

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
SPECIAL MEETING

Tuesday, December 5, 2023 – 7:00 PM

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

Each matter on the agenda, no matter how described, shall be deemed to include any appropriate motion, whether to adopt a minute motion, resolution, payment of any bill, approval of any matter or action, or any other action. Items listed as "for information" or "for discussion" may also be the subject of an "action" taken by the Planning Commission at the same meeting.

Agenda-related documents provided to a majority of the Planning Commission after distribution of the Planning Commission agenda packet (GC §54957.5) will be made available for public inspection at the meeting. Such documents will also be available at the Development Services office, 3191 Katella Ave., Los Alamitos, CA 90720.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out by the Department Secretary. If you need special assistance to participate in this meeting, please contact the Department Secretary at (562) 431-3538, ext. 110. Notification at least 42 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling the Development Services Office at least 42 hours in advance.

If you are unable to attend this meeting in person, you may submit comments on any agenda item or on any item not on the agenda by email to gmartinez@cityoflosalamitos.org with the subject line "PLANNING COMMISSION PUBLIC COMMENT". Comments received by 3:00 p.m. the day of the meeting 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.

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 500, 48 hours prior to the meeting so that reasonable arrangements may be made.

1. CALL TO ORDER

2. ROLL CALL

Chair Loe
Vice Chair Cuilty
Commissioner Andrade
Commissioner DeBolt
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. Approve the Minutes of the Regular Meeting of October 25, 2023

Recommendation:

6. PUBLIC HEARING

A. Site Development Permit (SDP) 23-01- Three-Story, Four Unit, Multiple-Family Residential Project

Consideration of a Site Development Permit application to construct a 3,435 square foot, three-story, four-unit building, on a vacant parcel at 10912 Walnut Street (Applicant: Siraj Aboulhosn).

Applicant:

Siraj Aboulhosn

Project Location:

10912 Walnut St. Los Alamitos, CA 90720

Notice:

The Public Notice of the prior meeting that was continued to this meeting was mailed out on September 13, 2023, to property owners and tenants within 500 feet. Additionally, this was published in the News Enterprise on Wednesday, September 13, 2023.

Environmental:

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

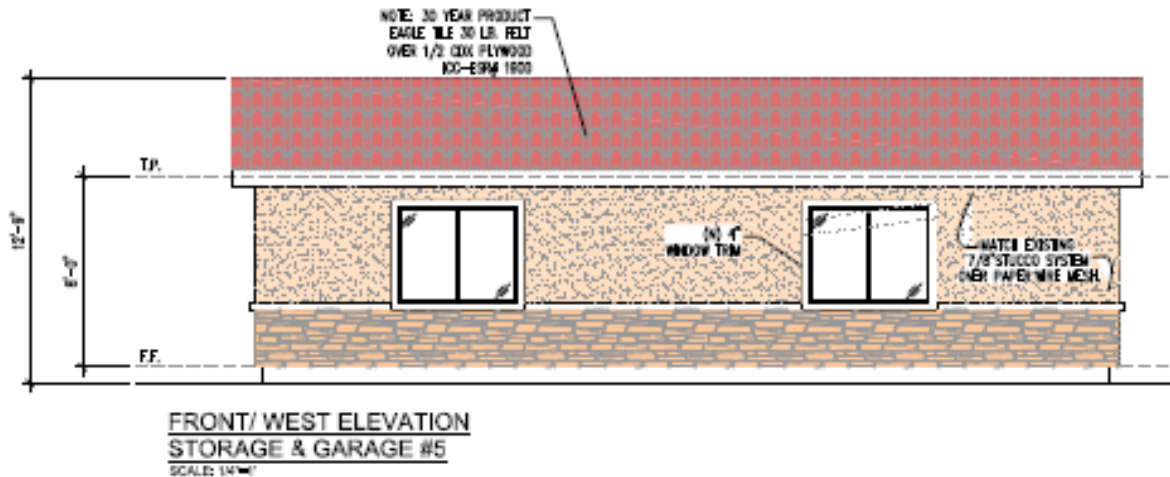
Approval Criteria:

Section 17.44.020, of the Los Alamitos Municipal Code (LAMC) requires that a Site Development Permit (SDP) be approved by the Planning Commission. Any multifamily

residential development project, including duplex developments, with the Commission's review limited to adherence of the project to the objective design criteria established in this title and any applicable design guidelines.

Prior Approvals:

None



Recommendation:

1. Open public hearing; and,
2. Take testimony; and,
3. Make the CEQA finding that the project is subject to a Class 1 Categorical Exemption, pursuant to Section 15332, Class 32 (Infill development), and that a Notice of Exemption shall be prepared for the proposed project in accordance with the California Environmental Quality Act; and if appropriate,
4. Adopt Resolution No. 2023-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT(SDP) 23-01 TO PERMIT CONSTRUCTION OF A 3,435 SQUARE FOOT, THREE-STORY, FOUR-UNIT BUILDING PROJECT ON A VCANT PARCEL AT 10912 WALNUT STREET IN THE MULTIPLE-FAMILY RESIDENTIAL ZONE (R-3), APN 242-202-06 (APPLICANT: SIRAJ ABOULHOSN)."

7. DISCUSSION

8. STAFF REPORT

9. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

10. COMMISSIONER REPORTS

11. 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.



Gabriela Martinez
Department Secretary

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

REGULAR MEETING – October 25, 2023

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, October 25, 2023, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720, Chair Loe presiding.

2. ROLL CALL

Present: Commissioners: Chair Loe
Andrade, DeBolt, Cuiilty (absent), Grose,
Sofelkanik, Zellmer

Staff: Gabriela Martinez, Department Secretary
Irving Montenegro Jr., Development Services
Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner

3. PLEDGE OF ALLEGIANCE

Vice Chair Loe led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Loe opened oral communication.

Chair Loe closed oral communication.

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. Approve the Minutes of the Regular Meetings of September 27, 2023

Motion/Second:

Carried 6/0 (Grose/Zellmer) Cuiilty absent: The Planning Commission approved the Regular Meeting minutes of September 27, 2023.

6. PUBLIC HEARING

A. Site Development Permit (SDP) 23-01 – Three Story, Four Unit Multiple Family Residential Project

Chair Grose accused herself due to living within 500 feet of the development.

Associate Planner Oliver summarized the staff report.

Chair Loe opened the discussion to the commission.

Commissioner Sofelkanik shared that the commission lacks jurisdiction to condition Accessory Dwelling Units (ADUs).

Motion/Second:

Not Carried 2/0 (Sofelkanik/DeBolt): Send the plans back to the Planning [Division] to have the applicant delete any reference to ADUs.

Commissioner DeBolt briefly discussed a concern over references to an ADU in the project.

Commissioner Sofelkanik asked for clarification from City Attorney Daudt as to whether his position was justified.

City Attorney Daudt advised the commission to make sure Public Hearing is open to residents.

City Attorney Daudt advised that the Commission's purview pertains to the site development permit review, as a discretionary process that enables the Commission to consider the proposed 3-story, 4-unit development and related parking and storage structures. Additionally, he stated that the ADU is a ministerial by right approval, that cannot be subject to any sort of discretionary review. Furthermore, stating that it cannot be considered within the confines of a public hearing as it is only subject to review by the Planning Director.

City Attorney Daudt briefly discussed the proposed plans and the challenges with disentangling the proposed site development permit, from what is suspected to eventually become an ADU and deems that it is appropriate for the Planning Commission to solely consider the site development components and avoid any consideration and review of the ADU aspect.

Commissioner Zellmer shared his concerns about the proposed storage unit, and the possibility of it being converted to an ADU, and how it would impact parking.

City Attorney Daudt briefly referenced the plans and where ADUs are referenced, including on the second floor.

Commissioner Zellmer asked for an addition to the proposed motion to include the removal of references to ADUs. City Attorney Daudt advised that the proposed motion is consistent with what is being sought.

Chair Loe opened the public hearing.

Property Owner Nader Faraji asked for clarification pertaining to the request from the Commission.

Chair Loe provided clarification stating that there should be no reference to ADUs on the plans as it changes the evaluation of the project.

Mr. Faraji asked for clarification about what could be considered for parking if the ADU is eliminated, and whether that would provide sufficient parking. Associate Planner Oliver advised that it would not [meet the requirements] for parking.

Chair Loe reiterated that the Commission is seeking to have plans that do not refer to ADUs, as it would eliminate any consideration based on the ADU. Chair Loe briefly discussed the challenges of considering the plans with reference to ADUs.

Chair Loe brought the item back to the Commission.

Commissioner Sofelkanik reiterated his motion stating that the intent is to have the plans sent back to the Planning [Division] to have the applicant delete any references to ADUs therefore solely referencing the multifamily unit and any accessory units within the jurisdiction of the Commission. This includes parking, community spaces, and any other items that fall within [the Planning Commission's] jurisdiction.

City Attorney Daudt asked and received clarification from Commissioner Sofelkanik about the direction for this item, stating that the motion will include moving this item to the next regular Planning Commission meeting.

Mr. Faraji asked if it would be possible to present the plans sooner than the next meeting. Chair Loe advised that there is a possibility that the November meeting could be moved as a result of the holidays.

Development Services Manager Montenegro Jr. advised Mr. Faraji that the next meeting will be dependent on the Commission's decision, which will be communicated to him.

Motion/Second:

Carried 5/0 (Sofelkanik/DeBolt) Grose recused, Cuijty absent: Send the plans back to the Planning [Division] and have the applicant delete any reference to ADUs therefore solely referencing the multifamily unit and any accessory units within the jurisdiction of the Commission. This includes parking and community spaces and any other items that fall within [the Planning Commission's]

jurisdiction. It will then be presented to the Commission at the next scheduled meeting.

Commissioner Zelmer asked if the aesthetic of the building could be brought up for discussion. Chair Loe advised that it would be discussed at a future meeting.

Commissioner Grose rejoined the dais.

B. Noise Standard Exemptions and Definitions of Maintenance and Construction

Development Services Manager Montenegro Jr. summarized the staff report.

Chair Loe opened the public hearing.

Chair Loe asked and received clarification as to whether there is language that addresses hours of construction for issued permits. Associate Planner Oliver advised that it is not included language however it is likely communicated by the [Building & Safety Division].

Development Services Manager Montenegro Jr. added that there is more direction on what can and cannot be done for businesses and commercial projects.

Motion/Second:

Carried 4/1 (DeBolt/Gorse) Zellmer opposed, Cuijly absent: Adopt Resolution No. 2023-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE 2023-05 AMENDING AND RESTATING SECTION 17.20.020 OF THE LOS ALAMITOS MUNICIPAL CODE CONCERNING NOISE STANDARD EXEMPTIONS ASSOCIATED WITH CONSTRUCTION AND PROPERTY MAINTENANCE ACTIVITIES (ZOA 23-05) (CITY INITIATED).

8. Staff Report

A. Electric Vehicle Charging Stations (EVCS)

Associate Planner Oliver summarized the staff report.

Commissioner Grose shared her concerns for safety and access for all emergency responders.

Chair Loe received and filed the staff report.

9. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

Development Services Manager Montenegro Jr. briefly discussed the following:

- Rosenberg's Rules of Order were distributed to Commissioners for review and reference.
- Individual photos will be taken after the meeting of each Commissioner to help update the City's website.
- Consideration for adjusting the Planning Commission meeting dates for November and December. The Planning Commission unanimously decided to cancel the November meeting and move the December meeting to December 5, 2023, at 7 pm.
- The street sweeping and neighborhood permit parking survey has been launched
- The Revive Los Al Reimbursement Grant Program including its conditions for eligibility and guidelines. Further advising that it is a Program overseen by the Development Services Department.
- Introduced the Development Services intern Taeler Von Jaroschka Phol.

9. COMMISSIONER REPORTS

Commissioner Zellmer inquired if neon light-emitting diode (LED) flashing business signs are allowed in the City, and whether there were code limitations to limit or restrict them.

Associate Planner Oliver shared insight and briefly discussed that the code was changed a few years back on flashing signs.

Commissioner Grose shared her experience with the city event Trunk-or-Treat, and that it was a huge success. She then reminded Commissioners of the Winter Wonderland event on Pine Street on December 2nd.

Commissioner DeBolt briefly discussed his preference for receiving large sets of plans for projects that are being considered. Additionally, he asked for consideration that the applicant submit additional copies of plans to provide for Commissioners who request it.

Development Services Department Manager Montenegro Jr. briefly discussed the practice moving forward for providing access to printed copies supplied by the applicant.

11. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:48 p.m. to December 5, 2023.

ATTEST:

Gary Loe, Chair

Gabriela Martinez, Department Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: December 5, 2023

ITEM NUMBER: 6A

To: Chair Loe & Members of the Planning Commission

Presented By: Tom Oliver, Associate Planner

Subject: Site Development Permit (SDP) 23-01- Three-Story, Four Unit, Multiple-Family Residential Project

SUMMARY

Consideration of a Site Development Permit application to construct a 3,435 square foot, three-story, four-unit building, on a vacant parcel at 10912 Walnut Street (Applicant: Siraj Aboulhosn).

Applicant: Siraj Aboulhosn

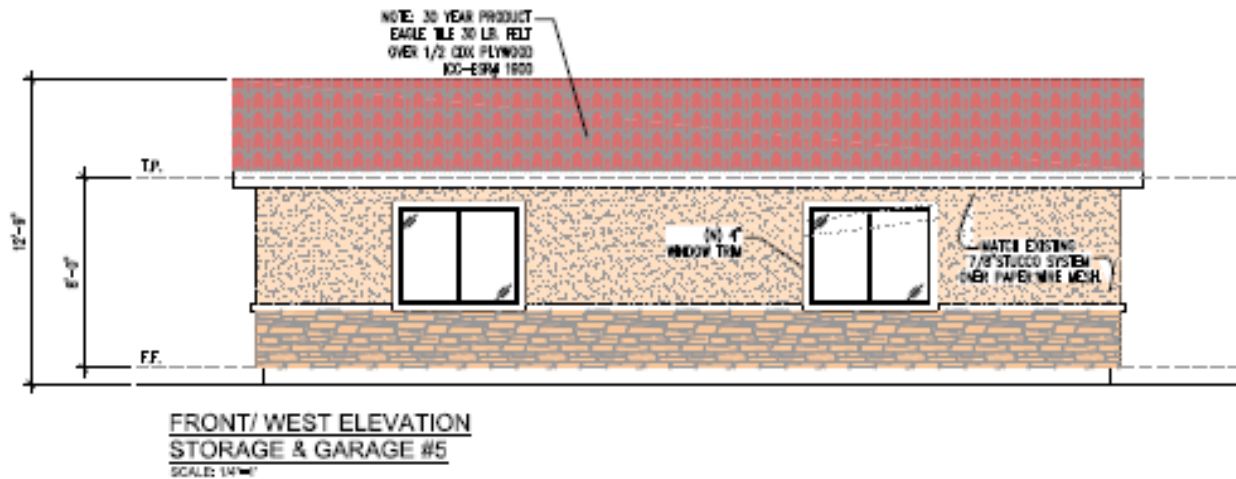
Project Location: 10912 Walnut St. Los Alamitos, CA 90720

Notice: The Public Notice of the prior meeting that was continued to this meeting was mailed out on September 13, 2023, to property owners and tenants within 500 feet. Additionally, this was published in the News Enterprise on Wednesday, September 13, 2023.

Enviormental: If approved, a categorical exemption – Section 15332, Class 32 (in-fill development project) will be prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Approval Criteria: Section 17.44.020, of the Los Alamitos Municipal Code (LAMC) requires that a Site Development Permit (SDP) be approved by the Planning Commission. Any multifamily residential development project, including duplex developments, with the Commission's review limited to adherence of the project to the objective design criteria established in this title and any applicable design guidelines.

Prior Approvals: None



RECOMMENDATION

1. Open public hearing; and,
2. Take testimony; and,
3. Make the CEQA finding that the project is subject to a Class 1 Categorical Exemption, pursuant to Section 15332, Class 32 (Infill development), and that a Notice of Exemption shall be prepared for the proposed project in accordance with the California Environmental Quality Act; and if appropriate,
4. Adopt Resolution No. 2023-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT(SDP) 23-01 TO PERMIT CONSTRUCTION OF A 3,435 SQUARE FOOT, THREE-STORY, FOUR-UNIT BUILDING PROJECT ON A VCANT PARCEL AT 10912 WALNUT STREET IN THE MULTIPLE-FAMILY RESIDENTIAL ZONE (R-3), APN 242-202-06 (APPLICANT: SIRAJ ABOULHOSN)."

BACKGROUND

Mr. Aboulhosn has submitted a Site Development Permit application proposing to construct a 3,634 square foot, three-story, four-unit building, on a vacant parcel at 10912 Walnut Street. The units in the main building will be two-bedroom, two bath units.

DISCUSSION

Site Location



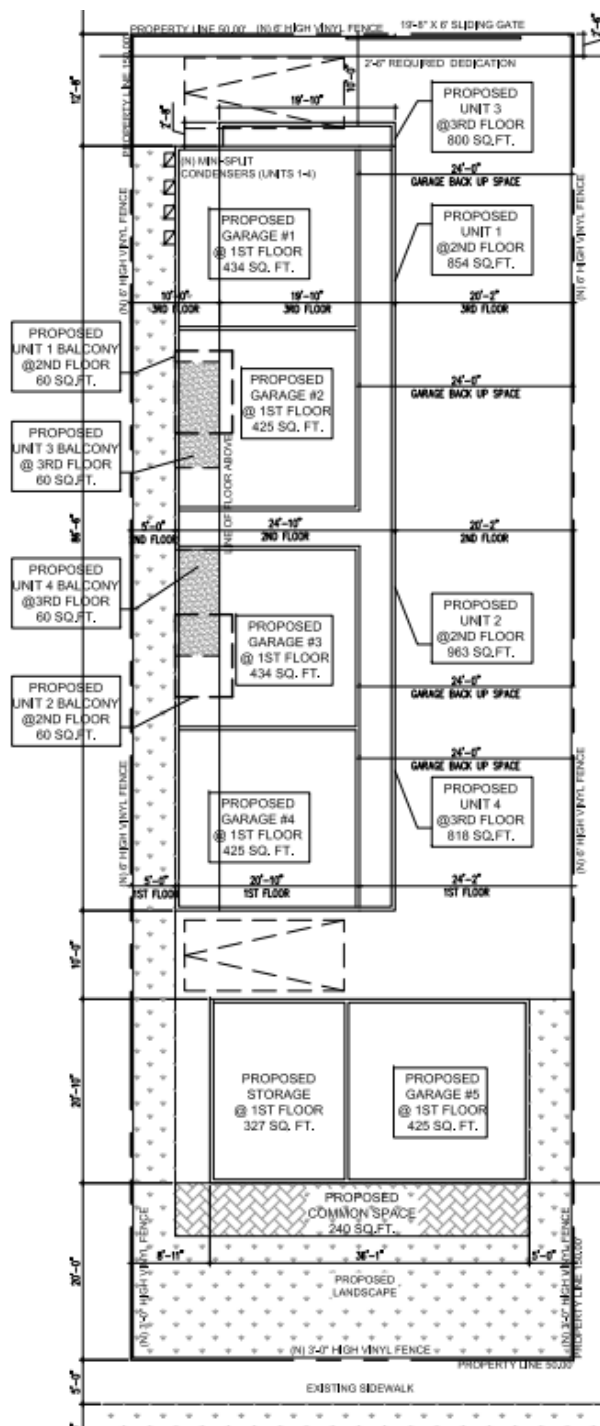
The site is located mid-block on the east side of Walnut Street between Florista Street and Katella Avenue. The adjacent properties are all developed and with multiple units in the Multiple Family Residential (R-3) zone.

Access and Parking

Vehicle access is gained from the east side of the property in the alley. For the project build out, there are 12 parking spaces required. The applicant proposes 12 parking spaces.

Parking Calculation R-3 Parking			
	Bedrooms	Requirement	Spaces Needed
4 Proposed Units	2	2.75	11
Guest Space	0	1	1
		Total Spaces Required	12
		Spaces Proposed	12

Site Plan



R-3 Residential Development Standards

	<u>Required</u>	<u>Proposed Project</u>	<u>Requirement Met?</u>
Parcel Area	7,200 sq. ft.	7,500 minus 125 for Alley = 7,375	Yes
Parcel Width (Interior Parcel)	60 ft.	50 ft.	No, but legal nonconforming Parcel
Parcel Depth	100 ft.	150 ft. minus 2.5 for alley = 147.5	Yes
Maximum Density	25 du/ac	23 du/ac	Yes
Minimum dwelling area (gross floor area) (Not including garage)	800 sq. ft. for 2 Bed	Smallest New Unit 800 sq. ft.	Yes, but we have requested changes.
Maximum Height Limit – Main Structures	35 ft., but 3 rd floor or anything over 15' additional 5' setback	30.5 ft. 3 rd story additional 5' setback	Yes
Setbacks:			
Front	20 ft.	20 ft.	Yes
Side	5 ft., extra 5 feet at 3 rd floor	5 ft. on both sides, with an additional 5 feet for the 3rd floor	Yes
Rear	10 ft.	12 ft. + 2.5 ft. dedication	Yes
Maximum Site	50%	34%	Yes

Coverage			
Outdoor Living Space	200 sq. ft. per dwelling for a total of 800	60 square ft., each private balcony plus 1,380 landscaping	Yes
Distance between structures (ft.) on one parcel	10 ft.	10 ft.	Yes
Storage Space	600 cubic feet per unit	Common assigned	Yes

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

GENERAL DEVELOPMENT AND USE STANDARDS			
<u>Subject</u>	<u>Code Section</u>	<u>Requirements Met?</u>	<u>Notes</u>
5ft. Setback for 3rd floor	17.08.045.a.1	Yes	Yes
Vehicle Access—Residential Zones	17.16.120	Yes	Vehicle access will be provided along the alley.
Exterior lighting	17.16.050	Yes	Building plans are to include exterior light fixtures on the structure, as conditioned by staff (Conditions #32 & 33), and required to direct light only to the subject property.
Fences, hedges, and walls.	17.16.020	Yes	A new six-foot vinyl fence. Three feet tall in front setback.

Park dedications and in-lieu fees	17.16.090	N/A	The property is not planned to be subdivided. Therefore, no parking fees are required.
Paving of front setback requirements	17.16.070	Yes	Paving of 50% not exceeded.
Projections into required setback	17.16.080	Yes	Balconies
Refuse and recycling storage areas	17.16.090	Yes	Less than five units, so the project will use individual trash cans. A space for trash cans has been accounted for by spaces.
Vehicle Access Rights & Abutters' Rights to Arterial Highways & Local Streets	16.14.030	Yes	The project adds 2 ½ feet of the property to the rear setback for future dedication to widen the alley.
Screening and buffering	17.16.100	Yes	Utilities will be required to be screened in the resolution (condition #34)
Sight safety triangle	17.16.130		This will be conditioned in the plans. (condition #35)
Swimming pools	17.28.265	N/A	None
Utilities and utility equipment	17.16.160	Yes	The a/c condensers shown on the side setback will be conditioned to be 12 feet plus away from neighbor's windows.

			(condition #36)
Landscaping	17.18.030 & 13.05.020	Yes	LAMC Section 13.05.020 <i>Landscape Area Requirements Applicability</i> speaks to landscaping requirements that multifamily uses shall provide. The applicant must maintain a minimum of 15 percent of the site in landscaped areas. The applicant shows in the plans the current landscaping for the project. However, this project will require a new landscape plan that meets the City's Water Efficient Landscape Ordinance (WELO), so that has been noted in the resolution as condition #21 & 22.

Architecture and Design

The architecture is demonstrated in the elevation for this four-unit building in the attached plans as well as in the renderings. The proposed architecture is white stucco with brown/gray roof tiles. The windows have surrounds that define them a bit, and there will be a Mountain Ledge, Durango style, stacked stone-based veneer around the bottom of the building. The architectural interest shown in the project is minimal. However, the applicant added randomly placed ornamental wrought iron window boxes to some front and side elevation windows. The staff believes that the third-story overhang/cantilever square footage on the eastern side of the main building needs to be removed and placed elsewhere in the project to ensure that the units do not fall under 800 square feet. Staff has conditioned a requirement for this change in the resolution of approval (Condition #37).

Conclusion

Staff recommends that the Planning Commission approve the applicant's project with the conditions listed in the Resolution. The proposed use complies with the Multiple Family Residential (R-3) Development Standards and the City's Land Use Element of the General Plan.

FISCAL IMPACT

None.

Attachment: 1. 10912 Walnut St
 2. Resolution

TABLE OF CONTEXT:

TS	TITLE SHEET
SP	EXISTING SITE/ ROOF PLAN
LP	LANDSCAPE PLAN
A1.0	PROPOSED FLOOR PLAN (1ST FLOOR)
A1.1	PROPOSED FLOOR PLAN (2ND FLOOR)
A1.2	PROPOSED FLOOR PLAN (3RD FLOOR)
A2.0	PROPOSED ELEVATIONS (GARAGES 1-4/ UNITS 1-4)
A2.1	PROPOSED ELEVATIONS (GARAGES 1-4/ UNITS 1-4)
A2.2	PROPOSED ELEVATIONS (STORAGE & GARAGE #5)
A3.0	PROPOSED COLOR ELEVATIONS
A3.1	PROPOSED COLOR ELEVATIONS CONT.
A3.2	PROPOSED COLOR ELEVATIONS CONT.

ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities

Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other: _____

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name

(Owner or authorized agent of the owner)

Signature

(Owner or authorized agent of the owner)

Date

MAGNUM PROPERTY LLC

10912 WALNUT ST., LOS ALAMITOS, CA 90720

LOT COVERAGE:	
GARAGE #1-5 + STORAGE+ STORAGE STAIRS @1ST FLOOR:	2,552 SQ.FT.
2,552 SQ.FT./ 7,500 SQ.FT.=	34%
LANDSCAPE PERCENTAGE:	
1,380 SQ.FT./ 7,500 SQ.FT.=	18%

CODE ANALYSIS:

APPLICANT/ DEVELOPER SHALL COMPLY WITH APPLICABLE PROVISIONS OF:

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE

W/ CITY OF LOS ALAMITOS AMENDMENTS

LOT DATA:

A.P.N.: 242-202-06

LOT SIZE: 7,500 SQ. FT.

ZONE: R-3 FIRE SPRINKLERED: NO

CONSTRUCTION: TYPE V-B OCCUPANCY: R-3/ U

DIG ALERT (811) IS TO BE CONTACTED AND MUST COMPLY WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.

X

ACKNOWLEDGEMENT OF OWNER OR CONTRACTOR REPRESENTING OWNER

PROJECT SUMMARY:

PROPOSED UNIT 1 @ 2ND FLOOR:	854 SQ.FT.
PROPOSED UNIT 2 @ 2ND FLOOR:	963 SQ.FT.
PROPOSED UNIT 3 @ 3RD FLOOR:	800 SQ.FT.
PROPOSED UNIT 4 @ 3RD FLOOR:	818 SQ.FT.
TOTAL LIVING AREA:	3,366 SQ.FT.

PROPOSED BALCONY UNIT 1 @ 2ND FLOOR:	60 SQ.FT.
PROPOSED BALCONY UNIT 2 @ 2ND FLOOR:	60 SQ.FT.
PROPOSED BALCONY UNIT 3 @ 3RD FLOOR:	60 SQ.FT.
PROPOSED BALCONY UNIT 4 @ 3RD FLOOR:	60 SQ.FT.
PROPOSED GARAGE #1 @ 1ST FLOOR:	434 SQ.FT.
PROPOSED GARAGE #2 @ 1ST FLOOR:	425 SQ.FT.
PROPOSED GARAGE #3 @ 1ST FLOOR:	434 SQ.FT.
PROPOSED GARAGE #4 @ 1ST FLOOR:	425 SQ.FT.
PROPOSED GARAGE #5 @ 1ST FLOOR:	425 SQ.FT.
PROPOSED STORAGE ATTACHED TO GARAGE #5:	327 SQ.FT.

SCOPE OF WORK:

- *PROPOSED 854 SQ.FT. UNIT 1 LOCATED @ 2ND FLOOR ABOVE (N) 434 SQ.FT. GARAGE #1 & (N) 425 SQ.FT.GARAGE #2 @ 1ST FLOOR. -(N) 60 SQ.FT. BALCONY FOR UNIT 1
- *PROPOSED 963 SQ.FT. UNIT 2 LOCATED @ 2ND FLOOR ABOVE (N) 434 SQ.FT. GARAGE #3 & (N) 425 SQ.FT.GARAGE #4 @ 1ST FLOOR. -(N) 60 SQ.FT. BALCONY FOR UNIT 2
- *PROPOSED 800 SQ.FT. UNIT 3 LOCATED @ 3RD FLOOR. -(N) 60 SQ.FT BALCONY FOR UNIT 3
- *PROPOSED 818 SQ.FT. UNIT 4 LOCATED @ 3RD FLOOR -(N) 60 SQ.FT. BALCONY FOR UNIT 4
- *PROPOSED 327 SQ.FT. STORAGE & (N) 425 SQ.FT. GARAGE #5

VICINITY MAP:

0.2 MI
PROJECT LOCATION

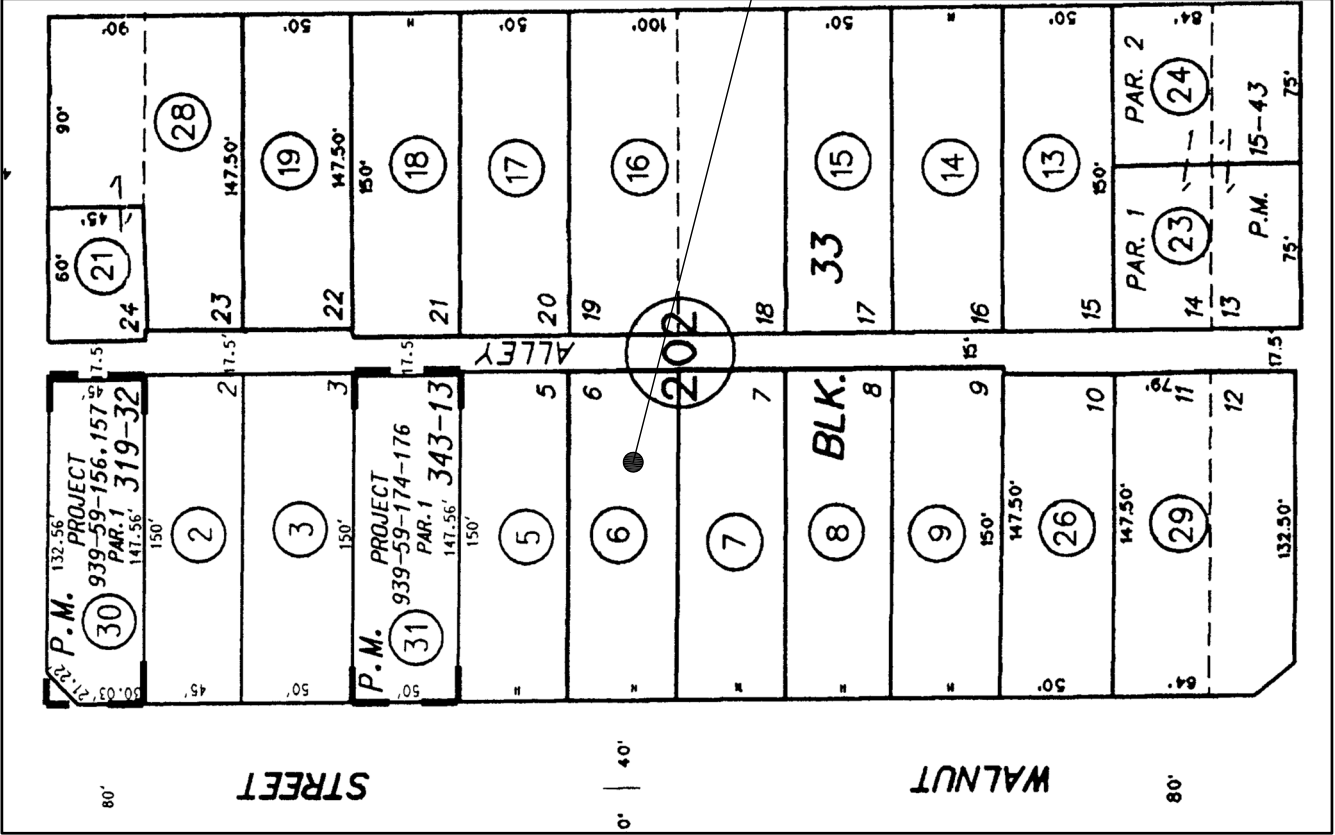


NOTE:

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PARCEL MAP:

PROJECT LOCATION



CONSULTANTS:

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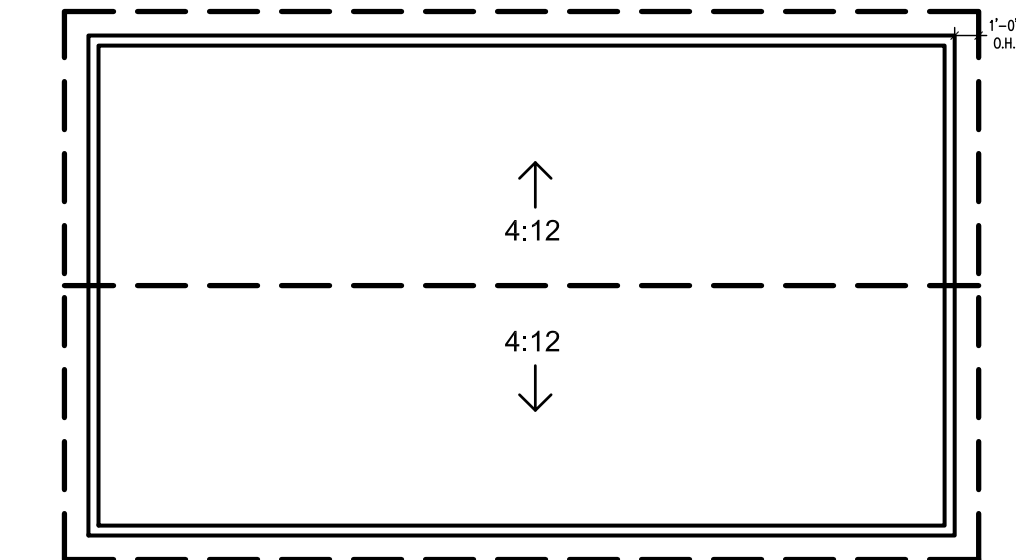
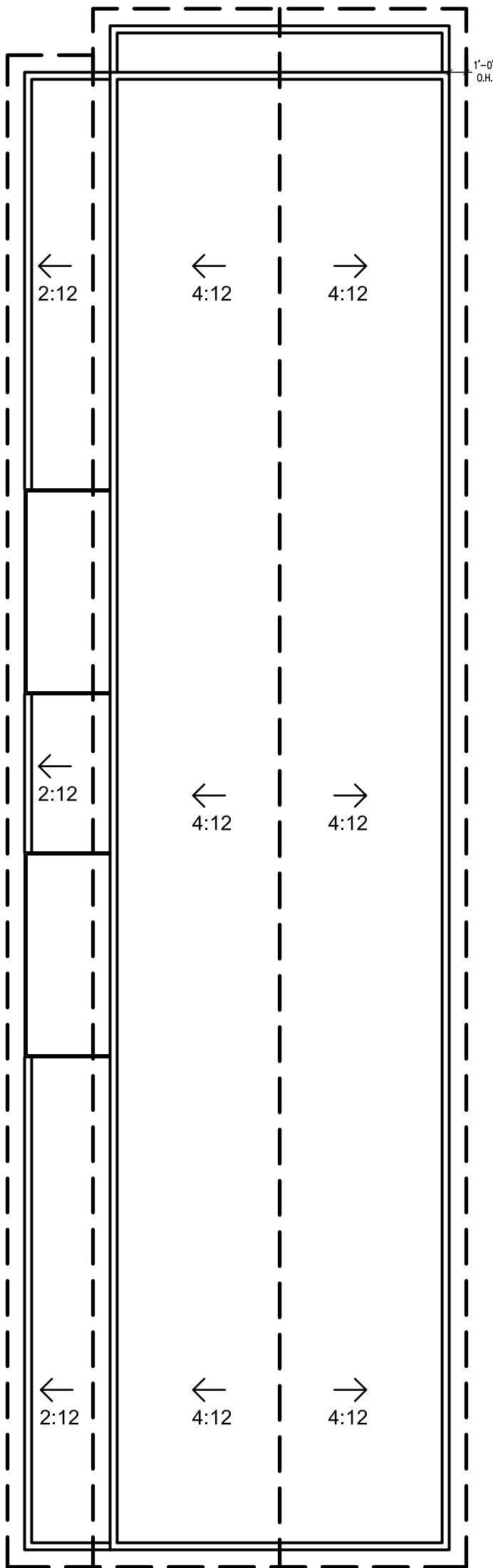
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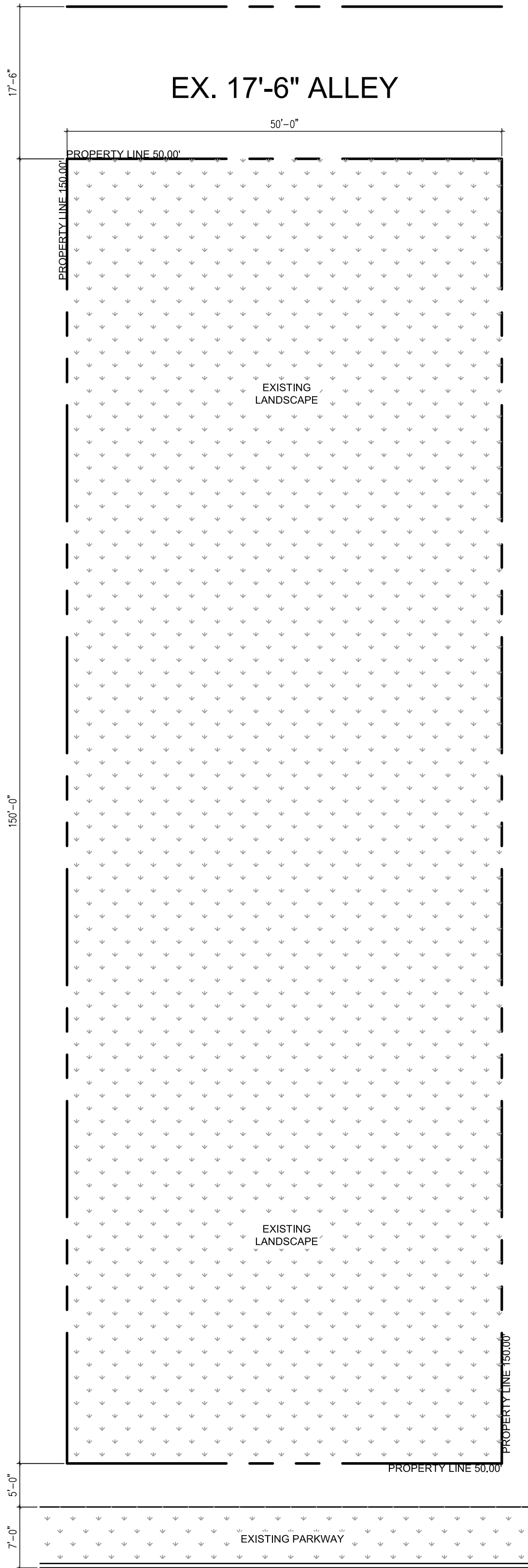
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10912 WALNUT ST
LOS ALAMITOS, CA 90720

date:	drawn by:
MAY 2023	H.C.
scale:	title:
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sheet:	TS



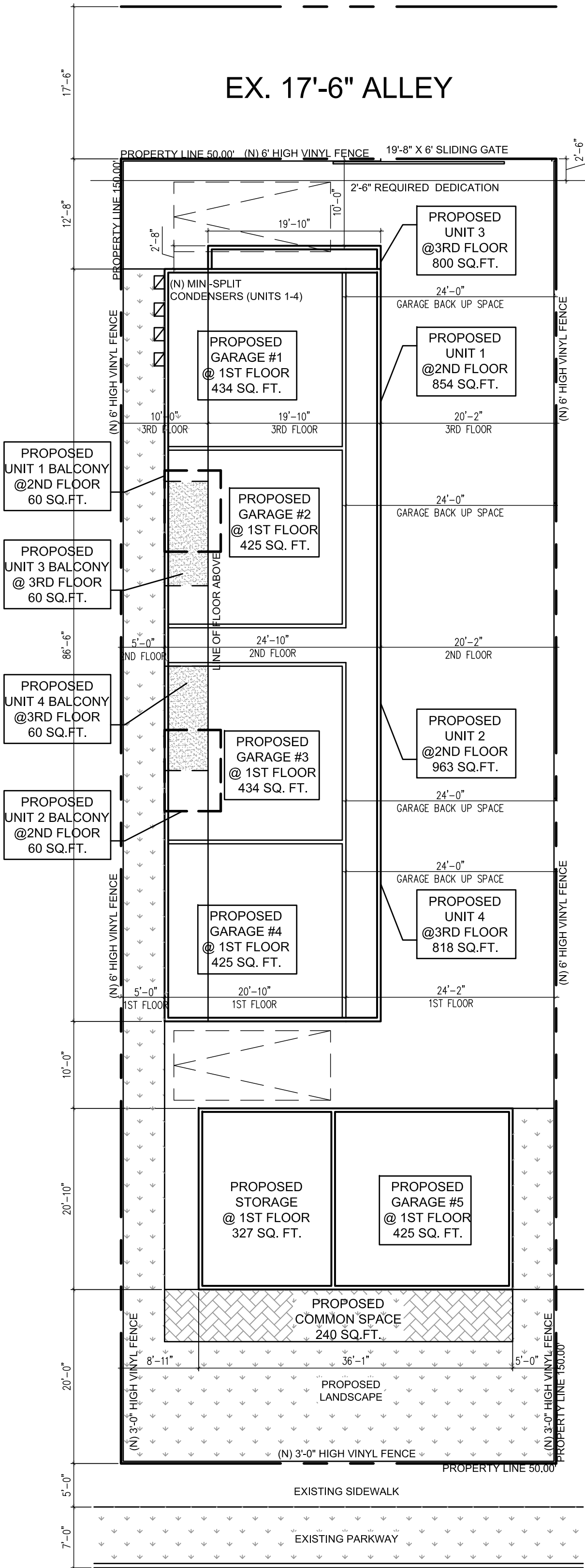
PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"



EXISTING SITE PLAN

SCALE: 3/32"=1'

10912 WALNUT ST.



PROPOSED SITE PLAN

SCALE: 3/32"=1'

10912 WALNUT ST.



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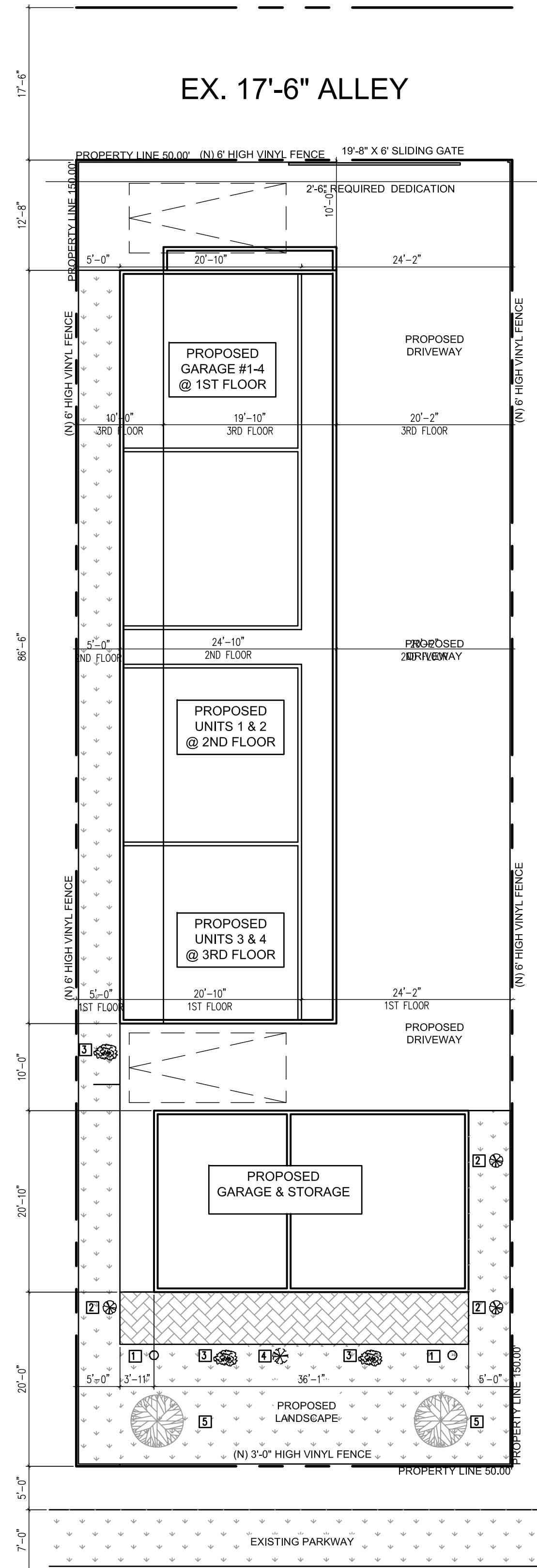
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LOCATION :

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date: MAY 2023	drawn by: H.C.
scale: NOTED	title: SITE/ ROOF PLAN
sheet:	SP

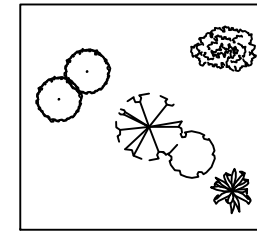


PROPOSED LANDSCAPE PLAN

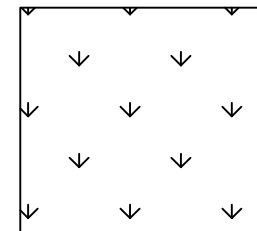
SCALE: 3/32"=1'



10912 WALNUT ST.



LANDSCAPE



BERMUDA GRASS
TO BE REHAB EXISTING

Botanical Name

Common Name

- Shrubs
- | | |
|---|--------------------------|
| 1 | Bougainvillea 'La Jolla' |
| 2 | Euryops pectinatus |
| 3 | Lavandula angustifolia |
| 4 | Rosa 'Iceberg' Iceberg |
| 5 | Pyrus Calleryana |

Bougainvillea, La Jolla
Euryops Daisy
English Lavender
Floribunda Rose
Bradford Pear



Botanical Name

Common Name

1 Bougainvillea 'La Jolla'
QUANTITY: (2) 5 GALLONS

Bougainvillea, La Jolla

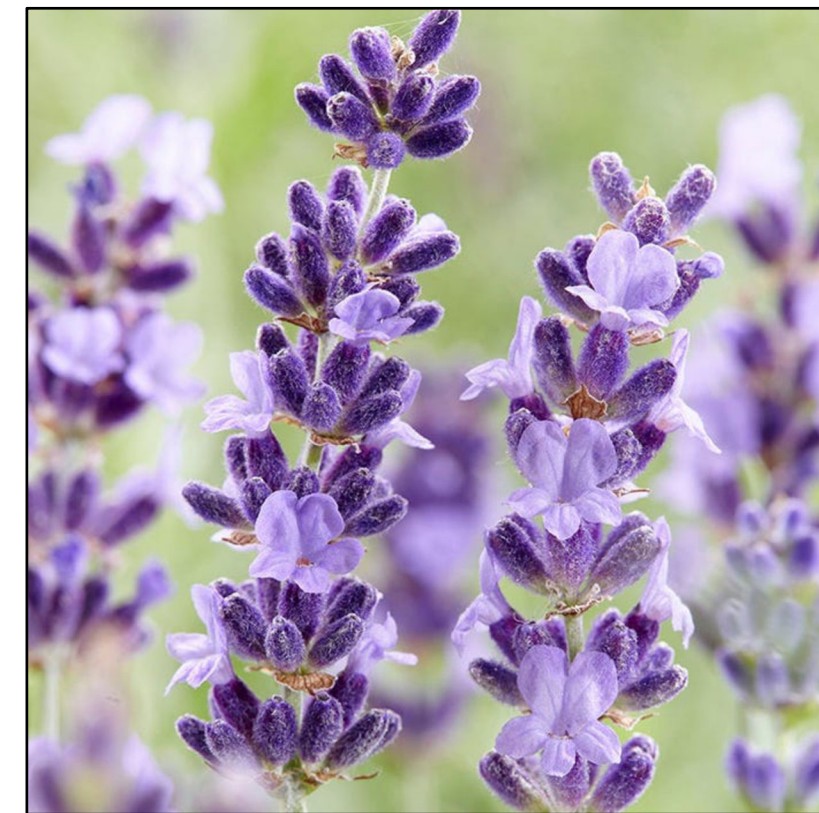


Botanical Name

Common Name

2 Euryops pectinatus
QUANTITY: (5) 5 GALLONS

Euryops Daisy

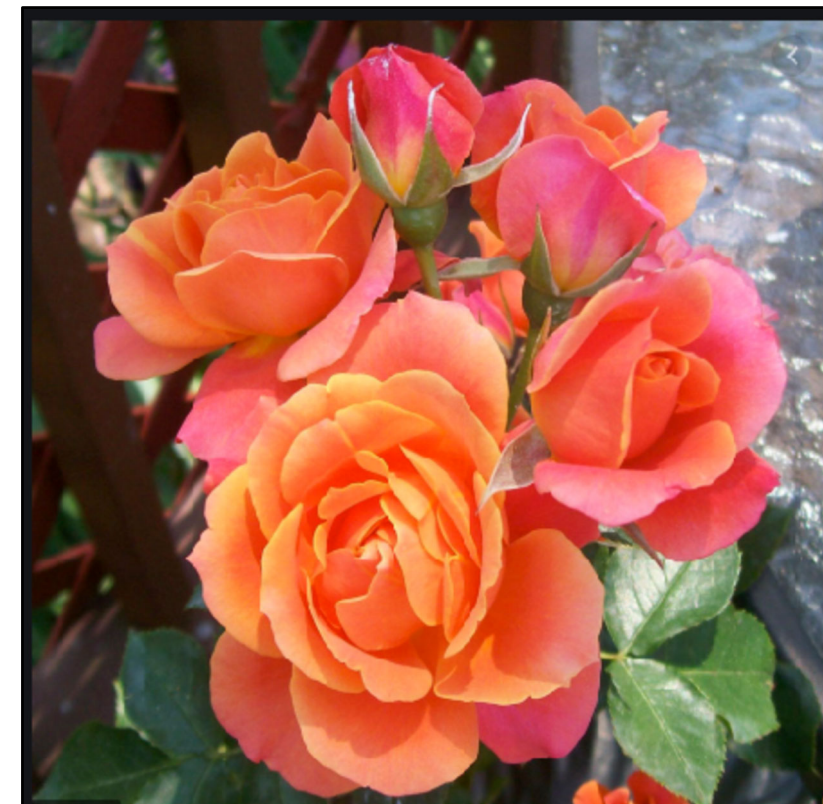


Botanical Name

Common Name

3 Lavandula angustifolia
QUANTITY: (2) 5 GALLONS

English Lavender



Botanical Name

Common Name

4 Rosa 'Iceberg' Iceberg
QUANTITY: (1) 5 GALLONS

Floribunda Rose



Botanical Name

Common Name

5 Pyrus Calleryana
QUANTITY: (2)

Bradford Pear

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scale: 3/32"=1'	title: LANDSCAPE PLAN
sheet:	LP

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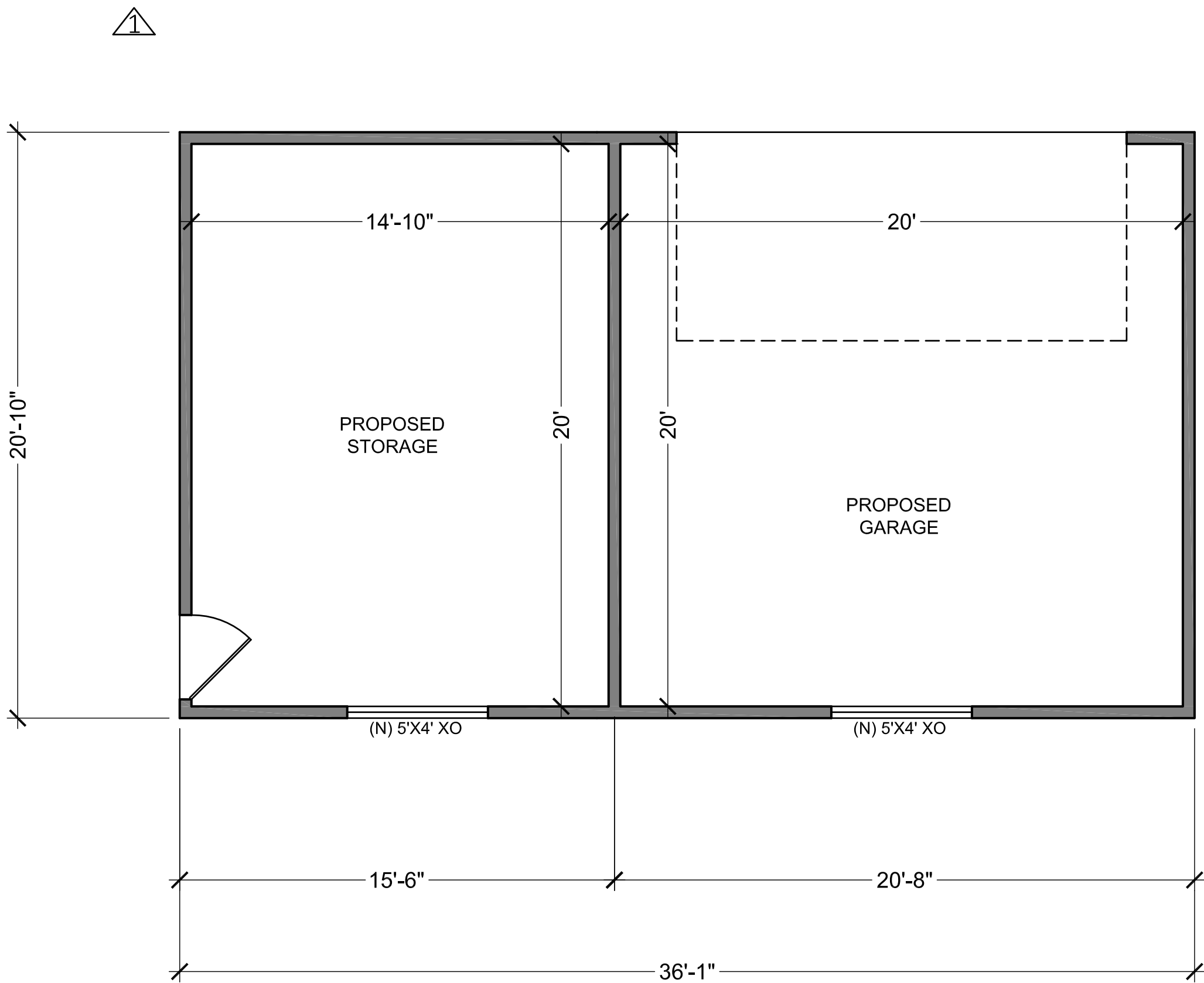
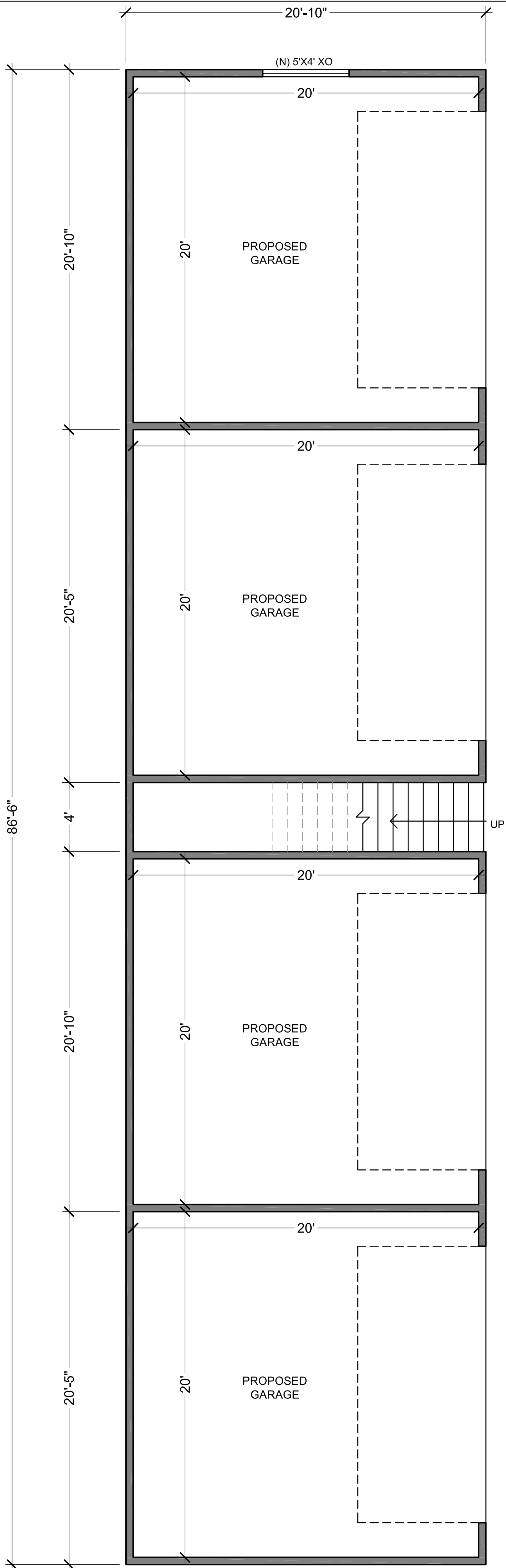
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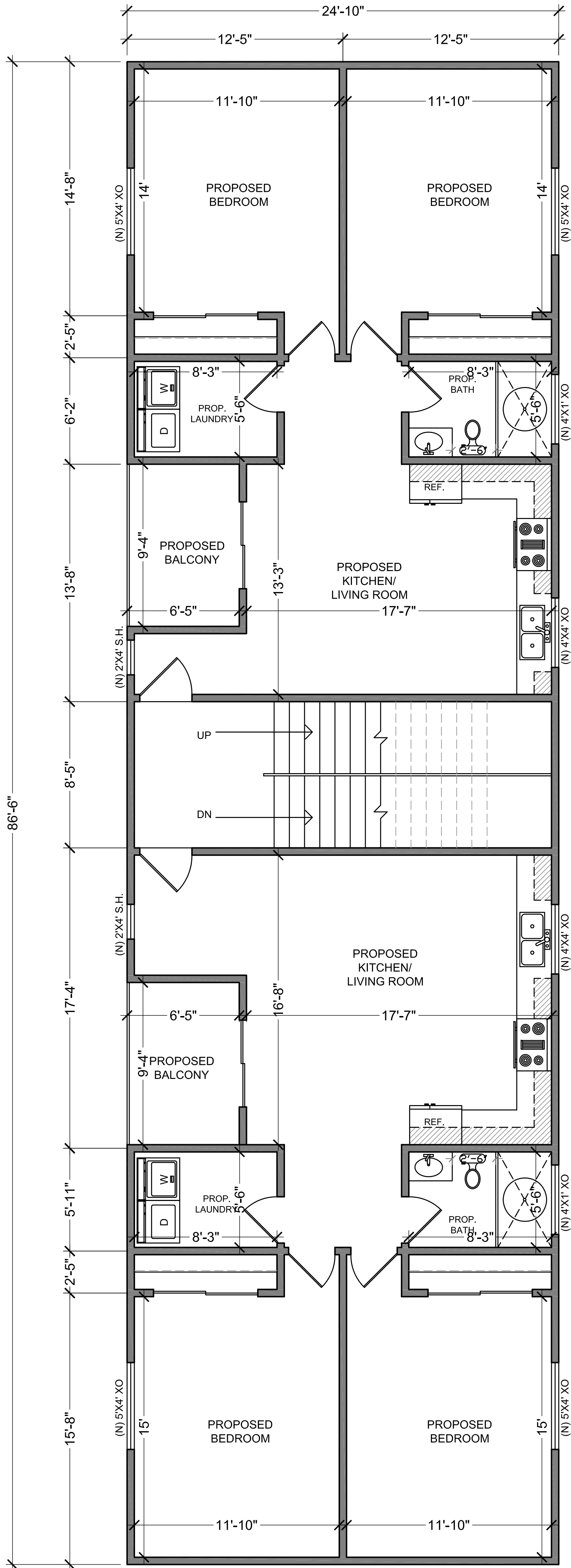
LOCATION :

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scale: 1/4"=1'	title: PROPOSED 1ST FLOOR
sheet:	A1.0



PROPOSED FLOOR PLAN
FIRST FLOOR-GARAGES/ STORAGE
SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN
2ND FLOOR-UNITS 1 & 2
SCALE: 1/4"=1'-0"

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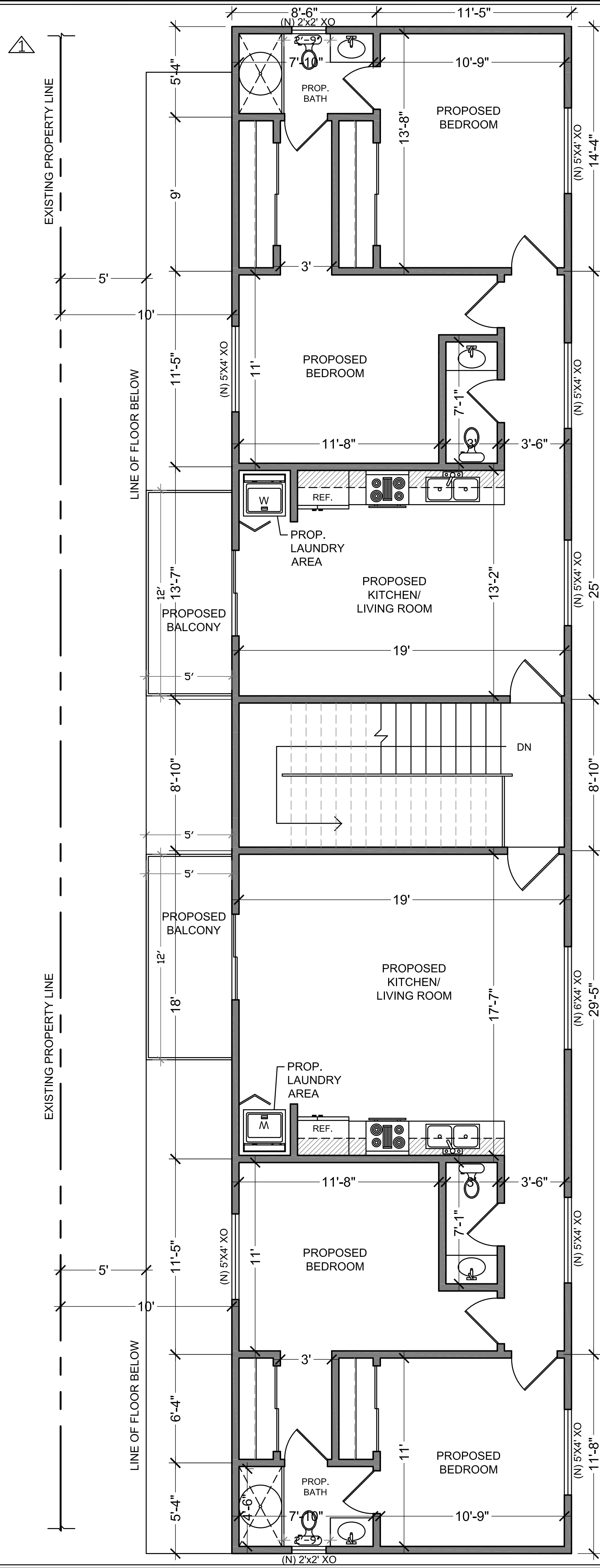
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PROPOSED FLOOR PLAN
3RD FLOOR-UNITS 3 & 4
SCALE: 1/4"=1'-0"

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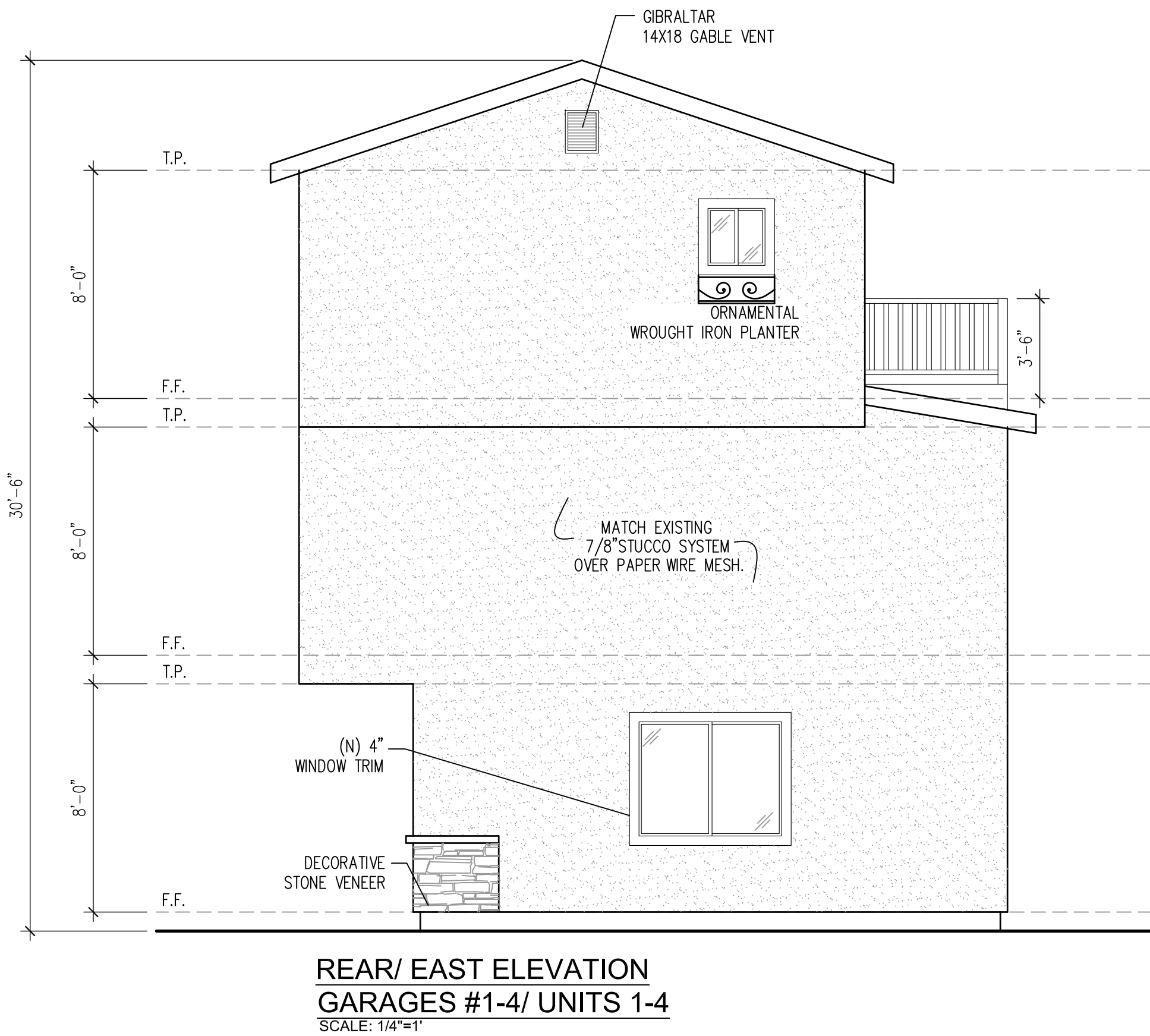
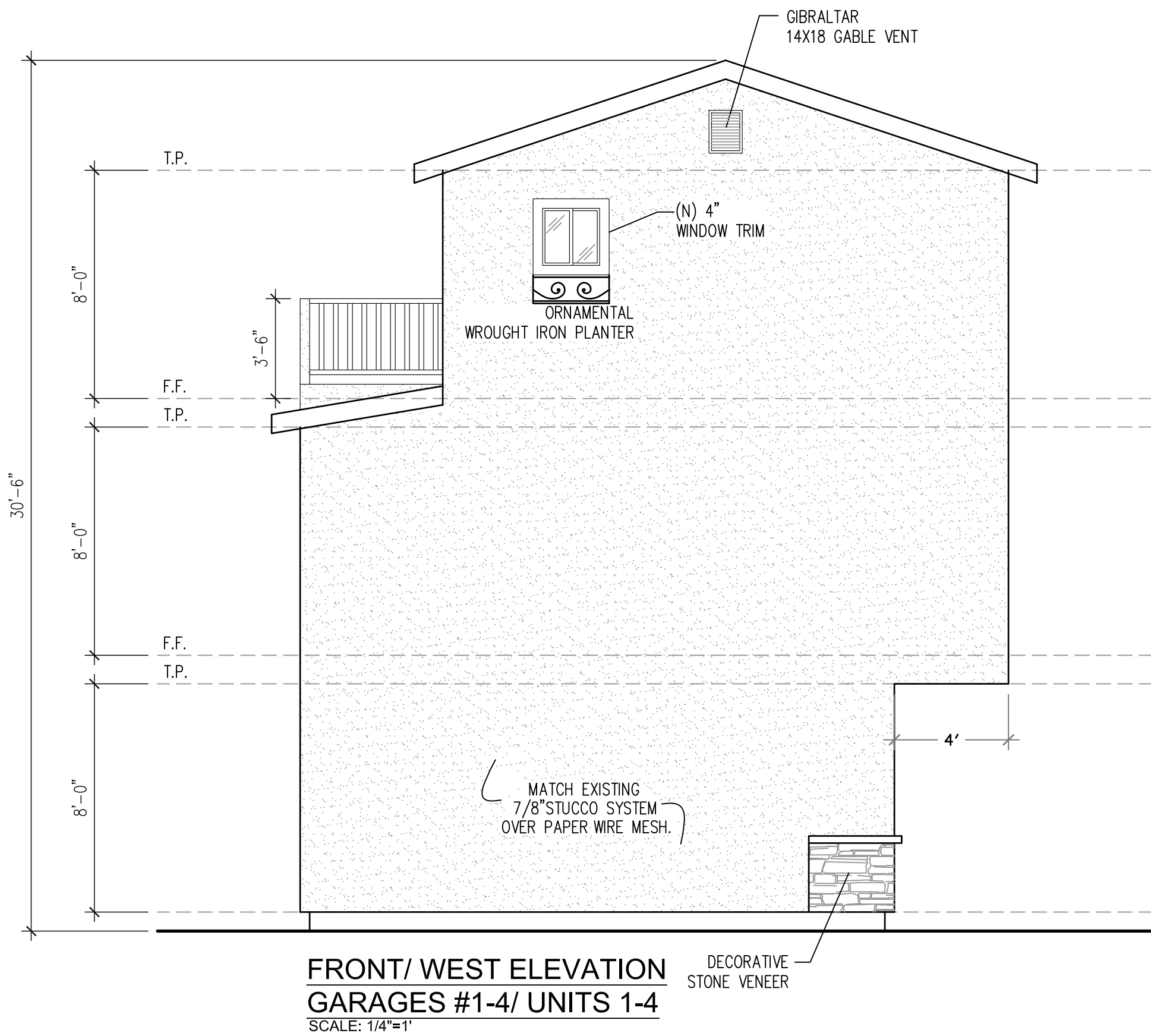
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date:	drawn by:
MAY 2023	H.C.
scale:	title:
1/4"=1'	PROPOSED ELEVATIONS
sheet:	A2.0



NOTE: WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

REQUIRE DRIP EDGE AT EAVES AND RAKE EDGES OF SHINGLE ROOF PER R 905.2.8.5.

VENTILATION:
ATTIC VENTILATION NEEDS TO BE AT LEAST 1/150 OF THE AREA WITH 50% REQUIRED VENTING LOCATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF REQUIRED VENTING PROVIDED BY EAVES OR CORNICE VENTS AND SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. THE AREA OF VENTILATION MAY BE REDUCED TO 1/300 PROVIDED A VAPOR RETARDER IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION. (2019 CBC 1203.2)

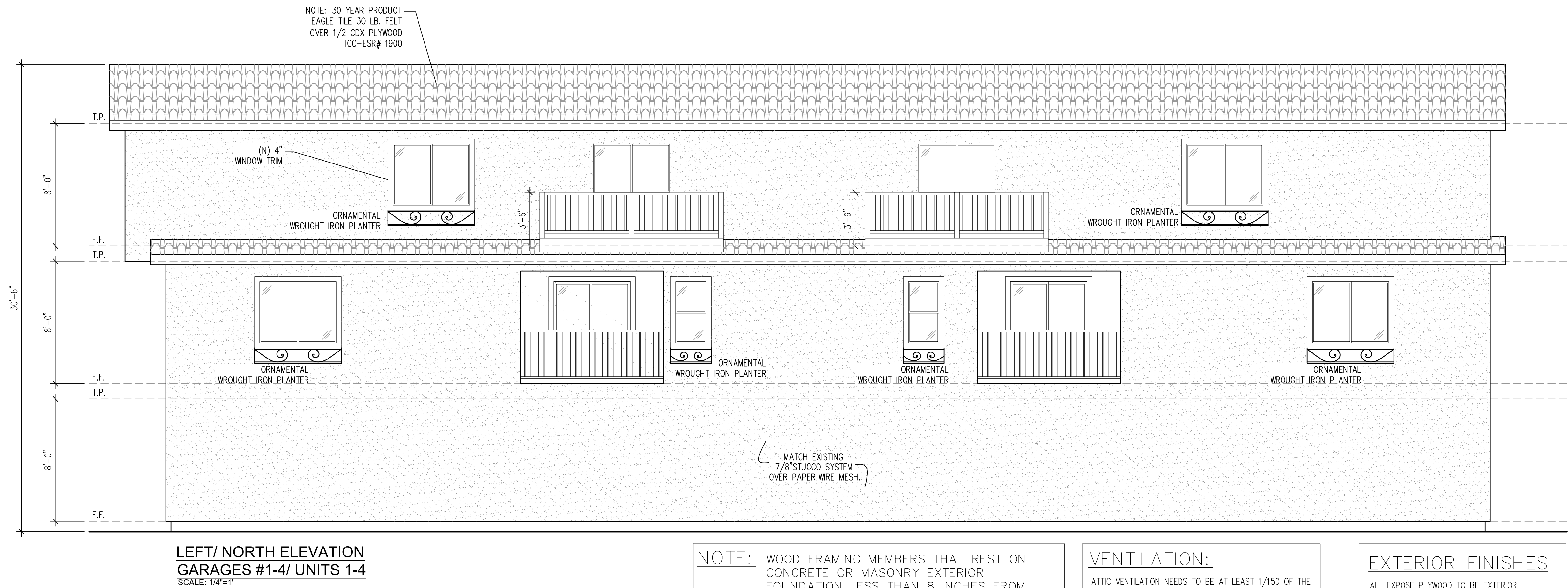
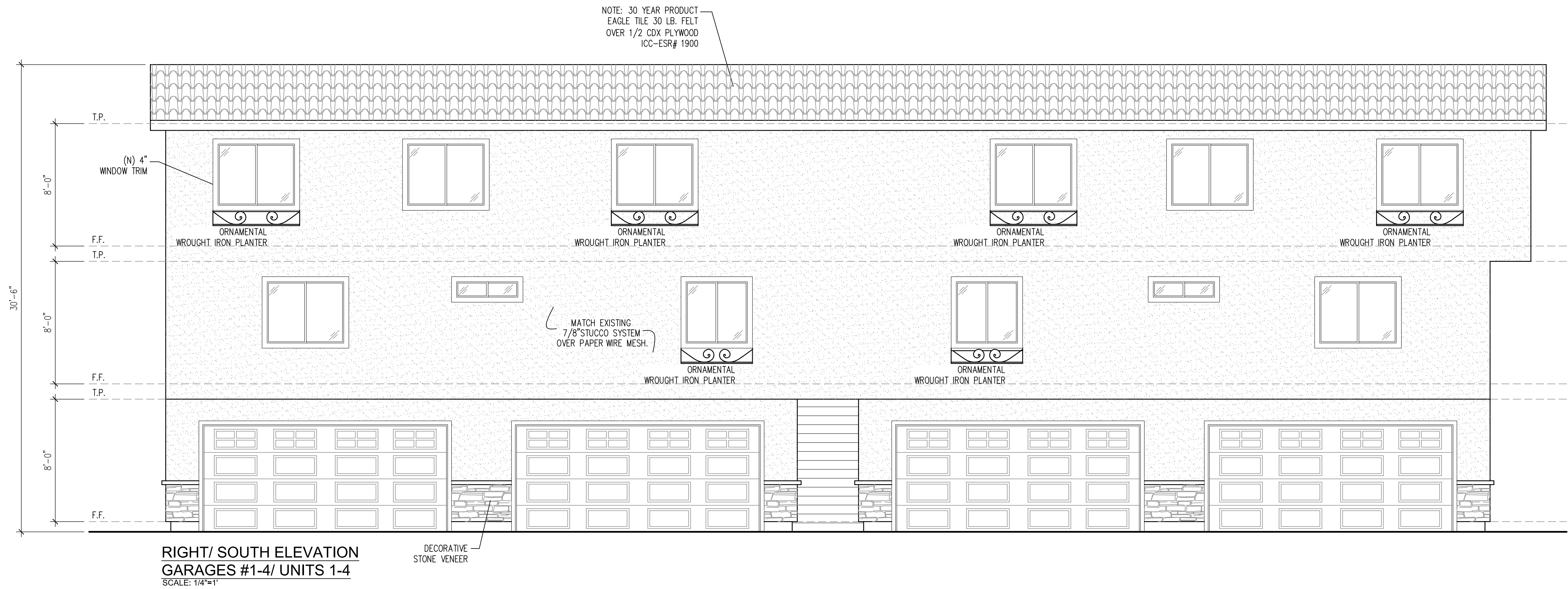
RADIANT BARRIER

*RADIANT BARRIER: THE RADIANT BARRIER SHALL HAVE AN EMITTANCE VALUE OF LESS THAN OR EQUAL TO 0.05 AND BE INSTALLED IN THE UPPER PORTION OF THE BUILDING'S TRUSS/RAFTERS, COVERING THE ENTIRE ROOF/ATTIC (INCLUDING ALL GABLE END), WITH THE REFLECTIVE SURFACE FACING DOWN TOWARD THE ATTIC.

EXTERIOR FINISHES
ALL EXPOSE PLYWOOD TO BE EXTERIOR GRADE.
ALL EXPOSE TRIM AND PLYWOOD TO BE RESAWN.

ROOF NOTES
ROOF SHEATHING TO BE 1/2" PLYWOOD SHEATHING W/ 1 X SOLID SHEATHING AT ALL OVERHANGS.
ROOF COVERINGS SHALL BE MIN. CLASS 'A' ASSEMBLY

TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON PLAN
EXTERIOR LATH: PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING.



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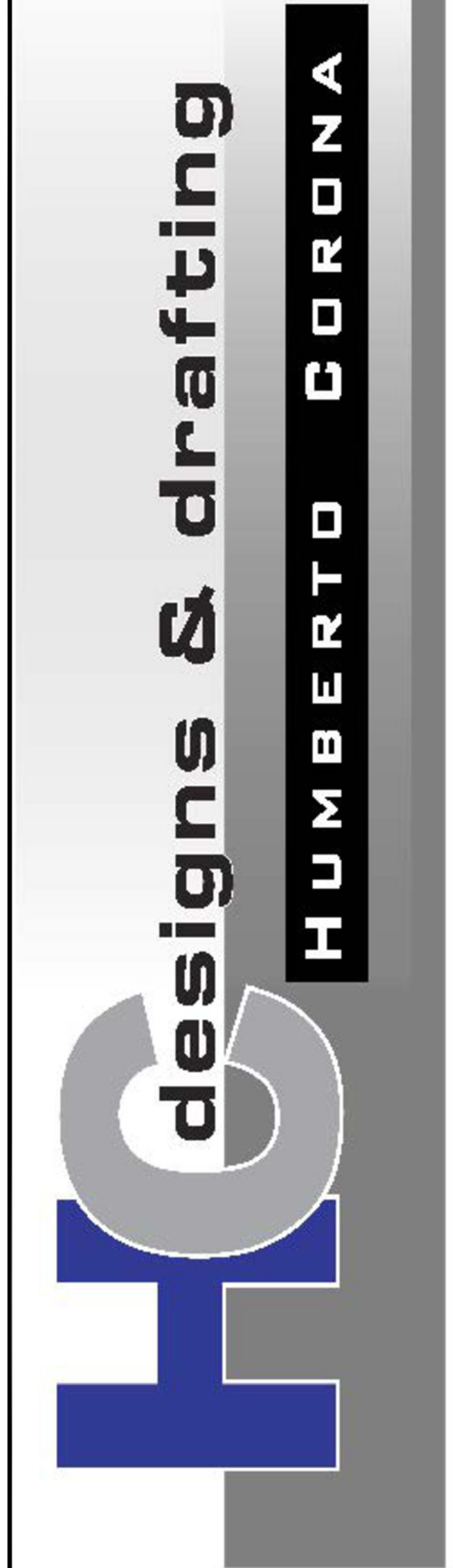
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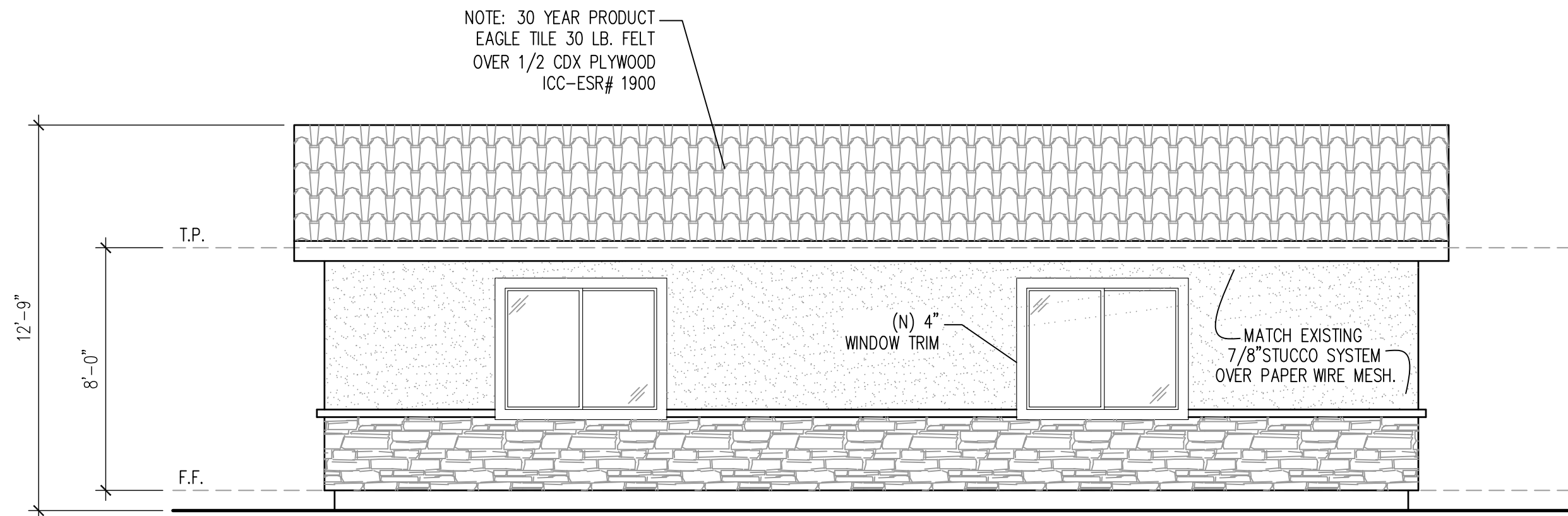
562.481.6227
NFAJARAJI@GMAIL.COM

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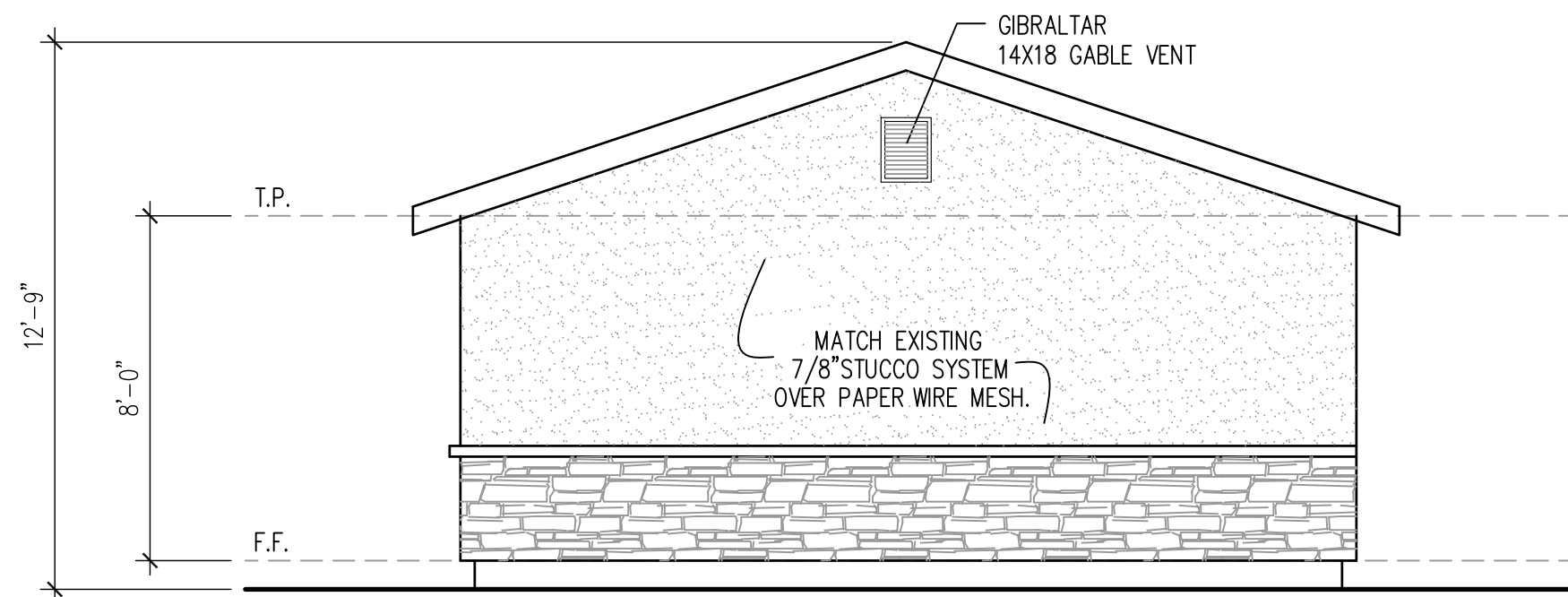
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MAY 2023	H.C.
scale:	title:
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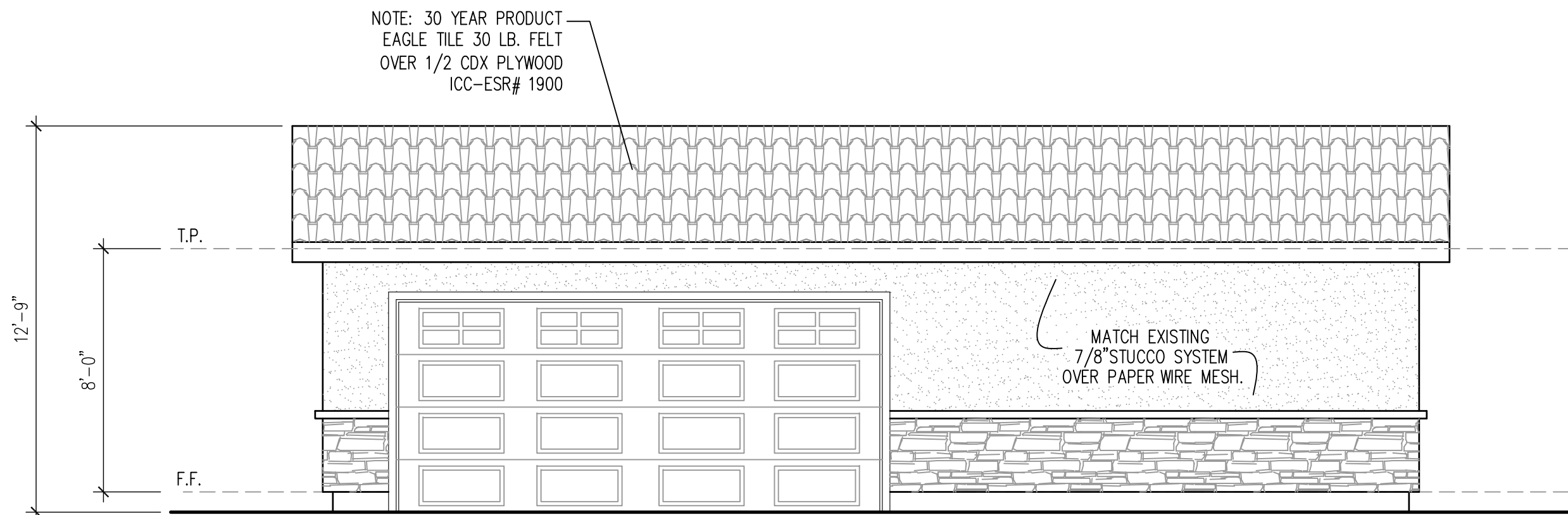
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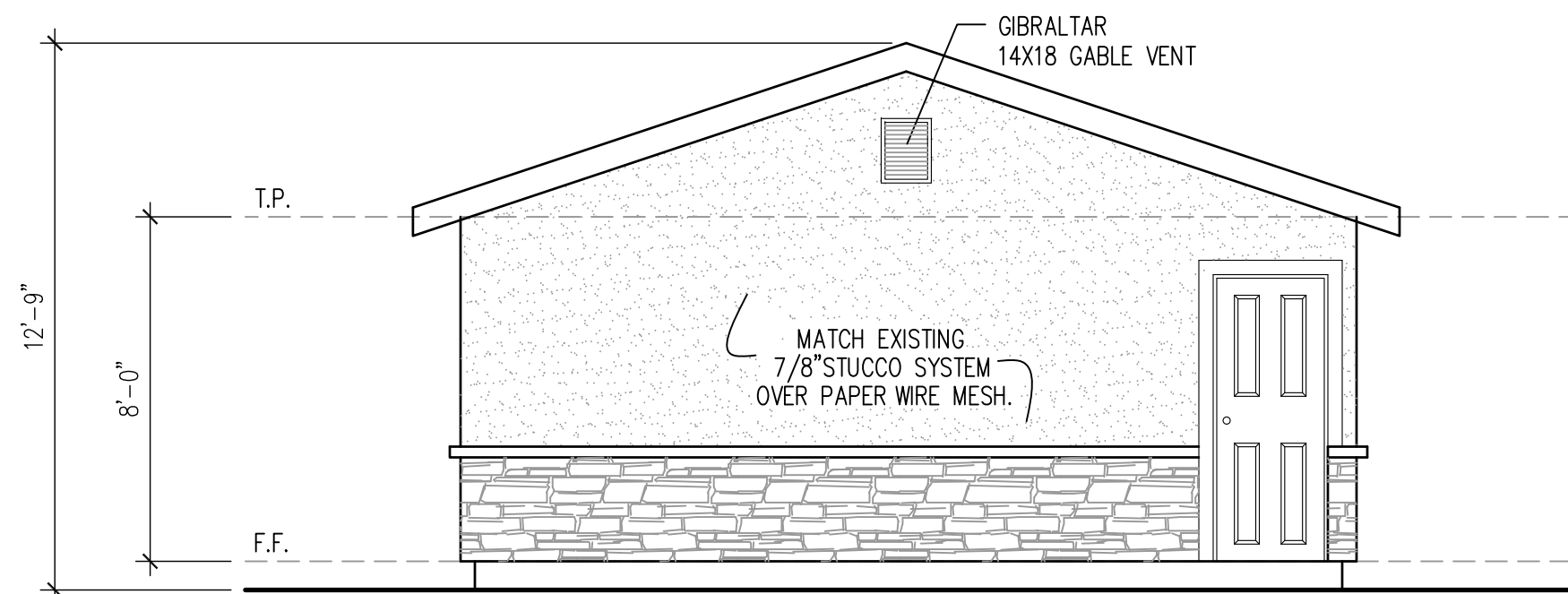
FRONT/ WEST ELEVATION
STORAGE & GARAGE #5
SCALE: 1/4"=1'



RIGHT/ SOUTH ELEVATION
STORAGE & GARAGE #5
SCALE: 1/4"=1'



REAR/ EAST ELEVATION
STORAGE & GARAGE #5
SCALE: 1/4"=1'



LEFT/ NORTH ELEVATION
STORAGE & GARAGE #5
SCALE: 1/4"=1'

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date:

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drawn by:

H.C.

scale:

1/4"=1'

title:

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sheet:

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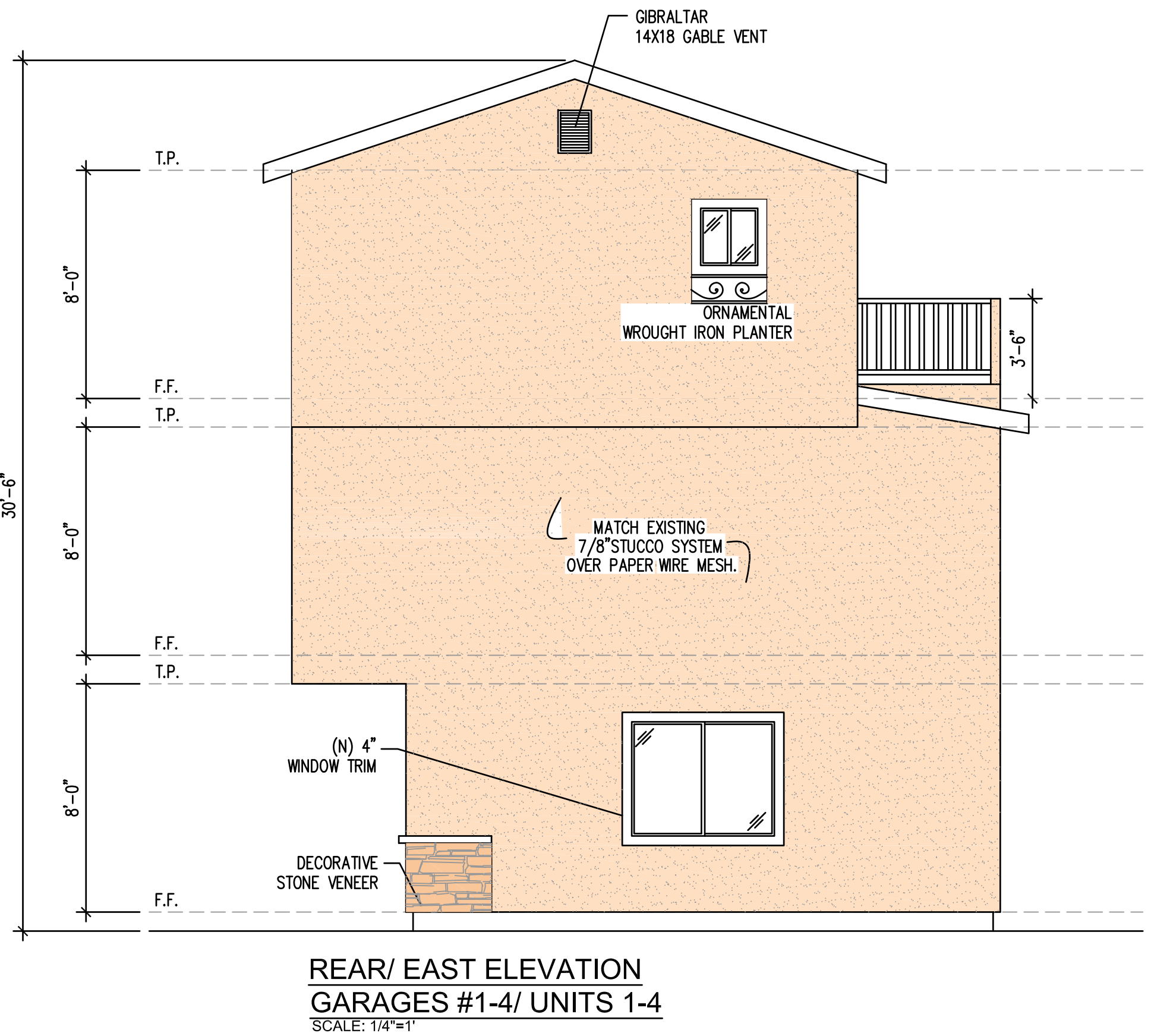
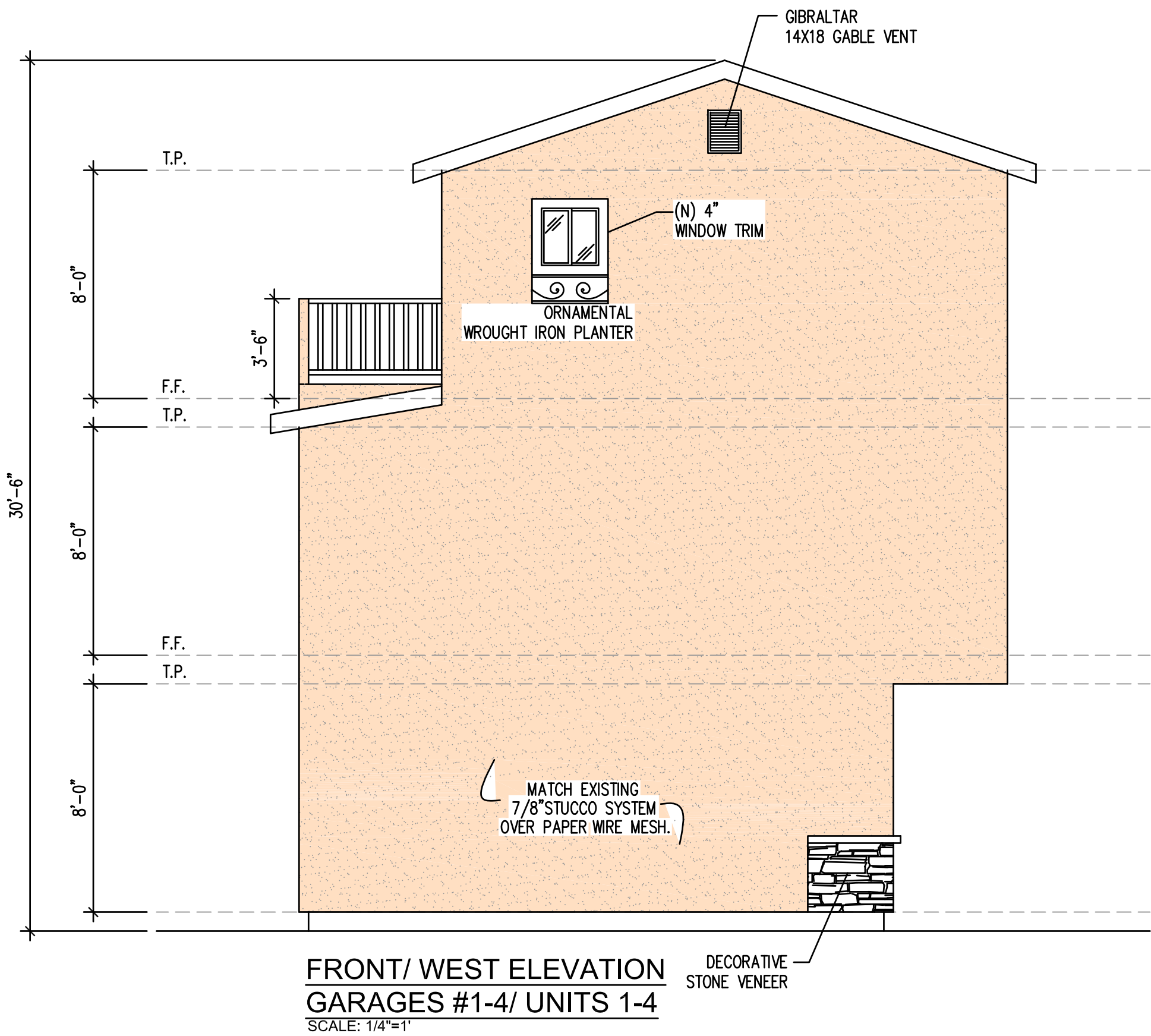
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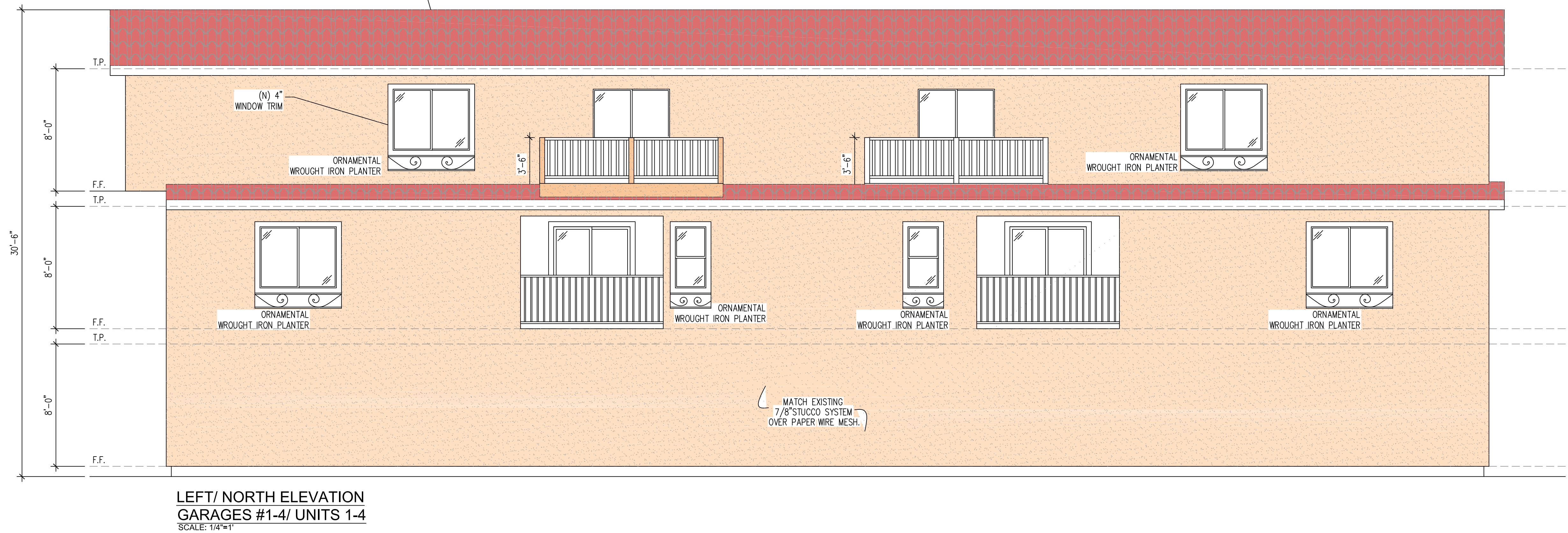
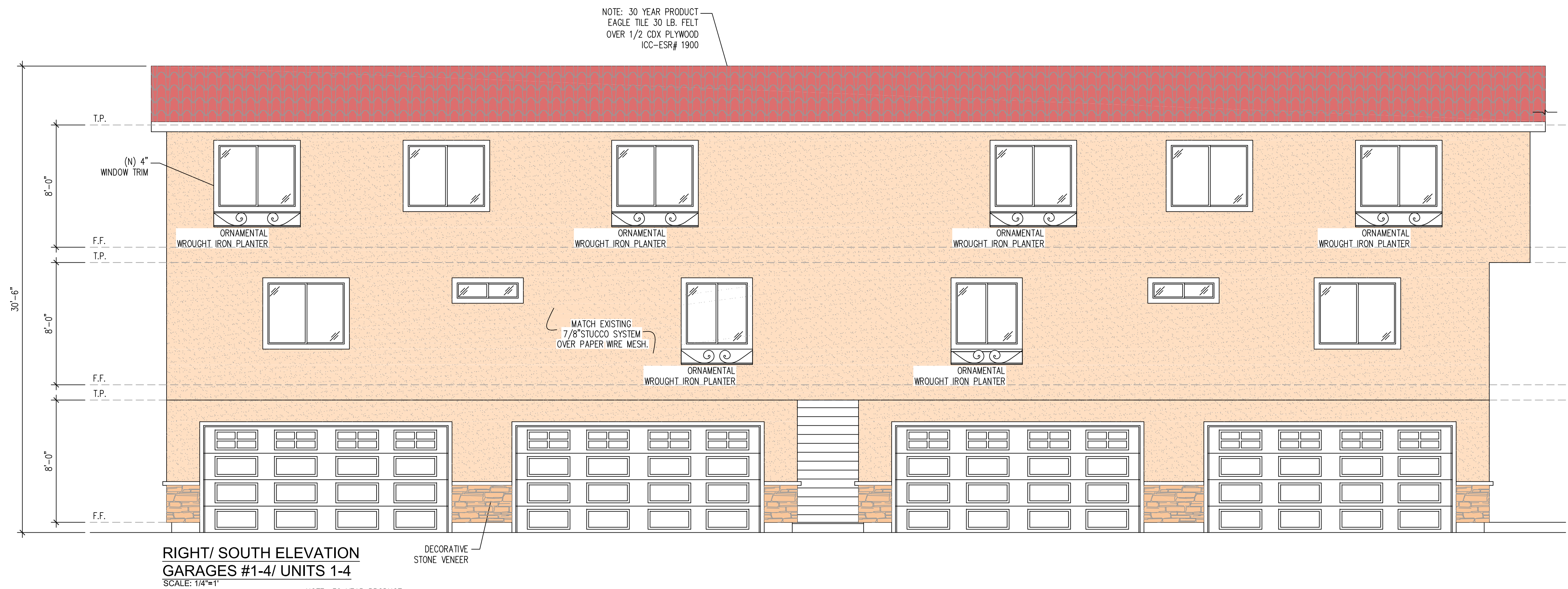
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LOCATION :
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date: MAY 2023	drawn by: H.C.
scale: 1/4"=1'	title: COLOR ELEVATIONS
sheet: A3.0	



NOTE:
REFERENCE COLOR BOARD
FOR MATERIAL NAMES
AND/OR MODEL NUMBERS



NOTE:
REFERENCE COLOR BOARD
FOR MATERIAL NAMES
AND/OR MODEL NUMBERS

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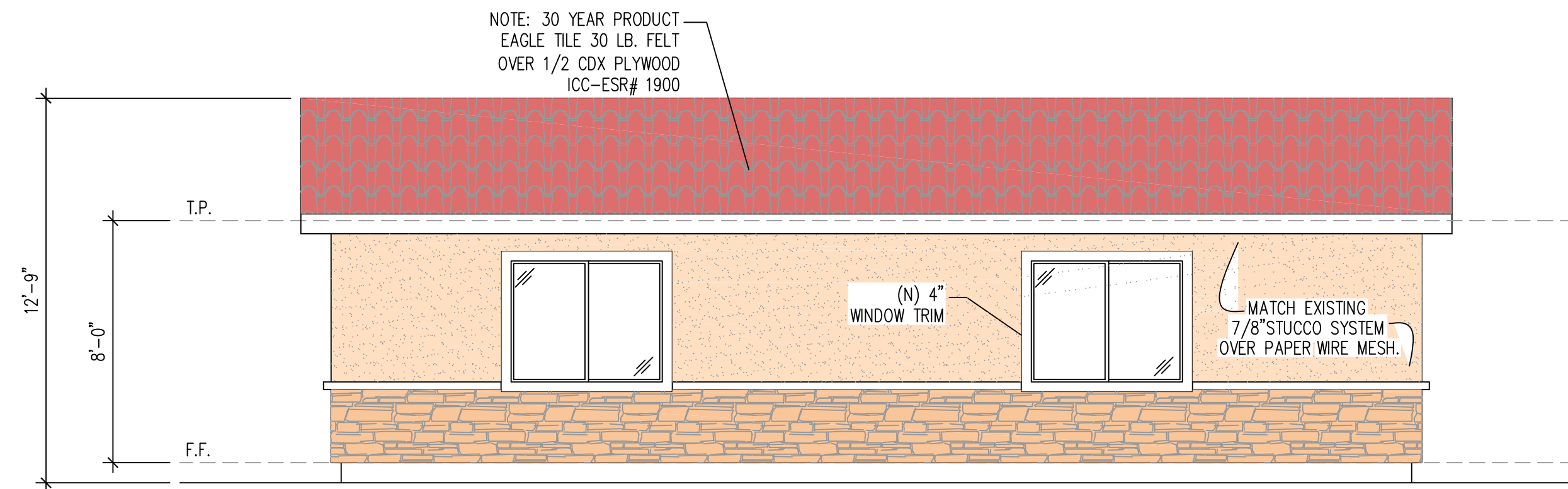
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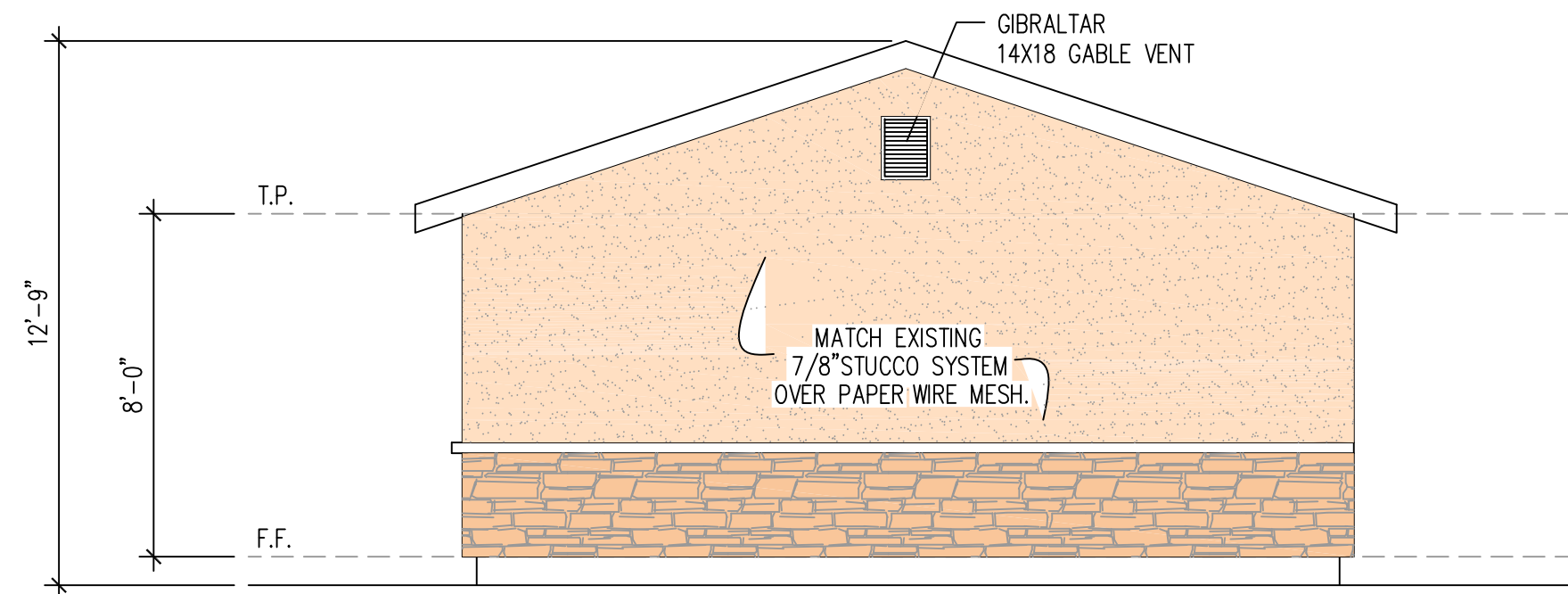
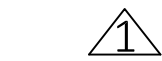
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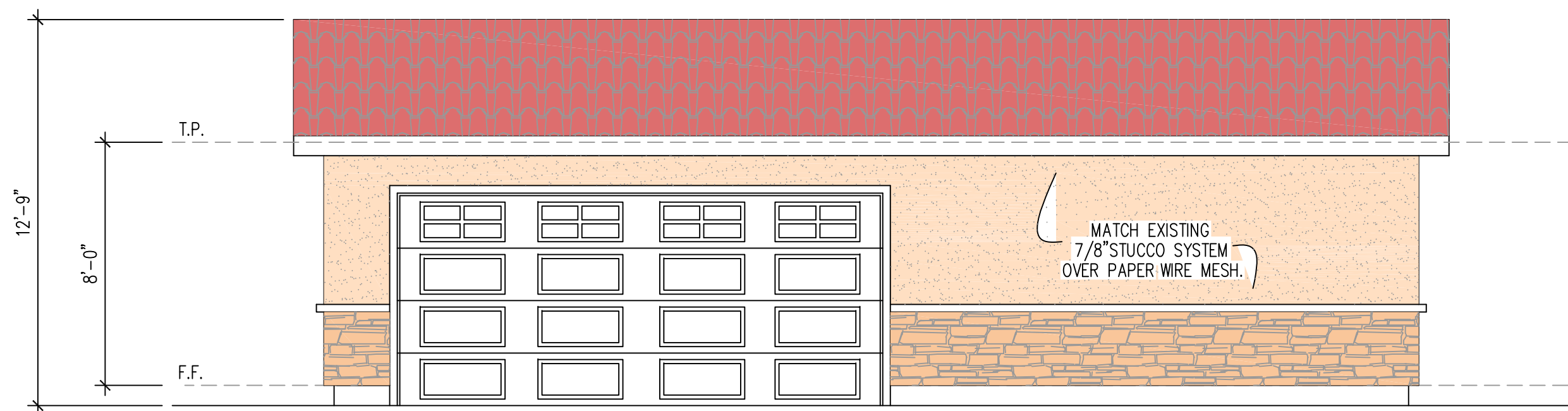
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sheet:	A3.1



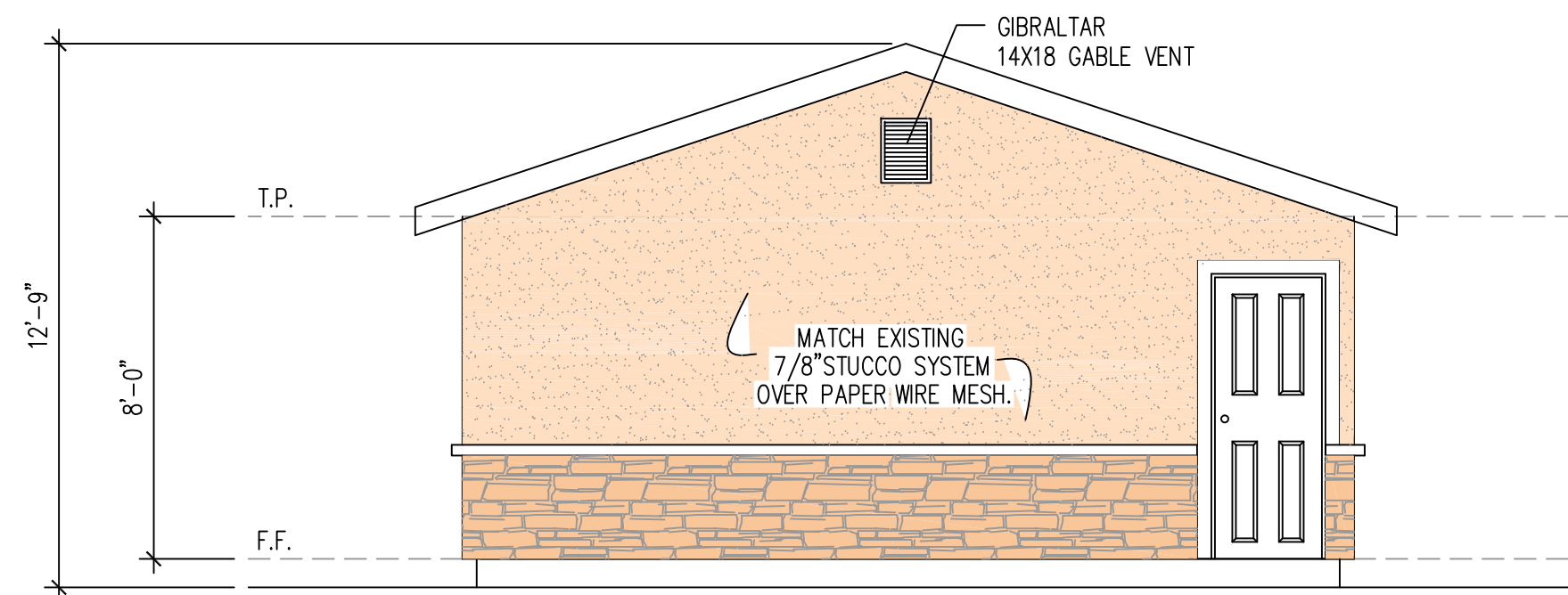
FRONT/ WEST ELEVATION
STORAGE & GARAGE #5
SCALE: 1/4"=1'



RIGHT/ SOUTH ELEVATION
STORAGE & GARAGE #5
SCALE: 1/4"=1'



REAR/ EAST ELEVATION
STORAGE & GARAGE #5
SCALE: 1/4"=1'



LEFT/ NORTH ELEVATION
STORAGE & GARAGE #5
SCALE: 1/4"=1'

NOTE:

REFERENCE COLOR BOARD
FOR MATERIAL NAMES
AND/OR MODEL NUMBERS

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designs & drafting

HUMBERTO CORONA

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hcdesigns.drafting@yahoo.com

REVISIONS :

DATE	DESCRIPTION
NOV/ 2023	1 REVISION

CLIENT :

MAGNUM PROPERTY LLC
NADER FARARJI
11662 WEATHBY RD
LOS ALAMITOS, CA 90720
562.481.6227
N FARARJI@GMAIL.COM

LOCATION :

10912 WALNUT ST
LOS ALAMITOS, CA 90720

date: MAY 2023	drawn by: H.C.
scale: 1/4"=1'	title: COLOR ELEV. CONT.
sheet:	

A3.2

PC RESOLUTION NO. 2023-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT (SDP) 23-01 TO PERMIT CONSTRUCTION OF A 3,435 SQUARE FOOT, THREE-STORY, FOUR-UNIT BUILDING PROJECT ON A VACANT PARCEL AT 10912 WALNUT STREET IN THE MULTIPLE-FAMILY RESIDENTIAL ZONE (R-3), APN 242-202-06 (APPLICANT: SIRAJ ABOULHOSN).

WHEREAS, an application for a Site Development Permit was submitted by Siraj Aboulhosen on behalf of the property owner of 10912 Walnut Street for approval a 3,435 square foot, three-story, four-unit building on a vacant parcel at 10912 Walnut Street on a vacant in the Multiple Family Residential (R-3) Zoning District; and,

WHEREAS, said verified submission constitutes an application as required by Chapter 17.44 Site Development Permit of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on December 5, 2023; 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. The Planning Commission hereby makes the following findings made in accordance with Section 17.44.060 of the LAMC, which is based on all of the evidence presented, both written and oral;

1. The proposed project is allowed within the subject zone: constructing additional residential units, up to the zone density, are a permitted use in the Multiple Family Residential (R-3) Zoning District.

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

- i. Compliance with this title and all other applicable City regulations and policies. The proposed project has been compared to, and complies

with, the Los Alamitos Zoning Code (Title 17) and all other applicable City regulations and policies.

ii. Efficient site layout and design; The layout and design of the project are efficient.

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

iv. Compatibility with neighboring properties and developments with regard to setbacks, building heights, massing, location of parking facilities, and similar site design and building design features that shape how a property appears within a broader, definable neighborhood or zone context; The new structure will be compatible in design for this location, and is of a style that has become customary in this zone of the City. The structure will be newly built and will be easily serviceable and add to the value of the surrounding community. The project area is in the Multiple Family Residential zone and is intended to have limited environmental impact in terms of noise, traffic, odors, hazardous materials use/production, and vibration. The setbacks for the project follow the development standards of the zone.

v. Efficiency and safety of public access and parking and loading facilities; The site will now enter from the alley as required by the current code, and 2.5 feet in the length of the property will be dedicated to the alley for widening,

vi. The compatibility in scale and aesthetic treatment of proposed structures with public areas; The design is in harmony with existing development and has been designed to blend with surrounding structures.

vii. The adequacy of proposed driveways, landscaping, parking spaces, onsite and off-site parking, pedestrian improvements; The new addition will be adequately accommodated by the new on-property parking and driveways.

viii. The placement and use of private open space; The addition of private open space through a balcony is included as a part of this project.

ix. The use of design techniques such as façade articulation, use of a smooth stucco building finish, window trim, varied rooflines, and stepped-back areas to break up building massing; The new structure will marginally meet a minimum standard for design.

x. Privacy considerations with regard to the placement and orientation balconies and windows; There is no view or orientation toward other residential windows and no problematic window placements toward other residential buildings.

xi. Appropriate open space and use of water-efficient landscaping both to enhance overall site design and to provide privacy screening; The Applicant will be required to comply with the City's water conservation ordinances in accordance with Chapter 13.04 (Water Conservation), Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code, and any provisions in the California Green Code.

xii. Consistency with the General Plan and any applicable specific plan; The use is consistent with the R-3 Zone, and with the General Plan through policies such as:

Land Use Policy 4.4 Scale and Character. Ensure that all new development in residential neighborhoods is compatible with the scale and character of the surrounding neighborhood.

And,

Land Use Action 4.5 Development standards. Review development standards in residential zoning districts to provide specific guidance on maximum development intensity, minimum open space, and minimum setback standards to ensure that all new development in residential neighborhoods is compatible with the surrounding scale and character.

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

3. The proposed project is in keeping with the character of the neighborhood, in terms of the structure(s) general appearance; The design and layout of the structure would not interfere with the neighboring development. It is surrounded by similar homes.

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

environment for the residents, and the visiting public, and neighbors through a satisfactory use of materials and texture.

The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. (Ord. 19-03 § 3, 2019); The new residential unit will not change the character of the multiple family residential area, as small infill projects are generally a quiet and inconspicuous land use for a city.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves the application described above subject to the following conditions:

1. Approval of this application is to approve a 3,435 square foot, three-story, four-unit building project on a vacant parcel at 10912 Walnut Street in the Multiple Family Residential (R-3) Zoning District with such additions, revisions, changes or modifications as required by the Planning Commission for Site Development Permit 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 the plans dated Revision November 2023 (as may be amended during the hearing), a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. The duration of the Site Development Permit approval shall be twenty-four (24) months from the date the site plan is approved. If construction is commenced within this twenty-four (24) month period and construction is being pursued diligently toward completion, the Site Development Permit approval shall stay in full force and effect.
3. The Director may, upon receipt in writing from the Applicant before the expiration date, grant an extension of time up to twelve (12) months maximum. If an extension of time is not granted, the Site Development Permit approval shall expire and a new application shall be made.
4. 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 for 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.

5. The property owner/Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department within 30 days of final approval of all resolutions. The property 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 the issuance of any permits.
6. 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.
7. The Applicant shall comply with applicable City, County, and/or State regulations.
8. The Applicant shall be required to comply with the Seismic Hazards Mapping Act of 1990, including the Guidelines for Evaluating and Mitigating Seismic Hazards in California 1997.
9. All electrical, telephone, CATV and similar utility services, which provide service to the proposed development, shall be installed underground in a manner meeting the approval of the appropriate department or agency, where possible.
10. The Applicant and Applicant's successors in interest shall be responsible for payment of all applicable fees.
11. 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 are not included under this noticing requirement.
12. 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

The Applicant may appeal against the imposition or amount of the fees described above within ninety (90) days following the adoption of this resolution and pursuant to the procedures set forth in the Government Code.

13. The Applicant/operator shall submit complete plans, including necessary engineered drawings, for plan check prior to building permit application for any tenant improvements.
14. All demolition and construction shall be done in accordance with Los Alamitos Municipal Code Demolition Chapter 8.13.
15. Project plans for the development shall be subject to a complete code compliance review with the Development Services Department when the plans are submitted for plan check and shall comply with all applicable City of Los Alamitos ordinances, regulations, and policies prior to building permit issuance, including, but not limited to, the requirements established or authorized by Title 15, 16, and 17 of the City of Los Alamitos Municipal Code.
16. The site shall be kept reasonably clean during construction and maintained in a safe, nuisance, and hazard-free condition. Dust control measures shall be employed to include spraying water on dry soil to ensure dust does not migrate onto adjacent properties.
17. During construction the site shall be maintained and kept clear of all trash, weeds, and overgrown vegetation.
18. The project shall comply with all requirements of Chapter 17.20, Noise Control, of the Los Alamitos Municipal Code.
19. Hours and days of demolition, grading, and construction operations shall be prohibited between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturday. There shall be no construction activities on Sunday or a Federal holiday celebrated by the City of Los Alamitos without express approval by the Development Services Director.
20. Periods of construction during which noise levels may have an adverse impact on nearby uses shall be limited as follows: 7:00 a.m. until 8:00 p.m. Monday thru Saturday and not at all on Sunday or federal holidays.
21. Detailed hardscape, landscape, and irrigation plans are to be prepared by a licensed landscape architect. Such plans will be designed in accordance with the "Landscape and Irrigation Design Requirements" of the City and approved by the Director prior to the commencement of construction. Any landscape and irrigation

plan shall be submitted for review and comply with the City's Xeriscape Ordinance (Ord. No. 563). All required landscaping and irrigation shall be installed prior to the issuance of a Certificate of Occupancy.

22. Landscaping shall comply with the City's water conservation ordinances in accordance with Chapter 13.04 (Water Conservation) and Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code.
23. All landscaping on the site, including, without limitation, trees, shrubs and other vegetation, drainage and irrigation systems, shall be permanently maintained in good, first class condition, healthy, without deterioration, free of waste and debris, through all phases of construction and after. Dead or diseased plants shall be promptly replaced with landscaping similar in type, size, and quality. Automatic Irrigation systems shall be properly maintained and other reasonable and adequate landscape maintenance facilities and procedures shall be provided to fulfill the foregoing requirements.
24. Prior to permit issuance, Applicant shall submit a lighting plan to the Development Services Department to the satisfaction of the Development Services Director. The Applicant shall provide adequate exterior lighting that maintains performance standards and directs light only on the subject property as described in Chapter 8.48 *Lighting Performance Standards* in the Los Alamitos Municipal Code.
25. All exterior mechanical equipment shall be screened from view.
26. All utility meters, when not enclosed in a cabinet, shall be screened from view from any place on or off site, by either plant materials or decorative screen, while allowing sufficient access for reading.
27. Any signs shall comply with the provisions under Chapter 17.26 (Signs) of the Los Alamitos Municipal Code and shall be subject to the approval of the Development Services Director.
28. The Applicant shall maintain 12 parking spaces that meet the dimensions required by the City's Municipal Code, on the site, for this approval, unless part of that parking is removed for the construction of Accessory Dwelling Units.
29. All water runoff must be designed to infiltrate the ground on the site.
30. All code enforcement issues shall be remedied prior to any building permit issuance.
31. The enclosed garage spaces shall be equipped with functional, automatic garage door openers.

32. The Applicant shall provide adequate exterior lighting for each residential unit that maintains performance standards as described in Chapter 8.48 Lighting Performance Standards in the Los Alamitos Municipal Code. All lighting structures shall be placed so as to confine direct rays to the subject property.
33. The Applicant shall provide an illuminated uniform address number shall be installed at each apartment entryway.
34. Above ground utility equipment (e.g., electrical, gas, telephone, and cable TV) shall be screened if located in the front yard area of each unit, within the front yard setback, common open space area, or any parking spaces or sidewalks, and shall be screened to the satisfaction of the Development Services Director.
35. The parcel shall be developed in a manner that ensures visibility across the corners of the intersecting streets, alleys, and private driveways.
36. All ground-mounted heating and air conditioning equipment may be placed in the side yard setback areas provided that the equipment does not project more than 24 inches into a required side yard setback area, and in no case shall the equipment be placed closer than 36 inches to a side property line. The placement of the ground-mounted heating and air conditioning equipment shall also be located at least 12 feet from any window of a neighboring dwelling, as measured from the farthest projected edge of the equipment to the closest edge of window. The placement of ground-mounted heating and air conditioning equipment shall comply with the provisions set forth in Chapter 17.20 (Noise). Mitigations such as block wall enclosures may be required to mitigate sound impacts at the property line.
37. The third-story overhang/cantilever square footage on the eastern side of the main building shall be removed and redesigned to be elsewhere in the project to ensure that the units do not fall under 800 square feet

BUILDING DEPARTMENT

38. The Applicant shall submit grading and building plans for review.

ENGINEERING AND PUBLIC WORKS

39. The Applicant shall provide 4-foot sidewalks and gutters with the latest ADA accessibility features required by state and federal law.
40. There shall not be any vehicle access from Walnut.
41. The Applicant shall submit Improvement Plans prepared by a Registered Civil Engineer for public works (off-site) improvements, and on-site improvements. Plan check fees shall be paid in advance.

42. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. Plan shall be 24" x 36", with elevations to nearest 0.01 foot, minimum scale 1" = 20'. Plan shall be prepared by Registered Civil Engineer. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.
43. Hydrologic and hydraulic calculations demonstrating adequate site drainage from a 10-year return frequency storm (25-year frequency in sump areas) prepared by a Registered Civil Engineer shall be submitted with the Grading Plan.
44. Parking lot slope shall be a minimum slope of 1%.
45. Driveway slope shall be a minimum slope of one (1) percent for asphalt and .5% for concrete.
46. If utility cuts in the street are excessive, the street must be have a grid and overlay place on it per the satisfaction of the City Engineer.
47. All existing off-site public improvements (sidewalk, curb & gutter, driveways, and street paving) at the development site which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer, and per OCPFRD Standard Plan.
48. A City public works permit shall be taken out for all work in public right-of-way prior to start of work. All work shall be done in accordance with APWA Standards and to the satisfaction of the City Engineer and must be completed before issuance of Certificate of Occupancy.
49. A bond or surety device shall be posted with the City in an amount and type sufficient to cover the amount of off-site and on-site work to be done, as approved by the City Engineer.
50. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the commencement of structural construction.
51. Final compaction report prepared by a qualified Soil Engineer shall be submitted to the City Engineer for review and approval prior to the commencement of structural construction.
52. The Applicant shall install 1-2 new trees on Walnut Street evenly spaced in the parkway in front of the subject parcel. Please call the public works Superintendent at 562-431-3538 for type and specifications.
53. The Applicant shall install irrigation to each of the City trees planted. The irrigation shall be a bubbler sprinkler NOT a tree well type of bubbler sprinkler.

54. The Applicant shall dedicate 2½ feet of the property to the City to widen the alley by occupancy of the units.

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

55. The Applicant shall provide the Sewer District with the engineering plans and proposed sewage flow for the project before connecting to the District's sewer.
56. The Applicant shall comply with all requirements of the Rossmoor/Los Alamitos Area Sewer District for sewer connections and sewer improvements.
57. The Applicant shall pay all applicable Sewer District connection, permit, plan check and inspection fees.

OCFA

58. The OCFA has reviewed the proposed project and based on this initial assessment there does appear to be significant concerns related to fire department requirements. If you need additional information, or clarification, please contact me by phone or email: (714) 573-6110, andyguzman@ocfa.org.
- a. Group-R occupancies that are required by CBC 1031.1 to have rescue openings shall have a walkable path free of obstructions between the fire lane and each rescue opening. Also, a clear, flat space for laddering rescue openings shall be provided beneath each rescue opening. The Applicant must demonstrate by illustrating on the plan that the required laddering pads will fit within the required distances to property boundaries and other structures. See OCFA Guideline B-01, pages 21 through 23.
 - b. The plan does not show the all the public fire hydrants within 300-feet of the property or illustrate the location and distances to the property.
 - c. The plan does not illustrate the 150-foot "Hose Pull" distance to the most remote point of the exterior wall around the building. See OCFA Guideline B-01, page 19.

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Site Development Permit 23-01, as represented by the plans and elevations in "Exhibit A" and subject to the conditions herein.

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 Staff shall file a Notice of Determination with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2023, by the following vote:

ATTEST:

Chair

Irving Montenegro, Development Services Manager

APPROVED AS TO FORM:

Michael Daudt, City Attorney

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

I, Irving Montenegro, Development Services Manager 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 5th day of December 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Irving Montenegro, Development Services Manager