

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, October 26, 2022 – 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 seating for this meeting and the public shall have the right to observe and offer public comment at this location. 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 with the subject line "PUBLIC COMMENT". 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 do not attend this meeting in person if you have had direct contact with someone who has tested positive for Coronavirus (COVID-19), or you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

NOTICE TO THE PUBLIC

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

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

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Development Services Department at (562) 431-3538, extension 301, 48 hours prior to the meeting so that reasonable arrangements may be made.

1. CALL TO ORDER

2. ROLL CALL

Chair DeBolt
Vice Chair Loe
Commissioner Andrade
Commissioner Culty
Commissioner Grose

Commissioner Sofelkanik
Commissioner Zellmer

3. PLEDGE OF ALLEGIANCE

4. ORAL COMMUNICATIONS

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

5. CONSENT CALENDAR

All Consent Calendar items may be acted upon by one motion unless a Planning Commissioner requests separate action on a specific item.

A. Findings Required by AB 361 for the Continued Use of Teleconferencing for Meetings

For the Planning Commission to continue to have the option to meet via teleconference during the pandemic, AB 361 requires the Planning Commission to make specific findings at least every thirty (30) days.

Recommendation:

Make the following findings by a majority vote of the Planning Commission:

1. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;
2. The Planning Commission has reconsidered the circumstances of the state of emergency; and
3. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

6. PUBLIC HEARING

A. Conditional Use Permit (CUP) 22-03 - Continued Consideration of a Secondhand Store in the General Commercial (C-G) Zone at 10582 Los Alamitos Boulevard

Continued consideration of a Conditional Use Permit (CUP 22-03) to allow a Secondhand Store to be permitted at 10582 Los Alamitos Boulevard in the General Commercial (C-G) Zoning District. This is to permit a move of "Play It Again Sports" from a prior location in the City at 10582 Los Alamitos Boulevard.

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adoption of Resolution No. 2022-09, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-03 TO OPERATE A 3,000 SQUARE FOOT SECONDHAND SHOP IN A COMMERCIAL BUILDING AT 10582 LOS ALAMITOS BLVD., IN THE GENERAL-COMMERCIAL (C-G) ZONING DISTRICT, APN 242-242-01. (APPLICANT: WILLIAM A. PHILLIPS)."

7. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

8. COMMISSIONER REPORTS

9. 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 \$1,101.00 (resident)/ \$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 and Fee Resolution No. 2022-11.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the Los Alamitos City Hall, 3191 Katella Ave. and online at www.cityoflosalamitos.org not less than 72 hours prior to the meeting.



Maria Veronica Enciso
Department Secretary
Date: 10/20/2022

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: October 26, 2022

ITEM NUMBER: 5A

To: Chair DeBolt & Members of the Planning Commission

Presented By: Michael Daudt, City Attorney

**Subject: Findings Required by AB 361 for the Continued Use of
Teleconferencing for Meetings**

SUMMARY

For the Planning Commission to continue to have the option to meet via teleconference during the pandemic, AB 361 requires the Planning Commission to make specific findings at least every thirty (30) days.

RECOMMENDATION

Make the following findings by a majority vote of the Planning Commission:

1. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;
2. The Planning Commission has reconsidered the circumstances of the state of emergency; and
3. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

BACKGROUND

Assembly Bill 361 (AB 361) was signed into law by the Governor on September 16, 2021. A portion of AB 361 enacted amendments to California Government Code section 54953 regarding teleconference meetings. Those amendments authorize local agencies, like the City, to continue to conduct meetings by teleconference during a Governor-proclaimed state of emergency provided that certain findings are made by the legislative body, and provided that certain procedural requirements are met regarding public access to the meetings.

A new requirement in AB 361 requires specific findings be reaffirmed at least every thirty (30) days in order for the Planning Commission to continue to have the option for one (1) or more of its members to use teleconferencing.

A "teleconference" occurs for purposes of AB 361 whenever one or more members of the Planning Commission connect to a Planning Commission meeting via electronic means. Thus, even if four members of the Planning Commission meet in person, if the fifth joins the meeting

via Zoom, the meeting will be a teleconference meeting that must be conducted in accordance with the requirements of AB 361.

For purposes of AB 361 "...state of emergency' means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act..." Cal. Gov't Code Sec. 54953(e)(4). Section 8265 of CESA in turn refers to a state of emergency proclaimed by the Governor

Cal Gov't Code Sec. 54953(e)(3)

DISCUSSION

Required Findings

The teleconference provisions in AB 361 may only be utilized as long as a Governor-proclaimed state of emergency remains active, or while state or local officials have recommended measures to promote social distancing. When either of those is the case (both are true at this time), then in order to continue to teleconference using the new provisions of AB 361, the Planning Commission must make the following findings by majority vote every 30 days:

(A) The Planning Commission has reconsidered the circumstances of the state of emergency; and

(B) Either of the following circumstances exist:

- i. The state of emergency continues to directly impact the ability of the members to meet safely in person; or
- ii. State or local officials continue to impose or recommend measures to promote social distancing.

To comply with that requirement, the recommended action would have the Planning Commission find each of the following:

- a. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;
- b. The Planning Commission has reconsidered the circumstances of the state of emergency; and
- c. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

The "Every 30 Days Thereafter" Requirement

As noted above, AB 361 findings must be made "no later than 30 days after teleconferencing for the first time pursuant to , and every 30 days thereafter..."

In order to preserve the option for the Planning Commission or individual members of the Planning Commission to participate in meetings during the pandemic via teleconference in the future, the Planning Commission will have to adopt the required findings at least every 30 days.

Potential Consequence of Not Making the Findings Every 30 Days

AB 361 does not expressly state what happens if a legislative body fails to make the required findings “every 30 days.” However, it expressly requires the timely re-approval of the findings “in order to continue to teleconference” in the manner that AB 361 authorizes.

As a result, if the Planning Commission does not adopt the required findings every 30 days, then the Planning Commission could be precluded from continuing to teleconference thereafter, perhaps even if the Planning Commission was later willing to adopt the findings at a later date. For this reason, the City Attorney recommends that the Planning Commission adopt the required findings at this time and at least every 30 days thereafter, unless the Planning Commission decides as a permanent matter that it will no longer permit teleconferencing at all (e.g., regardless of whether the state of emergency worsens).

Procedural Requirements for The Conduct of Teleconference Meetings

AB 361 contains several new requirements for the conduct of teleconference meetings with which the City has prepared to comply. Specifically, each meeting must:

1. Allow members of the public to attend and comment at the meeting via call-in option or internet-based service option;
2. Protect the statutory and constitutional rights of the parties and the public appearing before the legislative body;
3. In the event of disruption which prevents broadcasting the meeting or which prevents members of the public from offering public comments via the call-in or internet-based option, the Planning Commission must take no further action until the disrupted public access is restored;
4. The City may not require public comments to be submitted in advance, and must offer the opportunity for the public to offer comments “in real time” during the meeting; and
5. The public must be allowed “a reasonable amount of time per agenda item to allow members of the public to provide public comment, including time for members of the public to register , or otherwise be recognized for the purpose of providing public comment.

FISCAL IMPACT

None.

Attachment: None

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: October 26, 2022

ITEM NUMBER: 6A

To: Chair DeBolt & Members of the Planning Commission

Presented By: Tom Oliver, Associate Planner

Subject: Conditional Use Permit (CUP) 22-03 - Continued Consideration of a Secondhand Store in the General Commercial (C-G) Zone at 10582 Los Alamitos Boulevard

SUMMARY

Continued consideration of a Conditional Use Permit (CUP 22-03) to allow a Secondhand Store to be permitted at 10582 Los Alamitos Boulevard in the General Commercial (C-G) Zoning District. This is to permit a move of "Play It Again Sports" from a prior location in the City at 10582 Los Alamitos Boulevard.

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adoption of Resolution No. 2022-09, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-03 TO OPERATE A 3,000 SQUARE FOOT SECONDHAND SHOP IN A COMMERCIAL BUILDING AT 10582 LOS ALAMITOS BLVD., IN THE GENERAL-COMMERCIAL (C-G) ZONING DISTRICT, APN 242-242-01. (APPLICANT: WILLIAM A. PHILLIPS)."

BACKGROUND

Applicant: William Phillips – Play It Again Sports

Location: 10582 Los Alamitos Blvd., Los Alamitos CA 90720

Environmental: A Class 1 Categorical Exemption, pursuant to Section 15301(a) – Existing Facilities, will be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is in an existing building and will include only interior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and no exterior modifications;

Approval Criteria: Section 17.10.020 (Land Uses and Permit Requirements), Table 2-04

(Allowed Uses and Permit Requirements) of the Los Alamitos Municipal Code (LAMC) allows Personal Services - Restricted in the General Commercial (C-G) Zoning District with the approval of a Conditional Use Permit.

Noticing: The Public Hearing Notice for the original, but Planning Commission continued, meeting was mailed out on July 13, 2022, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the News Enterprise on July 13, 2022.

Prior Actions: None for this unit.

An application has been filed, by William Phillips, for a Conditional Use Permit (CUP 22-03) to operate a secondhand sporting goods shop located at 10582 Los Alamitos Blvd., between Sausalito and Cerritos Avenues. This is a move of the Play It Again Sports franchise store that used to be located at 4141 Katella Avenue. The Applicant has already moved into the space and had not applied for a new CUP for quite a long period of time. Secondhand stores require a Conditional Use Permit to locate in the General Commercial Zone.

The City's municipal code, in LAMC 17.74.180, defines secondhand store as "Defined and regulated as "Personal Services, Restricted" and further, a business involved in the retail sale of used goods and merchandise such as a thrift store or consignment, whereby the sale of such used goods and merchandise comprise 25 percent or more of total monthly sales volume. This definition does not include pawn shops and swap meets." That said, secondhand stores are also called out in the prohibited uses of LAMC 17.10.020. This prohibition was intended to restrict "Pawn Shops," therefore the less restrictive "Personal Services, restricted" land use is what this business will be considered.

The Applicant has maintained ongoing violations of the Municipal Code onsite by having outdoor displays of retail merchandise, as well as the use of a shipping container in the parking lot as outdoor storage (See LAMC sections 17.28.210 and 17.28.220).

The Planning Commission first discussed this proposed project on July 27, 2022, where Commissioners suggested that Mr. Phillips meet with Staff and discuss solutions to Mr. Phillip's Code Enforcement issues, and then recommended that the Applicant return to the August 24, 2022 meeting. During the August 24, 2022 meeting, the Commissioners were informed that the Applicant needed more time to make progress on clearing up Code Enforcement issues. The Commissioners continued the item to the September 28, 2022 meeting and directed Staff to prepare a denial resolution for the possibility that the Applicant does not take care of these issues by the September 29, 2022 meeting. The Applicant had not settled the Code Enforcement issues by the September meeting and Planning Commissioners continued the item to the October 26, 2022 meeting, to provide the Applicant with more time to take of the issues.

DISCUSSION

Staff has remained supportive of the requested CUP provided that the Applicant first correct the outstanding code violations. As of this writing, the Applicant appears to have taken care of the Code Enforcement issues. If these municipal code violations continue to be corrected

properly at the time of the continued public hearing, Staff recommends that the Planning Commission adopt the attached Resolution approving the CUP.

FISCAL IMPACT

None.

Attachment: 1. PC Resolution 2022-09

PC RESOLUTION NO. 2022-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-03 TO OPERATE A 3,000 SQUARE FOOT SECONDHAND SHOP IN A COMMERCIAL BUILDING AT 10582 LOS ALAMITOS BLVD., IN THE GENERAL-COMMERCIAL (C-G) ZONING DISTRICT, APN 242-242-01. (APPLICANT: WILLIAM A. PHILLIPS).

WHEREAS, an application for a Conditional Use Permit was submitted by the Applicant to allow a Secondhand shop at 10582 Los Alamitos Blvd.; and,

WHEREAS, said verified application constitutes a request as required by Section 17.10.020, Table 2-04 of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on July 27, 2022; and,

WHEREAS, during this meeting the Planning Commission continued said application to a Public Hearing on August 24, 2022, and then again to October 26, 2022; and,

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

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

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

SECTION 2. Conditional Use Permit is hereby approved to allow a 3,000 square foot secondhand shop on the subject property based upon the following findings:

A. The proposed use is consistent with the General Plan and any applicable specific plan; The proposed use location is within the Retail Business General Plan designation. While not mentioned as a goal of the General Plan, this is a use that can operate in this area when permitted through a Conditional Use Permit, and it does not conflict with other uses in this area.

B. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Code and the Municipal Code; Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow "Personal Services, Restricted" in the

C-G Zoning District. LAMC 17.74.180, defines secondhand store as:

“Defined and regulated as ‘Personal Services, Restricted’” and further, “a business involved in the retail sale of used goods and merchandise such as a thrift store or consignment, whereby the sale of such used goods and merchandise comprise 25 percent or more of total monthly sales volume. This definition does not include pawn shops and swap meets.”

C. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity; this proposed location is in the General Commercial (C-G) zone, in a building has had retail type businesses without incident in the past, and is a good fit for the location.

D. The site is physically suitable in terms of:

1. Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood; The building on this parcel was constructed years ago, and all of the previously mentioned characteristics were designed to meet the development standards that were current at the time for a commercial retail type of building. The proposed secondhand sales of sporting goods will be contained entirely within the walls of the existing commercial space. Parking is adequate to accommodate the proposed use. Any Interior tenant improvements are required to be reviewed by the City’s Building Department and the Orange County Fire Authority for compliance with building and safety standards for the structure.

2. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access; The unit proposed for this business in this commercial area was originally built to meet the codes of the time. All access, as well as emergency access were designed to meet that year’s current access standards for an commercial building, and have been upgraded from time to time through the years, therefore, the streets are adequate for public and emergency vehicle access.

3. Public protection services (e.g., fire protection, police protection, etc.); This unit in the General Commercial Zone has historically been served by public protection services without interruption.

4. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.). This unit has historically been served by adequate utility services without interruption.

E. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially

injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located. This property is the type of location where this use and the other uses on the same property are typically found throughout the local region. The Applicant will be required, as with any other business owner in the City, to ensure that the business complies with the noise ordinances of the City of Los Alamitos.

1. The use, as a secondhand shop as conditioned, will not endanger the public health or general welfare if the use is located at 10582 Los Alamitos Blvd. The use will not foster circumstances that tend to generate nuisance condition because the site is located two hundred and thirty-five (289) feet away from the nearest residential parcel. The residential area to the southeast is buffered by Los Alamitos Blvd., and the property is 1,163' from the nearest park.
2. The proposed use as a secondhand dealer will be located in a general commercial area and is a conditionally permitted use within the General Commercial (C-G) Zoning District. The (C-G) Zoning District permits secondhand uses provided that the use is found to be compatible and harmonious with surrounding uses with the approval of a Conditional Use Permit.
3. The proposed secondhand use is compatible with similar uses located in the General Commercial (C-G) Zoning District and is surrounded by retail, service, and restaurant uses, and is in harmony with those uses. The proposed use will fulfill a need of families with children who participate in sports in the area and have few businesses where they can purchase needed equipment.
4. The decision to approve the Conditional Use Permit is based on review by the Planning Commission of the plans and specifications submitted for the proposed project and on testimony given at the public hearing before the Planning Commission.

SECTION 3. Pursuant to CEQA Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 (*Existing Facilities*) categorical exemption since the proposed expansion will occupy an existing tenant space within a developed commercial area that will not increase the existing building footprint beyond the existing area. Existing access and parking will not be modified with the proposed application. Therefore, approval of the project will not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

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

Planning Division

1. Approval of this application is to allow a 3,000 square foot secondhand store at 10582 Los Alamitos Blvd., with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 22-03 noted thereon, and on file in the Development Services Department (Exhibit A). 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. Any proposal to expand the use beyond that which is shown in the relevant drawings and all documents that are a part of this application that are included in this approval shall require a modification to be approved by the Planning Commission.
3. 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.
4. Approval of the Conditional Use Permit shall be valid for a period of eighteen (18) months from the date of determination. If the use approved by this action is not established within such time period, such approval shall be terminated and shall thereafter be null and void.
5. Failure to satisfy and/or comply with the conditions herein may result in a recommendation to the Planning Commission and/or City Council for revocation of this approval.

6. Prior to permit issuance, the Applicant, and Applicant's successors in interest, shall be responsible for payment of all applicable fees.
7. Prior to permit issuance, the property owner and Applicant shall file an Agreement Accepting Conditions of Approval with the Development Services Department. The property owner and Applicant shall be required to record the agreement with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department.
8. The Applicant shall apply for a new background check with the Police Department and receive an updated City Secondhand Dealers License prior to receiving a business license for this business.
9. The Applicant shall abide by the codes for secondhand dealers instituted in Los Alamitos Municipal Code 5.36 (Pawnbrokers and Secondhand Dealers).
10. This Conditional Use Permit cannot convert at some later date into a pawn shop. This permit allows for the resale of sporting goods only. No gun sales shall be permitted.
11. Business operation shall be conducted only between the hours of 8:00 a.m. and 9:00 p.m. daily.
12. All landscaping in the site, including, without limitation, trees, shrubs and other vegetation, drainage and irrigation systems, shall be permanently maintained in good, first class condition, healthy, without deterioration, free of waste and debris, through all phases of construction, and after by the Owner of the property. Dead or diseased plants shall be promptly replaced with landscaping similar in type, size and quality. Automatic irrigation systems shall be properly maintained and other reasonable and adequate landscape maintenance facilities and procedures shall be provided to fulfill the foregoing requirements.
13. The Applicant agrees to maintain the site per Section 17.24.070 of the Los Alamitos Municipal Code.
14. Any signs shall comply with the provisions under Chapter 17.26 of the Los Alamitos Municipal Code and/or any Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Director.
15. Applicant shall comply with applicable City, County, and/or State regulations.
16. There shall be no outdoor sales of merchandise.

17. There shall be no outdoor storage of items or storage containers on the property.

Building Division

18. The Applicant/operator shall submit complete plans, including necessary engineered drawings, for plan check prior to building permit application for any tenant improvements.

Code Enforcement

19. The tenant shall contact the City if they intend to erect any signs, banners, flags, or other similar items in conjunction with the operation of this business to obtain a permit for those uses.
20. No outdoor sales or displays will be permitted.

Orange County Fire Authority

21. The tenant use and tenant improvements shall be in compliance with Orange County Fire Authority regulations and will obtain all required permits.
22. The Applicant shall not store anything above six feet in rack/shelf/or floor storage in the store or storeroom.

Los Alamitos Police Department

23. In accordance with Chapter 5.36 PAWNBROKERS AND SECONDHAND DEALERS, Applicant will be required to annually obtain a Secondhand Dealers Permit from the City.
24. The agrees to comply with all the requirements described in Municipal Code Chapter 5.36 concerning "Secondhand Dealers."
25. Applicant shall be required to keep business inventory and transaction records subject to inspection by the Chief of Police or his designee. All consignment item records shall contain the following: name, address, and phone number of the person placing the item on consignment, as well as record of a valid government issued identification.
26. The Applicant shall install a video surveillance system for security purposes.

SECTION 5. The Secretary of the Planning Commission shall forward a copy of this Resolution to the Applicant and any person requesting the same and shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 26th day of October, 2022.

Art DeBolt, Chairman

ATTEST:

Ron Noda, Secretary

APPROVED AS TO FORM:

Michael Daudt, City Attorney

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

I, Ron Noda, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 26th day of October 2022, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ron Noda, Secretary