses</b>                                                             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Cannabis Deliveries                                                              | —          | See Section 17.28.090 (Cannabis Uses)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Commercial Cannabis Activities                                                   | —          | See Section 17.28.090 (Cannabis Uses)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Cannabis Cultivation, even by Qualified Patients and Caregivers                  | —          | See Section 17.28.090 (Cannabis Uses)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Eating and Drinking Establishments</b>                                        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Restaurant—No Alcohol Sales                                                      | <b>P</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Restaurant—Accessory Outside Seating Areas                                       | <b>AUP</b> | See Section 17.28.200 (Outdoor Dining) and Chapter 17.32 (Administrative Use Permits and Conditional Use Permits)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Land Use                                                                         | TCMU       | Special Use Regulations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                                                          |            |                                                          |
|------------------------------------------------------------------------------------------|------------|----------------------------------------------------------|
| Restaurant—Full or Limited Service with Late Hours (open between midnight and 6:00 a.m.) | <b>CUP</b> |                                                          |
| Restaurant—Full or Limited Service, Serving Alcohol                                      | <b>CUP</b> | See Section 17.28.060 (Alcoholic Beverage Retail Sales)  |
| Restaurant with Drive-Through Facilities                                                 | —          |                                                          |
| <b>Education</b>                                                                         |            |                                                          |
| Schools, Private                                                                         | <b>CUP</b> |                                                          |
| Trade and Vocational Schools                                                             | <b>CUP</b> |                                                          |
| Tutoring and Education Centers                                                           | <b>CUP</b> |                                                          |
| <b>Lodging</b>                                                                           |            |                                                          |
| Hotel and Motel                                                                          | <b>CUP</b> |                                                          |
| Homeless Shelters - up to 20 beds                                                        | —          |                                                          |
| Homeless Shelters - more than 20 beds                                                    | —          |                                                          |
| <b>Medical-Related and Care Uses</b>                                                     |            |                                                          |
| Ambulance Services                                                                       | —          |                                                          |
| Clinic and Urgent Care                                                                   | —          |                                                          |
| Day Care Center                                                                          | <b>CUP</b> | 17.28.130 (Day Care, General)                            |
| Health Facilities, Therapy, and Rehabilitation                                           | <b>CUP</b> | Prohibited on ground floor. No larger than 3,000 sq. ft. |
| Hospital                                                                                 | —          |                                                          |

| Land Use                            | TCMU         | Special Use Regulations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Medical and Dental Office           | <b>P/CUP</b> | <p>1) CUP required on ground-floor tenant spaces on properties with arterial street frontage</p> <p>2) In <b>multi-story</b> structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 15 percent of the ground floor upon verification of the square footage by the Director. In no case shall any single office space on the ground floor exceed 3,000 square feet total. These standards shall apply to all office uses, including Professional. Such determination/verification shall occur through the Zoning Permit process</p> <p>3) In <b>single-story</b> structures located in shopping centers, up to 15 percent of the gross floor area of the center is allowed for office uses upon verification of the square footage by the Director. In no case shall any single office space exceed 3,000 square feet total. These standards shall apply to all office uses, including Professional. Such determination/verification shall occur through the Zoning Permit process</p> |
| Residential Care Facilities         | —            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Recreation and Entertainment</b> |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Arcade (Electronic Game Center)     | <b>CUP</b>   | See Section 17.28.070 (Arcades)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Commercial Recreation—Indoors       | <b>CUP</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Commercial Recreation—Outdoors      | —            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Entertainment, Indoor               | <b>CUP</b>   | Excludes uses that are regulated under Section 17.28.040 (Adult Businesses)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Health/Fitness Facilities, Small    | <b>AUP</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Health/Fitness Facilities, Large    | <b>CUP</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Residential</b>                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Live/Work Unit                      | <b>AUP</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Multi-Family Dwelling               | <b>AUP</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Senior Residential Housing Projects | <b>P</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Single-Family Dwelling              | —            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Supportive Housing—Housing Type     | <b>AUP</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| <b>Land Use</b>                                                                                    | <b>TCMU</b> | <b>Special Use Regulations</b>                          |
|----------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------|
| Transitional Housing—Housing Type                                                                  | <b>AUP</b>  |                                                         |
| <b>Retail Sales</b>                                                                                |             |                                                         |
| Alcohol Beverage Sales                                                                             |             |                                                         |
| Alcohol Sales, for Off-Site Consumption                                                            | <b>CUP</b>  | See Section 17.28.060 (Alcoholic Beverage Retail Sales) |
| Alcoholic Beverage Sales (for on-site or off-site consumption, in conjunction with an allowed use) | <b>CUP</b>  | See Section 17.28.060 (Alcoholic Beverage Retail Sales) |
| Animal Retail Sales                                                                                | —           |                                                         |
| Building Materials and Services, Indoor                                                            | —           |                                                         |
| Building Materials and Services, Outdoor                                                           | —           |                                                         |
| Convenience Store                                                                                  | <b>CUP</b>  |                                                         |
| Farmers' Market                                                                                    | <b>TUP</b>  |                                                         |
| Outdoor Temporary and/or Seasonal Sales                                                            | <b>TUP</b>  |                                                         |
| Recreational Equipment Rentals—Indoor Only                                                         | <b>P</b>    |                                                         |
| Retail—General                                                                                     | <b>P</b>    |                                                         |
| Retail—Restricted                                                                                  | <b>CUP</b>  |                                                         |
| Vehicle Sales and Rental                                                                           | <b>P</b>    | Office only; no storage of cars on property.            |
| Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental                        | —           |                                                         |
| <b>Service Uses</b>                                                                                |             |                                                         |
| Animal Boarding/Kennels, Grooming                                                                  | —           |                                                         |
| Cultural Institutions                                                                              | <b>CUP</b>  |                                                         |

| <b>Land Use</b>                                                  | <b>TCMU</b> | <b>Special Use Regulations</b>                                                                          |
|------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------|
| Funeral Parlors and Interment Services                           | —           |                                                                                                         |
| Instructional Services                                           | <b>P</b>    |                                                                                                         |
| Maintenance and Repair Services—<br>Indoor                       | —           |                                                                                                         |
| Personal Services, General                                       | <b>P</b>    |                                                                                                         |
| Personal Services, Restricted                                    | <b>CUP</b>  |                                                                                                         |
| Moving Companies, Storage Allowed                                | —           |                                                                                                         |
| Social Service Facilities                                        | —           |                                                                                                         |
| Vehicle Repair and Services                                      | —           |                                                                                                         |
| Service/Fueling Station                                          | —           |                                                                                                         |
| Vehicle Washing/Detailing                                        | —           |                                                                                                         |
| Vehicle Service, Major                                           | —           |                                                                                                         |
| Veterinary Services, Large Animal                                | —           |                                                                                                         |
| Veterinary Services, Small Animal                                | <b>CUP</b>  | All operations must be conducted completely within a masonry structure. No overnight boarding permitted |
| <b>Transportation, Communications, and Infrastructure Uses</b>   |             |                                                                                                         |
| Car Sharing—Parking                                              | <b>AUP</b>  | Car sharing parking spaces may not occupy any space required for another use                            |
| Freight/Truck Terminals                                          | —           |                                                                                                         |
| Vehicle Charging Stations                                        | <b>A</b>    |                                                                                                         |
| Utility Facilities                                               | <b>CUP</b>  |                                                                                                         |
| Vehicle Storage                                                  | —           |                                                                                                         |
| Wireless Telecommunication<br>Facilities—Minor                   | <b>AUP</b>  |                                                                                                         |
| Wireless Telecommunication<br>Facilities—Major                   | <b>CUP</b>  |                                                                                                         |
| Wireless Telecommunication Facilities,<br>Satellite Dish Antenna | <b>P</b>    |                                                                                                         |

| Land Use                             | TCMU       | Special Use Regulations |
|--------------------------------------|------------|-------------------------|
| <b>Other Uses</b>                    |            |                         |
| Caretaker Quarters                   | —          |                         |
| Drive-Through or Drive-Up Facilities | —          |                         |
| Public Assembly Facilities           | <b>CUP</b> |                         |
| Religious Assembly Facilities        | <b>CUP</b> |                         |
| Vending Machine                      | <b>A</b>   |                         |

#### 17.12.040 Development Standards for Town Center Mixed-use Zone

**A. General.** The general property development standards for the TCMU zone shall be as set forth in Table 2-07: General Development Standards for Town Center Mixed-Use Zone.

**B. Calculation of Density and Intensity.**

**1. Horizontal Mixed Use.** For residential and nonresidential uses on the same development site but separate legal lots, the residential density shall be calculated for the lot or lots dedicated solely to residential use. The FAR for the nonresidential use shall be calculated for the lot or lots dedicated solely to the nonresidential use.

**2. 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.

**Table 2-07: General Development Standards for Town Center Mixed-Use Zone**

| Development Features                             | Requirement by Zone<br>TCMU | Additional Requirements                                                                                   |
|--------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------|
| Minimum Lot Area (for new mixed-use development) | <b>10,000 sq. ft.</b>       | For new mixed-use development. Single-purpose uses can be constructed on lots smaller than 10,000 sq. ft. |
| Structure Form and Location Standards            |                             |                                                                                                           |

| <b>Development Features</b>               | <b>Requirement by Zone<br/>TCMU</b>                     | <b>Additional Requirements</b> |
|-------------------------------------------|---------------------------------------------------------|--------------------------------|
| Residential Density—Maximum               | <b>30 units/acre</b>                                    |                                |
| FAR Maximum—Nonresidential Components     | <b>2.00</b>                                             |                                |
| Storefront Width—Minimum                  | <b>50% of street frontage lot width</b>                 |                                |
| Minimum Setback                           |                                                         |                                |
| Front or Adjacent to a Street             | <b>0 ft. minimum; 10 ft. maximum</b>                    |                                |
| Side—Interior                             |                                                         |                                |
| Abutting Nonresidential or Mixed-Use Zone | <b>0 ft. minimum</b>                                    |                                |
| Abutting Residential Zone                 | <b>10 ft. minimum</b>                                   |                                |
| Side—Street Side                          | <b>10 ft. minimum</b>                                   |                                |
| Rear                                      |                                                         |                                |
| Abutting Nonresidential Zone              | <b>0 ft. minimum</b>                                    |                                |
| Abutting Residential Zone                 | <b>15 ft. minimum</b>                                   |                                |
| Height—Maximum                            | <b>60 ft.</b>                                           |                                |
| Open Space for Residential Uses           | <b>200 sq. ft. per unit combined common and private</b> |                                |

**C. Parking Restricted within Front and/or Street Side Setbacks.** Parking shall only be allowed within required front and/or street side setbacks where the responsible review authority finds that no feasible alternative exists to design a project and further, where such parking can be well integrated into overall project design and can adequately screened.

**D. Minimum Ground Floor Height.** The minimum ground-floor height for structures with commercial uses

on the ground floor shall be not less than 12 feet, six inches. (Ord. 19-03 § 3, 2019)

## **17.12.050 Design Standards**

### **A. Generally.**

1. Site and building design shall provide for internal compatibility among the different uses in terms of noise, hours of operation, vehicle and pedestrian circulation, access, use of open space, and similar operating characteristics.
2. Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site. The design of any live/work or mixed-use project shall take into consideration potential impacts, including, but not limited to, noise, odors, and hours of operation, on adjacent properties. The design shall include specific design features to minimize potential impacts.
3. The design of the mixed-use project shall ensure that the residential units are of a residential character and that privacy between residential units and between other uses on the site is maximized.
4. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, paseos, courtyards, and walkways, as well as pedestrian scale amenities and street furniture.
5. Site planning and building design shall be compatible with and enhance the adjacent and surrounding built environment in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.
6. Any mixed-use development in which two-thirds or more of the gross floor area is developed with residential uses, in addition to complying with the design standards set forth in this section, shall comply with the provisions of Section 17.08.045 (Design Standards for Multi-Family Housing).

### **B. Building Orientation, Entrances, and Articulation**

1. **Orientation.** The main building of a development shall be oriented to face a public street. Building frontages shall be generally parallel to streets. For all residential, retail, and office uses, at least one primary entrance to a ground-floor use shall face the adjacent street right-of-way. Ground-related entrances include entrances to ground-

floor uses.

**2. Ground Floor Transparency.** At least 65 percent of the exterior walls on the ground floor facing the street shall include windows, doors, or other openings.

**3. Nonresidential Entrances.** Entries shall include clearly defined features of front façades and be of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have a more prominent building entrance while maintaining a pedestrian scale.

**4. Transitional Space at Residential Entries.** New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas fronting the primary street(s) and entrances. This type of element or equivalent shall be required for each unit or group of units, but no less than one of this type of element shall be provided.

**5. Building Articulation.** No street frontage wall may run in a continuous plane for more than 25 feet without building openings or offsets, or as approved by the Review Authority if the project is constrained by unusual parcel size, shape, use, or other features that the responsible Review Authority accepts as rendering this requirement infeasible. Offsets shall vary in depth and/or direction of at least 18 inches, or a repeated pattern of offsets, recesses, or projections of similar depth.

**6. Structured Parking.** Structured parking facing public streets shall be fronted or wrapped with actively occupied spaces such as storefronts, live/work units, residential community amenities, and lobbies. Access to parking shall be designed so that it is not prominent and ties into the adjacent architectural style. (Ord. 19-03 § 3, 2019)

#### **17.12.060 Live/Work Standards**

All live/work units shall comply with the regulations established in Division 4, Section 17.28.180 (Live/Work Units) of this title. (Ord. 19-03 § 3, 2019)

#### **17.12.070 Open Space Requirements for Residential Uses**

**A. Type.** Open space shall be in the form of private or common open space such as balconies, courtyards, at-grade

patios (rear and side of the units), rooftop gardens, or terraces. Open standards for the R-3 zone shall apply.

**B. Minimum Dimension.** Balconies that are 30 inches or less in width or depth shall not be counted as open space.

**C. Encroachment.** Balconies that project over a public right-of-way shall be subject to approval by the City Engineer. (Ord. 19-03 § 3, 2019)

#### **17.12.080 Mixed-Use Lot Consolidation Incentive Program**

To encourage the assemblage of smaller lots into larger lots that can be developed more efficiently into a mixed-use project, the following incentives may be provided to a qualifying development at the Director's discretion:

**A.** Reduction of planning permit application fees.

**B.** Priority in permit processing. (Ord. 19-03 § 3, 2019)

#### **17.12.090 Other Application Regulations**

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Division 3—Site Planning and General Development Standards and Division 4—Regulations for Specific Land Uses and Activities. (Ord. 19-03 § 3, 2019)