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

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA
REGULAR MEETING

Wednesday, February 28, 2024 – 7:00 PM

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

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 from 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 Cuilty
Vice Chair Zellmer
Commissioner Hastie
Commissioner DeBolt
Commissioner Grose
Commissioner Legere
Commissioner Loe

3. PLEDGE OF ALLEGIANCE

4. ORAL COMMUNICATIONS

At this time, any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. 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 January 24, 2024

6. PUBLIC HEARING

A. Site Development Permit (SDP) 23-02 19,328 Sq. Ft. Medical Office Building

Consideration of a Site Development Permit (SDP 23-02) application for a 19,328 square-foot Medical Building at 10852 Kyle Street (Applicant: Hannibal Petrossi).

Recommendation:

1. Open the 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), has been prepared for the proposed project in accordance with the California Environmental Quality Act; and, if appropriate,

4. Adopt Resolution No. 24-03, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT 23-02 TO PERMIT A 19,328 SQUARE-FOOT (LEASABLE SPACE) STRUCTURE, WITH ONE STORY OF MEDICAL OFFICE OVER GROUND LEVEL PARKING, AND A SECOND PARKING LEVEL BELOW GRADE, AT 10852 KYLE STREET IN THE PLANNED LIGHT INDUSTRIAL (P-L-I)/MEDICAL OVERLAY ZONE (MOZ), APN 242-155-22 (APPLICANT: HANNIBAL PETROSSI).”

7. DISCUSSION

A. Neighborhood Permit Parking and Street Sweeping Survey Results

The City of Los Alamitos conducted an online survey from October 23, 2023, to January 19, 2024. Following the survey, the City is seeking the community’s feedback on the current neighborhood permit parking and street sweeping schedule. Public workshops have taken place on December 12, 2023, Wednesday, February 7 (Parks, Recreation, and Cultural Arts Commission), and Wednesday, February 14 (Traffic Commission) to share the results from the survey and gather final input.

Following the workshops, the City will take the next few months to review, analyze, and provide a recommendation to the Traffic Commission on any suggested changes to the current schedule which will then be presented to the City Council for final approval.

Recommendation:

Receive and file

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 – January 24, 2024

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:03 p.m., Wednesday, January 24, 2024, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720, Chair Loe presiding.

Chair Loe wanted to thank Commissioners Andrade and Sofelkanik for their many years of service sitting on the Planning Commission. He also welcomed the two new Planning Commissioners Legere and Hastie.

2. ROLL CALL

Present:	Commissioners:	Chair Loe Hastie, DeBolt, Cuilty, Grose, Legere, Zellmer
	Staff:	Irving Montenegro Jr., Development Services Manager Michael Daudt, City Attorney Tom Oliver, Associate Planner Gabriela Martinez, Department Secretary

3. PLEDGE OF ALLEGIANCE

Chair Loe led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Loe opened oral communication.

Chair Loe closed oral communication.

5. PLANNING COMMISSION REORGANIZATION

A. Annual Planning Commission Reorganization

Department Secretary Martinez called for nominations for the position of Chair.

Commissioner Grose nominated Commissioner Cuilty.

Department Secretary Martinez asked if there were any further nominations and there were not.

Department Secretary Martinez proceeded with voting for Commissioner Cuilty for the Office of Chair.

Commissioner DeBolt	Aye
Commission Loe	Aye
Commissioner Hastie	Aye
Commissioner Cuilty	Aye
Commissioner Grose	Aye
Commissioner Legere	Aye
Commissioner Zellmer	Aye

Carried 7/0: The Planning Commission appointed Commissioner Cuilty as Chair.

Chair Cuilty asked if there were any nominations for the position of Vice Chair.

Commissioner DeBolt nominated Commissioner Zellmer for the Office of Vice Chair.

Department Secretary Martinez conducted the vote for Commissioner Zellmer for the Office of Vice Chair.

Chair Cuilty	Aye
Commissioner DeBolt	Aye
Commissioner Hastie	Aye
Commissioner Loe	Aye
Commissioner Grose	Aye
Commissioner Legere	Aye
Commissioner Zellmer	Aye

Carried 7/0: The Planning Commission appointed Commissioner Zellmer as Vice Chair.

6. 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 Special Meetings of December 5, 2023

Motion/Second: Grose/DeBolt
Carried 7/0: The Planning Commission approved the Special Meeting minutes of December 5, 2023.

B. Acceptance of Street Dedication along Katella Avenue at 3191 Katella Avenue for Street Purposes as part of the Orange County Transportation Authority (OCTA) Interchange Improvement Project at Interstate 605 (I-605)

Development Services Manager Montenegro Jr. summarized the staff report.

Chair Cuilty open public hearing.

Chair Cuilty closed public hearing.

Motion/Second: Grose/Zellmer
Carried 7/0: The Planning Commission approved the Acceptance of Street Dedication along Katella Avenue at 3191 Katella Avenue for Street Purposes as part of the Orange County Transportation Authority (OCTA) Interchange Improvement Project at Interstate 605 (I-605)

7. PUBLIC HEARING

A. Consideration of a Conditional Use Permit for a Tutoring and Education Center

Associate Planner Oliver summarized the staff report.

Chair Cuilty asked the Commission if they had any questions for staff.

Commissioner DeBolt inquired about the direction of the parking lot and which street it will be facing.

Commissioner Loe asked about a previous parking study that had been done for the location of the business along with parking requirements and asked Associate Planner Oliver for a refresher on it.

Associate Planner Oliver shared the details on the parking management plan requirements for the proposed business location along with the requirements of surrounding businesses.

Chair Cuilty shared her insight that some of the parking along Pine Street is City owned.

Associate Planner Oliver continued by sharing that the city owned parking was considered when the parking management plan was passed.

Commissioner DeBolt shared his recollection of the code requirement pertaining to adding square footage to a business would then change the parking requirement.

Commissioner Hastie shared his concern with the sprinkler protection within the building and having the applicant be aware that it must be cleared by Orange County Fire Authority.

Associate Planner Oliver shared the applicant is in contact with Orange County Fire Authority.

Chair Cuilty opened public hearing.

Business Applicant Christina Simonson (FirstSteps for Kids) shared a PowerPoint presentation that covered the following about their proposed business:

- Their different locations.
- The aesthetics of their locations.
- Explanation of Applied Behavioral Analysis (ABA)and how they implement ABA therapy into their teaching.
- Will provide in-home services and in the classroom.
- The reasons why they chose Los Alamitos.
- Started interacting with the local neighboring businesses.
- Parking location great for families and employees.

Vice Chair Zellmer shared his thoughts on how the applicant's business would be great for the City and his excitement to see it come.

Commissioner DeBolt stated his thoughts on how the tutoring center would be a great fit for the city and location.

Chair Cuilty closed public hearing.

Motion/Second: Grose/DeBolt
Carried 7/0: The Planning Commission approved the Consideration of a Conditional Use Permit for a Tutoring and Education Center.

10. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

Development Services Manager Montenegro Jr. briefly discussed the following:

- The Commission Dinner will be taking place on Tuesday, February 6th to say thank you to current and former Commissioners along with welcoming the new Commissioners.
- The Neighborhood Street Sweeping and Permit Parking Survey is now closed. An analysis of the results will be presented at the next Planning Commission meeting on February 28th.
- The City would like to give thanks to former City Employee Michelle Muller for her dedication and being the lead on the survey.
- Economic Development Program, Revive Los Alamitos, will launch in late February.
- The Celebrate Los Al event that took place this past September 2023 was recognized by California Parks Recreation Society.

- New Business cards have been updated and passed out for each Commissioner.

11. COMMISSIONER REPORTS

Vice Chair Zellmer and Commissioner DeBolt asked for further details on what the Revive Los Al grant program consists of.

Development Services Manager Montenegro Jr. discussed the grant details further, along with the requirements to be eligible to apply.

Commissioner Grose shared her gratitude towards former Commissioners and welcomed the newly appointed ones. She then inquired if the former Commissioners were invited to the Commissioner Dinner.

Commissioner Loe inquired about a vacant business, Island Grill, and wondered if there was any interest in that property.

Development Services Manager Montenegro Jr. shared the City's desire to fill the location with a unique business and that inquiries have been made. He then addressed Commissioner Grose's inquiry that yes, the former Commissioners have been invited to the Commissioner Dinner.

Commissioner Hastie shared his gratitude for being newly appointed by Council to the Planning Commission and for the orientation that was provided by City Staff.

Commissioner DeBolt discussed the following items:

- Shared suggestions given to him from residents on improvements for parking within Apartment Row.
- Shared thoughts on no longer needing red curbing at intersections with four-way stop signs due to a future bill that will require no parking within 20ft of a crosswalk. Shared an example location of Green Avenue and Bloomfield Street where they will lose parking if said bill is passed.
- Suggestion to remove permit parking in Old Town that is currently in place due to Cottonwood Christian Center, which is no longer there.
- Discussed retention of permit parking along Sausalito Street.

Commissioner Grose shared knowledge of different locations within the city that require permit parking.

Development Services Manager Montenegro Jr. explained that the discussed items from Commissioner DeBolt would be concerns for the Traffic Commission.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:46p.m. to February 28, 2024.

ATTEST: Mary Anne Cuilty, Chair

Gabriela Martinez, Department Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: February 28, 2024 **ITEM NUMBER: 6A**

To:	**Chair Cuilty & Members of the Planning Commission**
Presented By:	**Tom Oliver, Associate Planner**
Subject:	**Site Development Permit (SDP) 23-02 19,328 Sq. Ft. Medical Office Building**

SUMMARY

Consideration of a Site Development Permit (SDP 23-02) application for a 19,328 square-foot Medical Building at 10852 Kyle Street (Applicant: Hannibal Petrossi).

RECOMMENDATION

1. Open the 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), has been prepared for the proposed project in accordance with the California Environmental Quality Act; and, if appropriate,

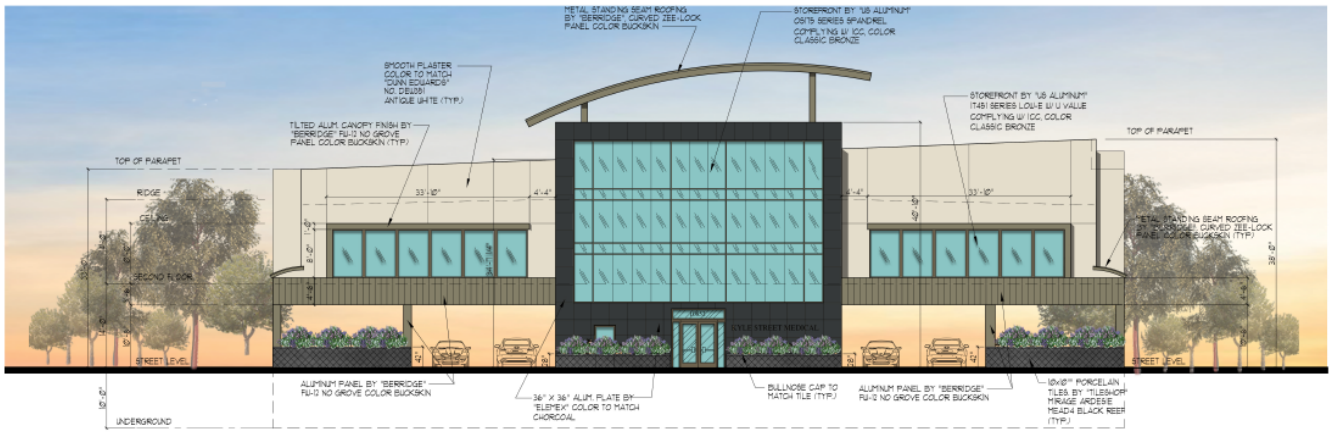
4. Adopt Resolution No. 24-03, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT 23-02 TO PERMIT A 19,328 SQUARE-FOOT (LEASABLE SPACE) STRUCTURE, WITH ONE STORY OF MEDICAL OFFICE OVER GROUND LEVEL PARKING, AND A SECOND PARKING LEVEL BELOW GRADE, AT 10852 KYLE STREET IN THE PLANNED LIGHT INDUSTRIAL (P-L-I)/MEDICAL OVERLAY ZONE (MOZ), APN 242-155-22 (APPLICANT: HANNIBAL PETROSSI).”

BACKGROUND

Applicant:	Hannibal Petrossi
Project Location:	10852 Kyle Street, Los Alamitos, CA 90720
Notice:	The Public Notice of this meeting was mailed out on February 14, 2024, to property owners and tenants within 1,000 feet. Additionally, this was published in the News Enterprise on Wednesday, February 14, 2024.

Environmental: 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.

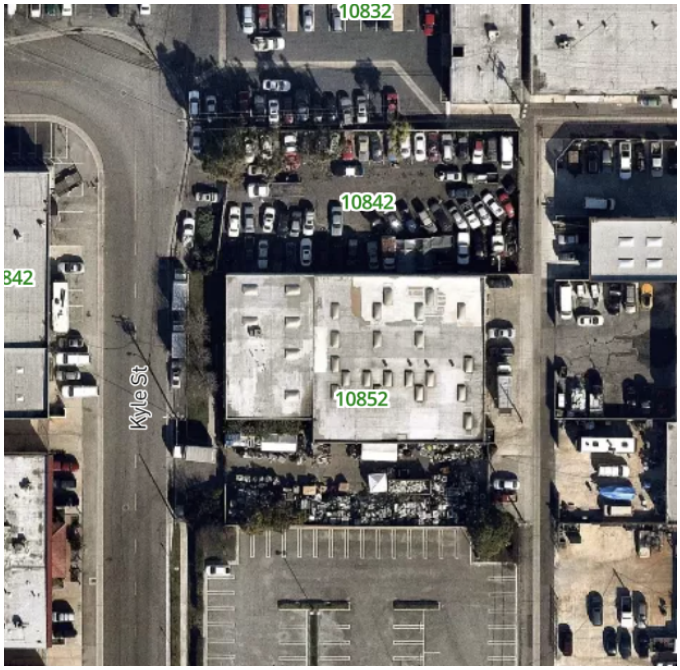
Prior Approvals: CUP 287-87 Expand Truck Repair Business



More than a year ago, an industrial building at 10852 Kyle Street was partially destroyed in a fire. On December 7, 2023, Hannibal Petrossi submitted an application to construct a new 22,058 square-foot medical office building (MOB) with 19,328 leasable space at this site in the Planned Light Industrial (P-L-I) Zoning District with a Medical Overlay (M).

The structural plan is to demolish the rest of the walls of the fire-damaged existing building and construct a one-story office over a two-story parking structure underneath. One of the parking levels will be underground. There would also be a roof deck break area.

DISCUSSION



The site is located on the eastern side of Kyle Street, across from the Deft Touch Soccer location. It is currently existing as a partially demolished – through fire damage - industrial building. The adjacent properties are developed and zoned as follows:

The area to the north is developed with Industrial Uses in the Planned Light Industrial (P-L-I) Zoning District with a Medical Overlay (M). The area to the east is developed with industrial uses in the same Zoning District, one of which is becoming a medical office building at 10851 Bloomfield. The area to the south is developed with a hospital parking lot in the Los Alamitos Medical Center Specific Zone District. The area to the west, across Kyle Street, is developed for soccer and industrial uses in the Medical Overlay Zoning District.

You may notice that the project site consists of two parcels. The Staff has conditioned (#32) in the draft resolution of approval that the Applicant shall deliver to the Planning Department a confirmation that a lot tie is recorded for the site before a request for building permits is made.

General Plan & Zoning Ordinance

The General Plan designation for this property is Medical Overlay, which allows for, as stated, "While the underlying land use remains Planned Industrial, this Overlay encourages and permits medical businesses as primary uses on the north side of the Los Alamitos Medical Center campus." This proposed project would be consistent with the General Plan designation and all applicable policies. It is indeed the type of rebuild and reuse that the overlay zone was created to incorporate.

The zoning for the site is Planned Light Industrial (P-L-I) with a Medical Overlay Zone (M). The Medical Overlay Zone was created to encourage and permit medical businesses to be used for primary uses near the Los Alamitos Medical Center campus while maintaining the underlying zone to prevent the transformation of retail units on Katella Avenue from becoming medical uses. The uses allowed in the Medical Overlay Zone are those uses listed under the category Medical-Related and Care Uses in Table 2-04 (Allowed Uses and Permit Requirements for

Commercial/Industrial Zones) in the same manner that such uses are allowed or conditionally allowed in the Commercial Office (C-O) zone, as well as all uses allowed or conditionally allowed in the primary P-L-I zone.

Access and Parking

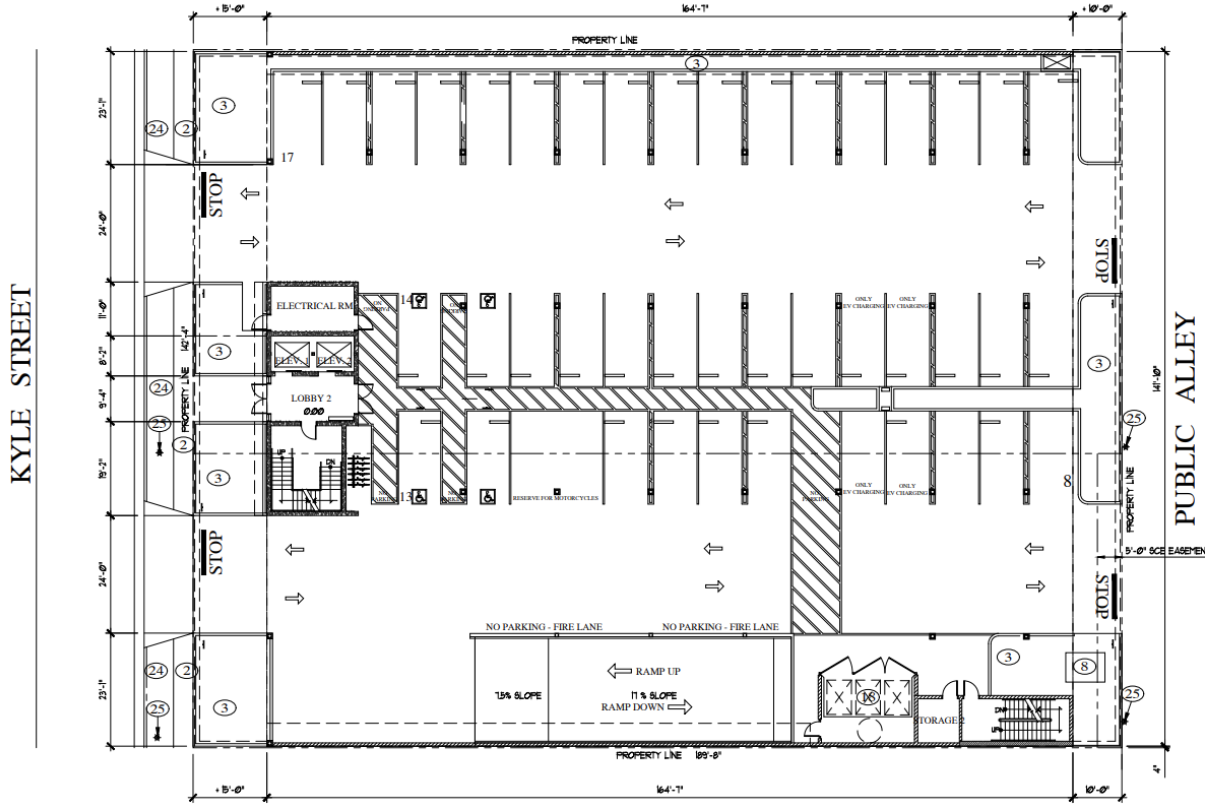
The parking can be accessed from Kyle Street and the alley on the east side of the parcel. There is ground floor parking below the one office floor, plus underground parking below the ground floor. Each aisle in the parking lot is 24 feet wide to allow for two-way drive aisles. At every access point, the first parking spaces begin over ten feet into the drive aisle.

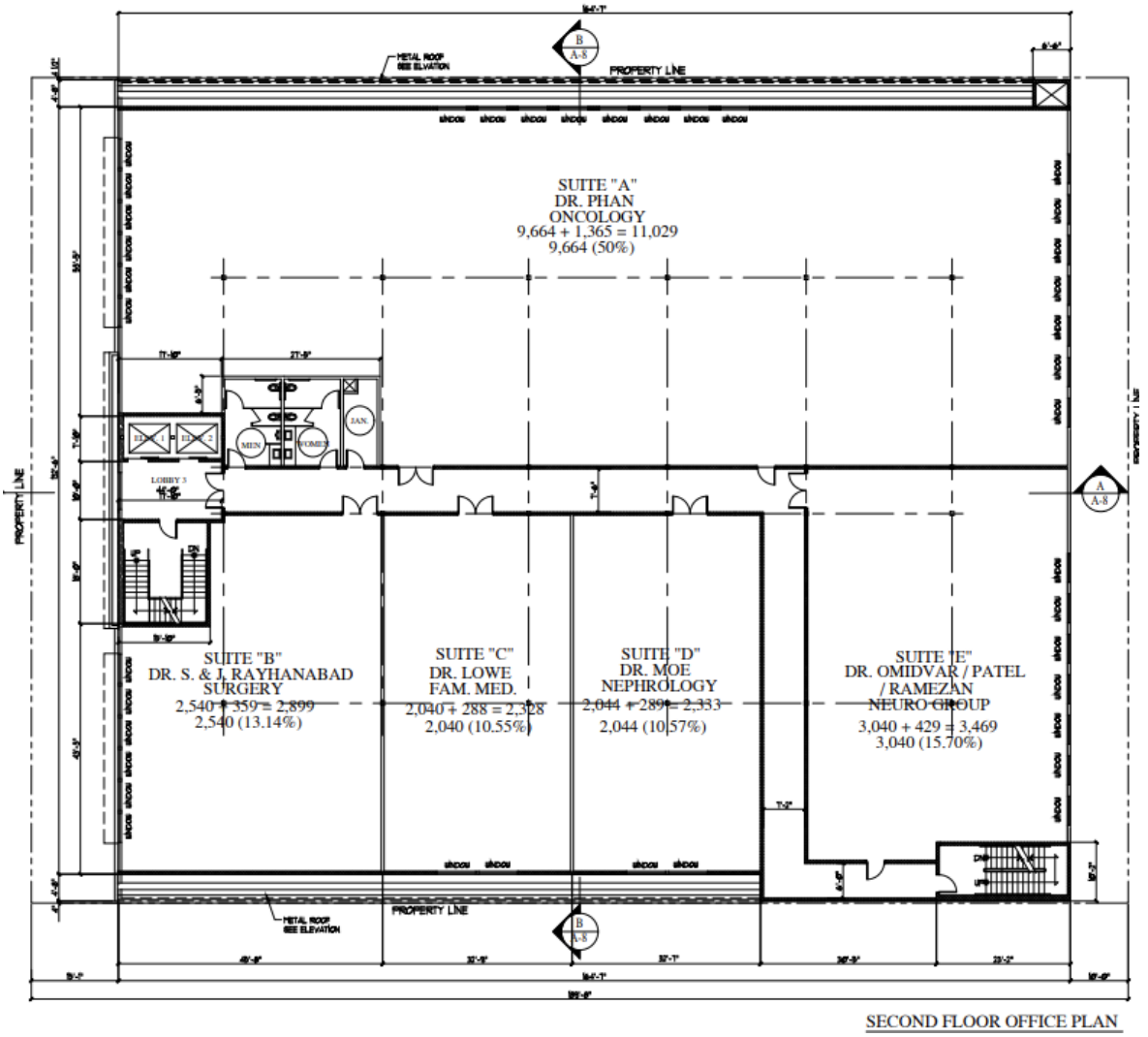
The plans show bicycle parking on the ground floor near the elevator lobby. For the project build-out, 97 parking spaces are required, and the applicant proposes 97 stalls -- meeting the City's requirements.

Medical Office Parking Calculations		
Sq. Footage	**Requirement**	**Spaces Needed**
19,328	One space per 200 square feet	97

Site Plan

Below is the site plan for the project, and following that, is the floor level that the offices are located on.





SECOND FLOOR OFFICE PLAN

As shown in the table below, per code, the proposed 22,058 gross square foot office building meets the same development standards for any medical service in the C-O zone (LAMC 17.14.10B.3.b).

Category	Required/Maximum	Proposed
Floor Area Ratio	1.5	.81
Height Limit	Three stories or 40.’	One-story offices (2 stories of parking), 28 ft. to ridge.
Front Setback	15’	15’
Rear Setback	None	10’

Side Setback	None	East 0’ West 0’

Landscaping

The proposed project removes everything on the lot, therefore 15% landscaping is required, and the Applicant has identified that they will create 15.4% landscaping. Here is a quote concerning this from the Municipal Code:

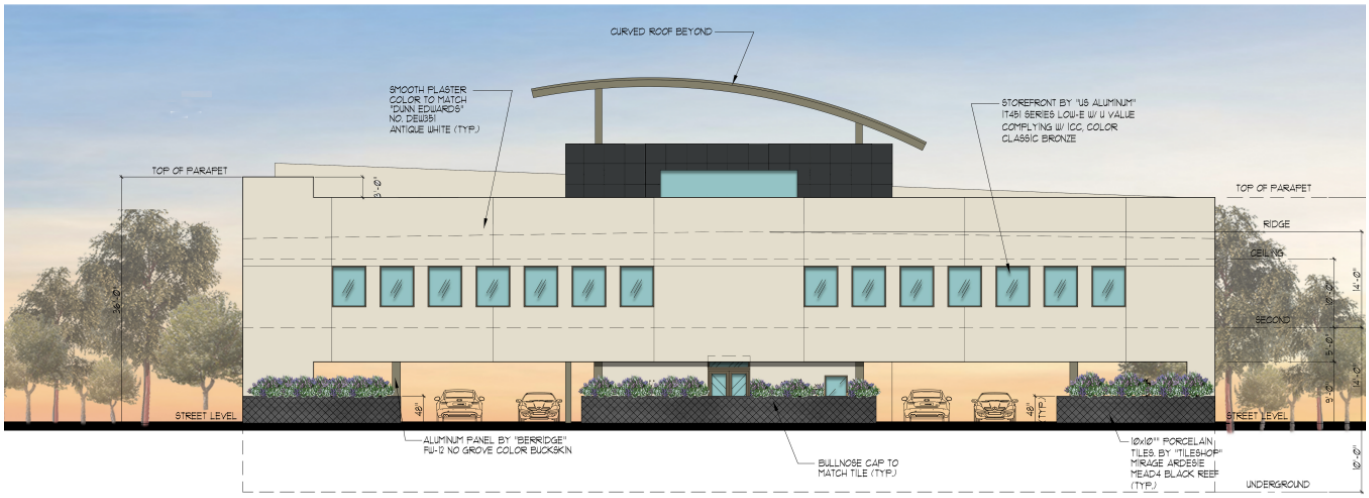
17.18.030 Landscape Area Requirements.

“A. Nonresidential and Multiple-Family Uses. Each land use, except single-family residential, shall provide and maintain a minimum of 15 percent of the site in landscaped areas. The landscape area requirement may include setback areas and other unused site areas not intended for future use. Parking lot landscaping may be counted towards meeting this requirement.”

Architecture and Design

The architecture is depicted in the attached plans. The architecture appears to be a modern tilt-up style office building on stilts. There is a glass curtain wall in the middle tower-like section, banded windows in the remaining front, side, and rear expanses, and a standing seam metal roof archway on the roof that provides shade to a roof deck break-room space. The large expanses of stucco/concrete are broken into sections through the use of screed lines to break up the elevations. There are decorative planter boxes on the front and rear elevations, metal canopies over the banded windows on the Kyle-facing side, and a mid-building, standing seam, metal roof on the sides and front. There will be a ground-floor lobby in the ground floor parking area and a second lobby in the underground parking lot. Two elevators and two stairwells will serve the building.

Here is an illustration of the rear elevation of the building:



EAST ELEVATION

Trash

The trash collection area will be located on the ground floor parking level. The reuse and

recycling area will be required to be constructed to the latest State of California required standards and in accordance with Los Alamitos Municipal Code 17.16.090 per condition 31.

Required Findings for a Site Development Permit

Before a Site Development Permit application may be approved, the Planning Commission needs to make the following findings from LAMC 17.44.060.C:

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

- Staff response: The Medical (M) overlay zone is intended to encourage and permit medical businesses to re-imagine the parcels north of the Los Alamitos Medical Center campus.

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

- Staff response: The Applicant completed the appropriate application for a Site Development Permit and provided all ancillary documents required for a decision.

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

- Staff response: This property is on the periphery of the Planned Light Industrial Zone that has been identified for medical office growth in the City due to its proximity to the Los Alamitos Medical Center.

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

- Staff response: The environment that this project will create, and the esthetics used in the architecture would be a step above the Industrial buildings surrounding it.

5. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

- Staff response: This building would provide space for more healthcare professionals in the City, which will contribute remarkably to the welfare of the City residents.

Conclusion

The proposed use complies with the Planned Light Industrial (P-L-I) Medical Overlay Zone (M) Development Standards, which conform to the Commercial Professional Office (C-O) Zone standards. It is consistent with the City's General Plan Land Use Element. Staff recommends

that the Planning Commission approve the applicant's site plan with the conditions listed in the Resolution.

FISCAL IMPACT

None.

Attachment:
1. Combined Plans
2. A-0.1 Color Board
3. Kyle MOB Reso

KYLE STREET MEDICAL BUILDING

10852 KYLE STREET
LOS ALAMITOS, CALIFORNIA 90720

LEGEND

DOOR SYMBOL

WINDOW SYMBOL

SECTION

DETAIL

INTERIOR ELEVATION (RESTROOMS)

EXIT SIGN — EXIT

INTERIOR ELEVATION

PATH OF TRAVEL

ABBREVIATIONS

A.P.	= ACOUSTICAL PANEL	G.C.	= GENERAL CONTRACTOR
A.F.F.	= ABOVE FINISH FLOOR	GI.	= GALVANIZED IRON
ALUM.	= ALUMINUM	GYP.	= GYPSUM
ANOD.	= ANODIZE	HNTD.	= MOUNTED
A.C.	= ASPHALTIC PAVING	M.O.	= MASONARY OPENING
A/C	= AIR CONDITIONING	N.	= NEW
A.S.R.	= AUTOMATIC SPRINKLER RISER	N.I.C.	= NOT IN CONTRACT
BM.	= BEAM	O.C.	= ON CENTER
BLK.	= BLOCK	O.D.	= OVERFLOW DRAIN
BLDG.	= BUILDING	O.S.	= OVERFLOW SCUPPER
BOT.	= BOTT. OF MOULDING	P.L.	= PROPERTY LINE
BOF.	= BOTT. OF SOFFIT	REP.	= REPRESENTATIVE
BRD.	= BOARD	RD.	= ROOF DRAIN
CLG.	= CEILING	SIM.	= SIMILAR
C.L.	= CENTER LINE	SC.	= SOLID CORE
CLR.	= CLEAR	S/S	= STAINLESS STEEL
COL.	= COLUMN	STD.	= STANDARD
CONC.	= CONCRETE	T.O.	= TOP OF CONCRETE
C.T.	= CERAMIC TILE	T.J.	= TOOL JOINT
D.S.	= DOWN SPOUT	T.M.	= TOP OF MASONRY
D.T.W.	= DRIVE THRU WINDOW	T.O.S.	= TOP OF SHEATHING
E.	= EXISTING	T.O.P.	= TOP OF PARAPET
E.D.F.	= ELEC. DRINKING FOUNTAIN	TYP.	= TYPICAL
E.J.	= EXPANSION JOINT	W.	= WITH
E.W.C.	= ELEC. WATER COOLER	W.H.	= WATER HEATER
EXP.	= EXPOSED	C.L.	= CENTER LINE
FIN.	= FINISH	U.N.O.	= UNLESS NOTED OTHERWISE
FLR.	= FLOOR		
F.D.	= FLOOR DRAIN		
F.O.C.	= FACE OF CONCRETE		
F.O.M.	= FACE OF MASONRY		
F.O.S.	= FACE OF STUD		
F.S.	= FINISH SURFACE		

PROJ. DIRECTORY

OWNER :
KYLE STREET MOB, LLC
10852 KYLE STREET
LOS ALAMITOS, CA 90720
(714) 469-3912

SOIL ENGINEER :
APPLIED EARTH SCIENCE
4742 SAN FERNANDO ROAD
GLENDALE, CA 91204
(818) 552-6000

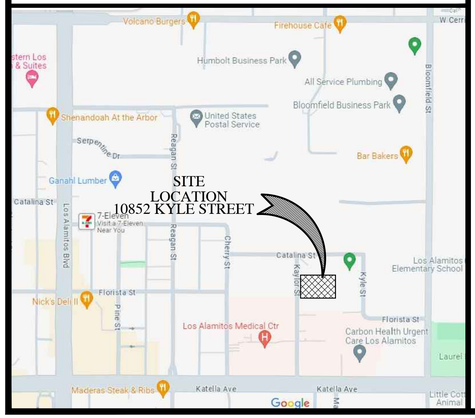
CIVIL ENGINEER :
TOAL ENGINEERING, INC.
139 AVENIDA NAVARRO
SAN CLEMENTE, CA 92672
(949) 492-8586

STRUCTURAL ENGINEER:
WILLIAM SIMPSON & ASSOCIATES, INC.
23 ORCHARD SUITE 250
LAKE FOREST, CA 92630
(949) 206-9929

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:
BLUEBERRY, INC.
25909 MARGUERITE PARKWAY SUITE A123
MISSION VIEJO, CA 92692
(949) 954-9614

LANDSCAPE ARCHITECT :
ROYAL OAK DESIGN
2456 HUMMINGBIRD WAY
LA VERNE, CA 91750
(909) 593-4158

VICINITY MAP



PROJECT SUMMARY

I. SCOPE OF WORK :

2 LOTS MERGER TO CONSTRUCT A NEW OFFICE MEDICAL BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING, ANOTHER PARKING ON THE STREET LEVEL, AND SECOND FLOOR OFFICE ABOVE STREET LEVEL PARKING.

II. CODE DATA:

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

GENERAL PLAN DESIGNATION :	P-I WITH MEDICAL OVERLAY
ZONING DESIGNATION :	P-L-I WITH MEDICAL OVERLAY ZONE
TYPE OF CONSTRUCTION :	V-B
OCCUPANCY :	B, S-2
SPRINKLER :	YES
STORY :	2 + BASEMENT PARKING

III. SITE :

APN'S :	242-151-22
LOT AREA :	27,032 SQ. FT. (0.62 AC.)
LOT COVERAGE :	22,058 SQ. FT. (82%)
LANDSCAPE AREA :	
REQUIRED :	15% OF LOT AREA : 4,055 SQ. FT.
PROVIDED :	15.4% : 3,184 STREET LEVEL + 992 ROOF = 4,176 SQ. FT.

IV. BUILDINGS AREA :

UNDERGROUND PARKING :	26,808 SQ. FT.
STREET LEVEL PARKING :	21,951 SQ. FT.
SECOND LEVEL NET OFFICE AREA :	19,328 SQ. FT.
SECOND LEVEL GROSS OFFICE AREA :	22,058 SQ. FT.
BREAK AREA ON THE ROOF :	1,438 SQ. FT.

V. PARKING :

REQUIRED :	19,328 / 200 = 97 STALLS
PROVIDED :	
STANDARD 9'-0" X 19'-0" :	92 STALLS
ACCESSIBLE 9'-0" X 19'-0" :	4 STALLS
EV CHARGER 9'-0" X 19'-0" :	4 STALLS
TOTAL PROVIDED :	100 STALLS

GENERAL NOTES

1. THIS SET OF DOCUMENTS ARE CONSIDERED AS ONE UNIT AND SHALL NOT BE CONSIDERED COMPLETE OR WHOLE IF DOCUMENTS ARE SEPARATED IN ANY MANNER. DOCUMENTS SHALL NOT BE SEPARATED FOR THE PURPOSES OF SUBMITTING A BID/ PROPOSAL OR FOR THE SEPARATE PHASE OF ANY CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS **(DO NOT SCALE DRAWINGS)** AND FIELD VERIFICATION SHALL BE MADE BY THE GENERAL CONTRACTOR AND OR SUBCONTRACTOR BEFORE BIDDING. ANY DISCREPANCY IN DIMENSIONS AND OR DRAWINGS AND OR GRAPHIC REPRESENTATION AND OR ACTUAL FIELD MEASUREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF PETROSSI & ASSOC. INC. AND RESOLVED PRIOR TO THE SIGNING OF CONSTRUCTION CONTRACT AND OR COMMENCEMENT OF ANY RELATED MATERIAL ORDERING AND OR WORK.
3. THIS PROJECT MUST BE BUILT FROM THE CITY APPROVED PRINTS, WHICH ARE TO REMAIN ON SITE AT ALL TIMES FOR USE BY ALL INVOLVED TRADES AND INSPECTORS.
4. NO SUBSTITUTIONS OR CHANGES TO APPROVED DRAWINGS CAN BE MADE WITHOUT CONCURRENCE OF THE OWNER AND PETROSSI & ASSOCIATES, INC.
5. ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.
6. PROVIDE PIPE GUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT AS DICTATED BY GOVERNING AGENCIES.
7. CONTRACTOR TO CONFIRM THAT PROPER FINISH GRADE ELEVATIONS HAVE BEEN PROVIDED AT THE PERIMETER OF THE BUILDING AND ADJOINING AREAS. REFER TO BUILDING PLANS. REPORT TO ARCHITECT/ ENGINEER ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ROUGH GRADING.
8. GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS. (N.I.C.)
9. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (CBC 1011.5.2.). THE EXIT SIGN SHALL BE ILLUMINATED AT ALL TIME. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIS, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702 (CBC 1011.5.6.).
10. ALL TOILET ROOMS SHALL BE VENTILATED WITH 5 MINUTE AIR CHANGES BY MECHANICAL MEANS. SEE APPLICABLE DRAWINGS.
11. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEM. PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES IN 1-HOUR RATED CONSTRUCTION.
12. ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES, SECTION 714, CBC
13. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306 OF CBC.
14. ALL WOOD STUDS ARE 2x6 AT 16" O.C. UNLESS NOTED OTHERWISE.
15. EVERY EXIT DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
16. EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
17. ALL EXPOSED ELECTRICAL EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
18. THE GENERAL CONTRACTOR SHALL FURNISH A HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE BUILDING, FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES.
19. THESE DOCUMENTS ARE THE PROPERTY OF PETROSSI & ASSOCIATES AND OWNER. NO PART OF THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE USED FOR ANY OTHER PROJECT EXCEPT FOR THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF "PETROSSI & ASSOCIATES INC.".
20. COMBUSTIBLE MATERIAL (WOOD) IN DUCTS AND RETURN AIR PLENUMS SHALL HAVE A FLAME-SPREAD RATING 25 AND A SMOKE-DEVELOPED RATING< 50.
21. FIRE DAMPERS ARE REQUIRED AT DUCT PENETRATION OR AREA OR OCCUPANCY SEPARATION WALLS, HORIZONTAL EXIT WALLS, FIRE-RATED SHAFT FIRE-RESISTIVE FLOOR-CEILING ROOF-CEILING ASSEMBLIES, AND FIRE-RATED CORRIDOR WALLS OR CEILINGS WHEN ANY EXTENSION OF THE DUCT LEAD TO AN OPENING INTO THE CORRIDOR. SEE ALL DAMPERS ON THE MECHANICAL PLAN.

SHEET INDEX

T-1	TITLE SHEET
A-0	SITE PLAN
A-1	UNDERGROUND PARKING PLAN
A-2	STREET LEVEL PARKING PLAN
A-3	SECOND LEVEL OFFICE FLOOR PLAN
A-4	ROOF PLAN
A-5	TOWER ROOF PLAN
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS
A-8	BUILDING SECTIONS
C-1	PRELIMINARY GRADING PLAN
C-2	PRELIMINARY GRADING PLAN
L-1	LANDSCAPE PLAN STREET LEVEL
L-2	LANDSCAPE PLAN ROOF LEVEL
L-3	PLANT PHOTOS

REVISIONS: DATE :

DESIGNED BY Petrossi AND ASSOCIATES INC.
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PROJECT

KYLE STREET MEDICAL BUILDING
10852 KYLE STREET
LOS ALAMITOS, CA 90720

DRAWING:
TITL SHEET

CHECKED BY:
DATE: 11-05-2023

ISSUED FOR:
REVIEW
PLAN CHECK
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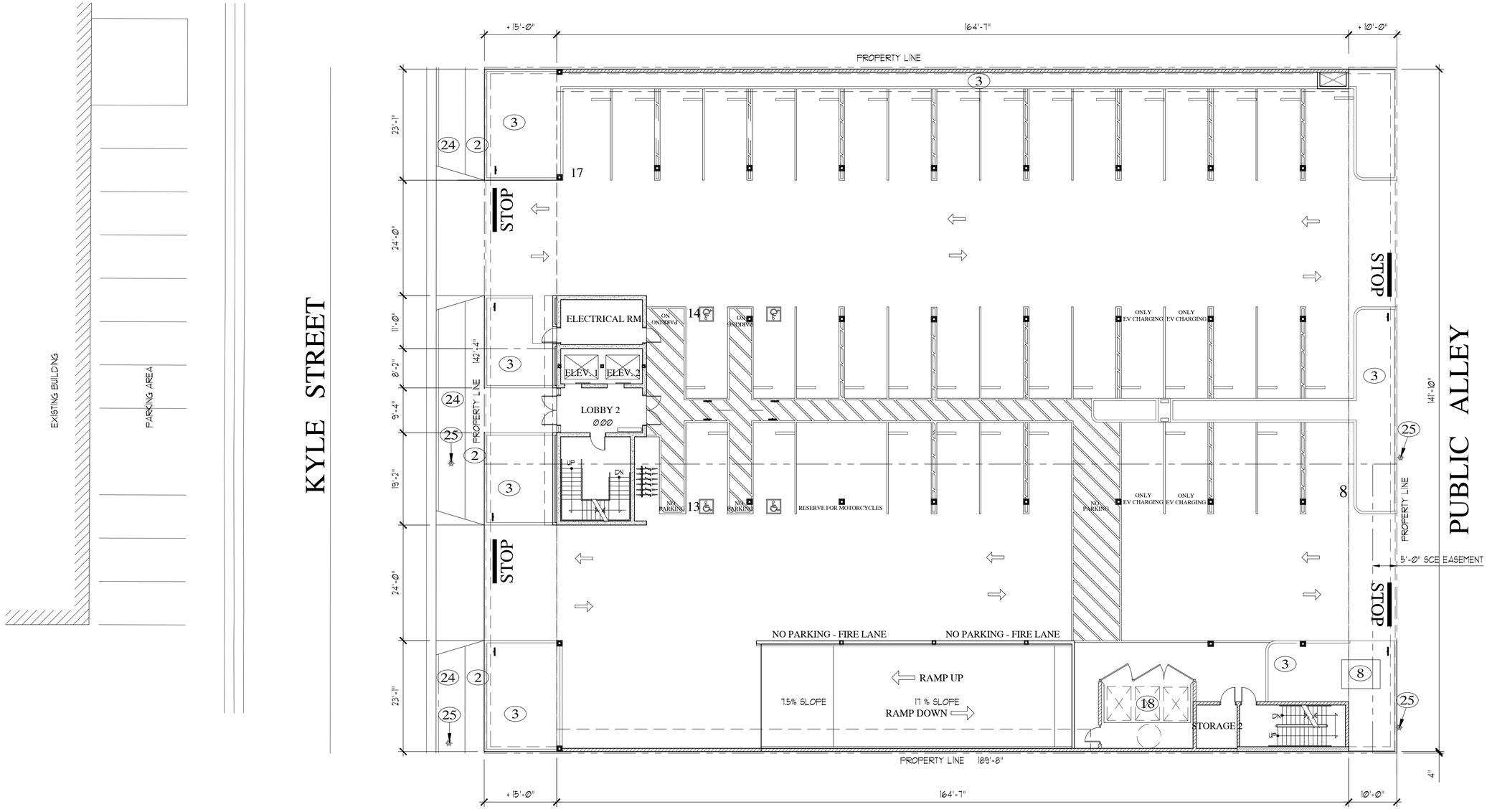
PERMIT
CONSTRUCTION
DRAWN BY

SHEET NO.:
T-1

CADFILE:
JOB NO. 446P-0523



SITE PLAN

SCALE: 3/32"=1'-0"

NORTH

PLAN KEYED NOTES :

1. CONCRETE SLAB REFER TO STRUCT. PLAN
2. CITY CONCRETE WALK WAY
3. LANDSCAPE AREA SEE LANDSCAPE DRAWINGS
4. 42" CONC. HI. WALL AT PLANTER
5. 4" WIDE HIGHWAY WHITE PAINTED LETTERING "STOP" (2 COATS)
6. 4" WIDE BLUE COLOR PAINTED STRIPS (2 COATS) INDICATING PEDESTRIAN WALK
7. PAINT 4" WIDE PARKING STRIPING W/ HIGHWAY WHITE PAINT (2 COATS)
7a. PAINT 4" WIDE PARKING STRIPING W/ HIGHWAY BLUE PAINT (2 COATS)
8. EDISON TRANSFORMER PAD - REFER TO ELECTRICAL DWGS.
9. ENTRANCE HANDICAP PARKING SIGN
10. BOLLARD
11. DIRECTIONAL EXIT SIGN
12. HANDICAP PARKING SIGN
13. INTERNATIONAL SYMBOL ACCESSIBILITY
14. ELEVATORS
15. PAINTED DIRECTIONAL ARROWS HIGHWAY WHITE PAINT (2 COATS)
16. CONCRETE WHEEL STOP
17. HIGHWAY WHITE "NO PARKING" AND "NO PARKING FIRE LANE" PAINT ON GROUND NOT LESS THAN 12" HIGH
18. TRASH ENCLOSURE
19. 10" MASONRY WALL
20. BICYCLE RACK
21. CONCRETE COLUMN
22. EV CHARGER
23. DIRECTORY
24. CITY LANDSCAPE AREA
25. UTILITY COMPANY'S POWER POLE

NOTE :
FOR MORE INFORMATION AND DETAILED STREET LEVEL PARKING PLAN SEE SHEET A-2

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10852 KYLE STREET
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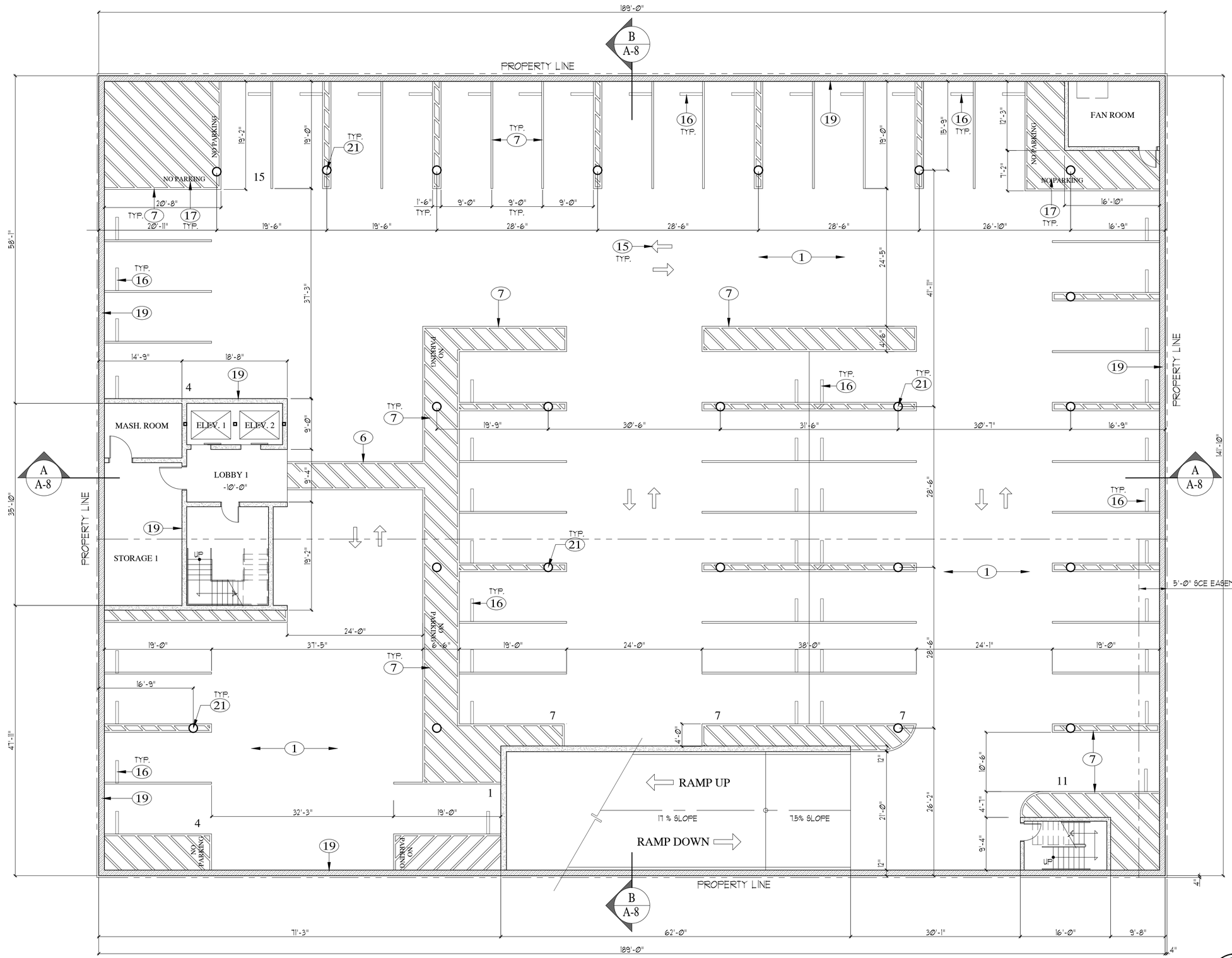

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LEGEND :

- 12" MASONRY WALL
- 10" CONC. WALL
- 8" MASONRY WALL
- ONE-HOUR FIRE RATED WALL
- METAL STUD WALL
- LOW WALL
- F.E. FIRE EXTINGUISHER TYPE 2A10BC
- EXIT EXIT SIGN

UNDERGROUND PARKING

SCALE: 1/8"=1'-0"

NORTH

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LOS ALAMITOS, CA 90720

DRAWING: UNDERGROUND PARKING

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KYLE STREET

PUBLIC ALLEY

ELECTRICAL RM.

ELEV. 1

ELEV. 2

LOBBY 2

STORAGE 2

NO PARKING

ONLY EV CHARGING

RESERVE FOR MOTORCYCLES

NO PARKING - FIRE LANE

RAMP UP

RAMP DOWN

7.5% SLOPE

17 % SLOPE

STOP

PROPERTY LINE

PROPERTY LINE 189'-8"

5'-0" SCE EASEMENT

+ 15'-0"

164'-7"

+ 10'-0"

123'-11"

107'-7"

5'-0"

20'-4"

8'-6"

23'-2"

10'-0"

PLAN KEYED NOTES :

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19. 10" MASONRY WALL
20. BICYCLE RACK
21. CONCRETE COLUMN
22. EV CHARGER
23. DIRECTORY
24. CITY LANDSCAPE AREA
25. UTILITY COMPANY'S POWER POLE
26. LINE OF BUILDING ABOVE

LEGEND :

- 12" MASONRY WALL
- 10" CONC. WALL
- 8" MASONRY WALL
- ONE-HOUR FIRE RATED WALL
- METAL STUD WALL
- LOW WALL
- F.E. FIRE EXTINGUISHER TYPE 2A10BC
- EXIT EXIT SIGN

STREET LEVEL PARKING

SCALE: 1/8"=1'-0"

NORTH

REVISIONS: DATE :

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PROJECT

KYLE STREET MEDICAL BUILDING

10852 KYLE STREET
LOS ALAMITOS, CA 90720

DRAWING:

STREET LEVEL PARKING

CHECKED BY:

DATE: 11-05-2023

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- CONSTRUCTION
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SHEET NO.:

A-2

CADFILE:

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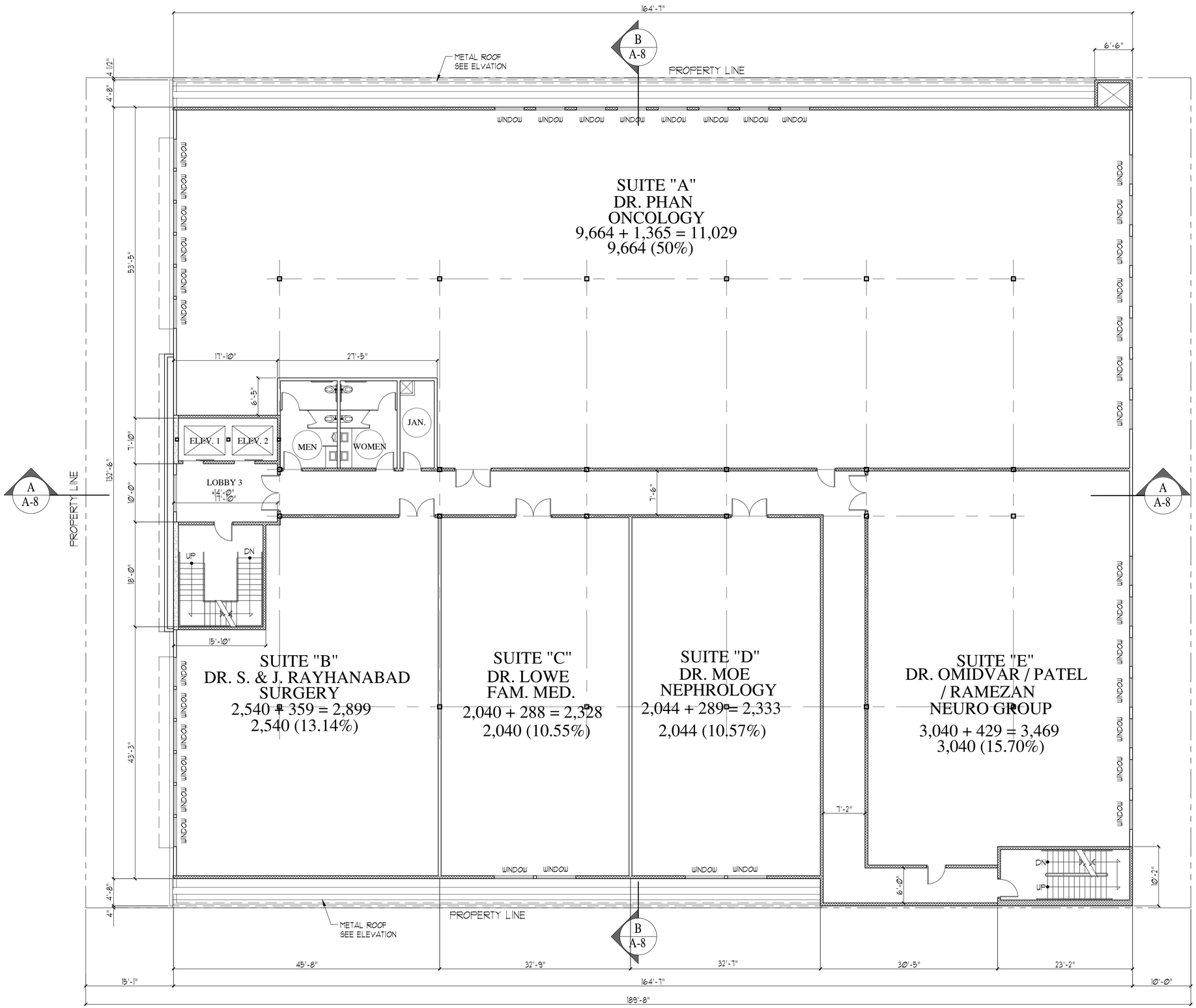

SECOND FLOOR OFFICE PLAN

SCALE: 1/8"=1'-0"

FLOOR PLAN NOTES :

a. UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM:
   1- CENTER OF METAL STUDS.
   2- FACE OF C.M.U.
   3- CENTERLINE OF COLUMNS

b. PROVIDE 6" WALL AT ALL RECESSED ELECTRICAL PANELS AS REQUIRED

c. ALL METAL STUDS SHALL HAVE (ICC-ESR-3064)

d. FOR ALL METAL STUD WALLS SILL PLATE ATTACHMENTS TO CONC. SLAB USE "HILTI" X-U @ 16" O.C. (ICC-RES-2269)

LEGEND :

- 12" MASONRY WALL
- 10" CONC. WALL
- 8" MASONRY WALL
- ONE-HOUR FIRE RATED WALL
- METAL STUD WALL
- LOW WALL
- F.E. — FIRE EXTINGUISHER TYPE 2A10BC
- EXIT — EXIT SIGN

REVISIONS: DATE :

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PROJECT

KYLE STREET MEDICAL
10852 KYLE STREET
LOS ALAMITOS, CA 90720

DRAWING:
SECOND FLOOR
OFFICE PLAN "A"

CHECKED BY:
DATE: 11-05-2023

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A-3

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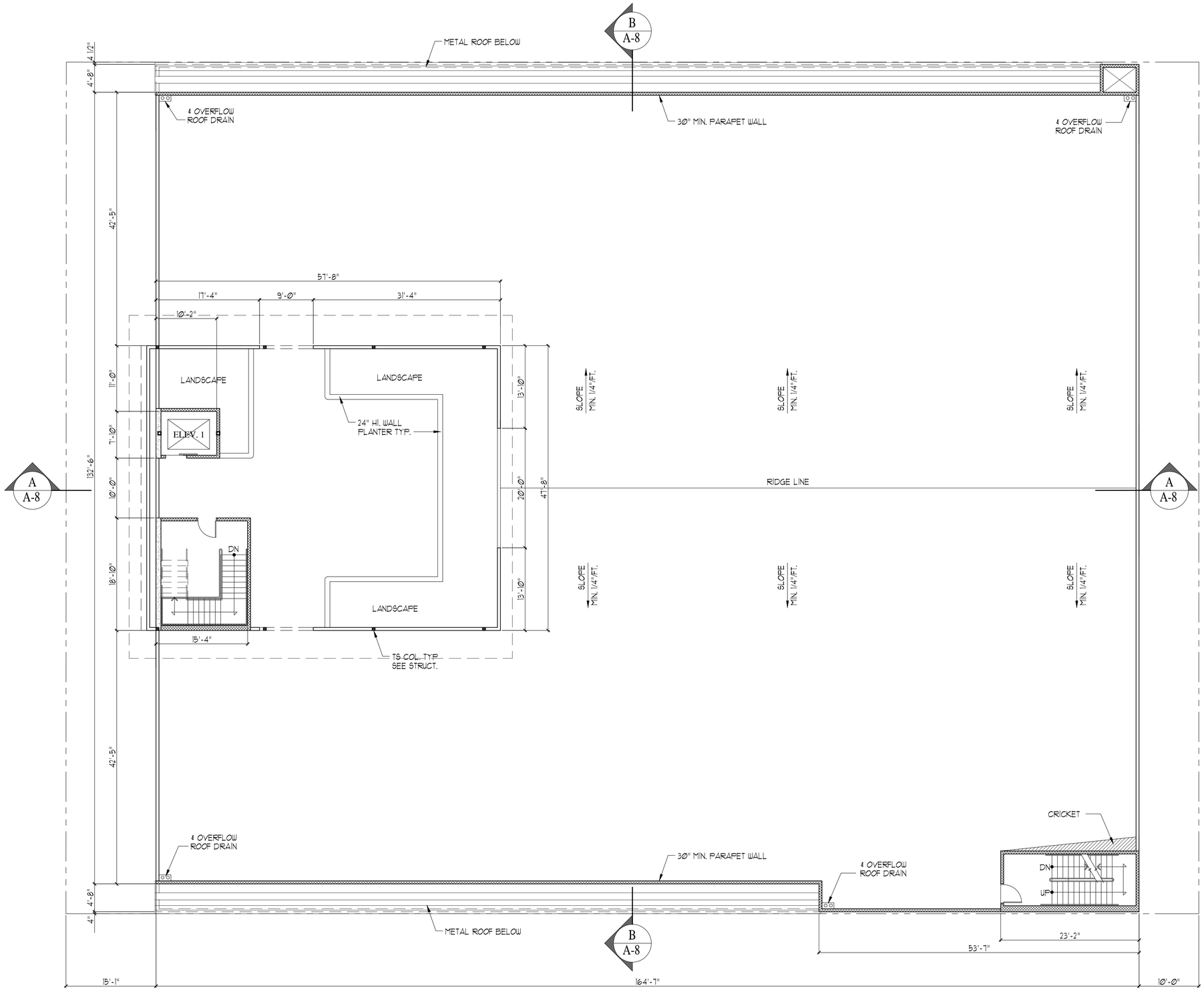

ROOF PLAN NOTES :

1. VERIFY SIZES AND LOCATIONS OF ALL OPENINGS, PLATFORMS, ETC. WITH EACH RESPECTIVE CONTRACTOR.
2. CONTRACTOR SHALL CONFIRM THAT ALL AREAS OF ROOF AREA PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING OF ROOF.
3. ALL A/C UNITS SHALL BE PLACED ON PLATFORMS IN AREAS PROVIDED FOR MECHANICAL EQUIPMENT (SEE ALSO NOTE # 2 ABOVE)
4. BUILT-UP ROOFING SHALL BE FIRE RETARDANT WITH " CLASS A " RATING AS MANUFACTURED BY "JOHNS MANVILLE" 4GIC-CR, MECHANICALLY FASTENED ENRGY 3 MINIMUM R-19 PER MANUFACTURE RECOMMENDATION, HOT MOP A BOARD OF JM REROPLUS WITH 3 TYPE VI ROOFING FELT FOLLOWED TITLE 24 COMPLIANT GRANULATED CAP SHEET. ESTIMATED WEIGHT OF 300 LBS. PER SQUARE. UL # TGFUR 10167
5. ALL ROOF MOUNTED EQUIPMENT SHALL BE PROVIDE WITH CRICKETS AS REQUIRED, FOR POSITIVE DRAINAGE (TYPICAL).
6. ROOF CRICKETS WHERE OCCURS SHALL BE CONSTRUCTED FROM 2x4 FRAMING AT 16" O/C, AND COVERED WITH 3/4" PLYWD. SHEATHING. MAINTAIN MINIMUM SLOPE OF 3/8" / FOOT.
8. FOR ALL ROOFTOP EQUIPMENT REFER TO MECHANICAL AND REFRIGERATION DRAWINGS.
9. FOR ALL PIPES PENETRATING THRU ROOF REFER TO DETAILS 3/AD-2 4/AD-2
10. SYSTEM HAS SIZED FOR MIN. RAIN INTENSITY OF 3" PER HOUR.
11. FOR ROOF TOP UNITS PLATFORM REFER TO STRUCTURAL DRAWINGS
12. FOR ROOF AND OVERFLOW DRAINS SEE PLUMBING PLAN

LEGEND :

- 12" MASONRY WALL
- 10" CONC. WALL
- 8" MASONRY WALL
- ONE-HOUR FIRE RATED WALL
- METAL STUD WALL
- LOW WALL
- F.E. FIRE EXTINGUISHER TYPE 2A10BC
- EXIT EXIT SIGN

ROOF PLAN

SCALE: 1/8"=1'-0"

NORTH

REVISIONS: DATE :

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PROJECT

KYLE STREET MEDICAL BUILDING

10852 KYLE STREET
LOS ALAMITOS, CA 90720

DRAWING:

ROOF PLAN

CHECKED BY:

DATE: 11-05-2023

ISSUED FOR:

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CONSTRUCTION
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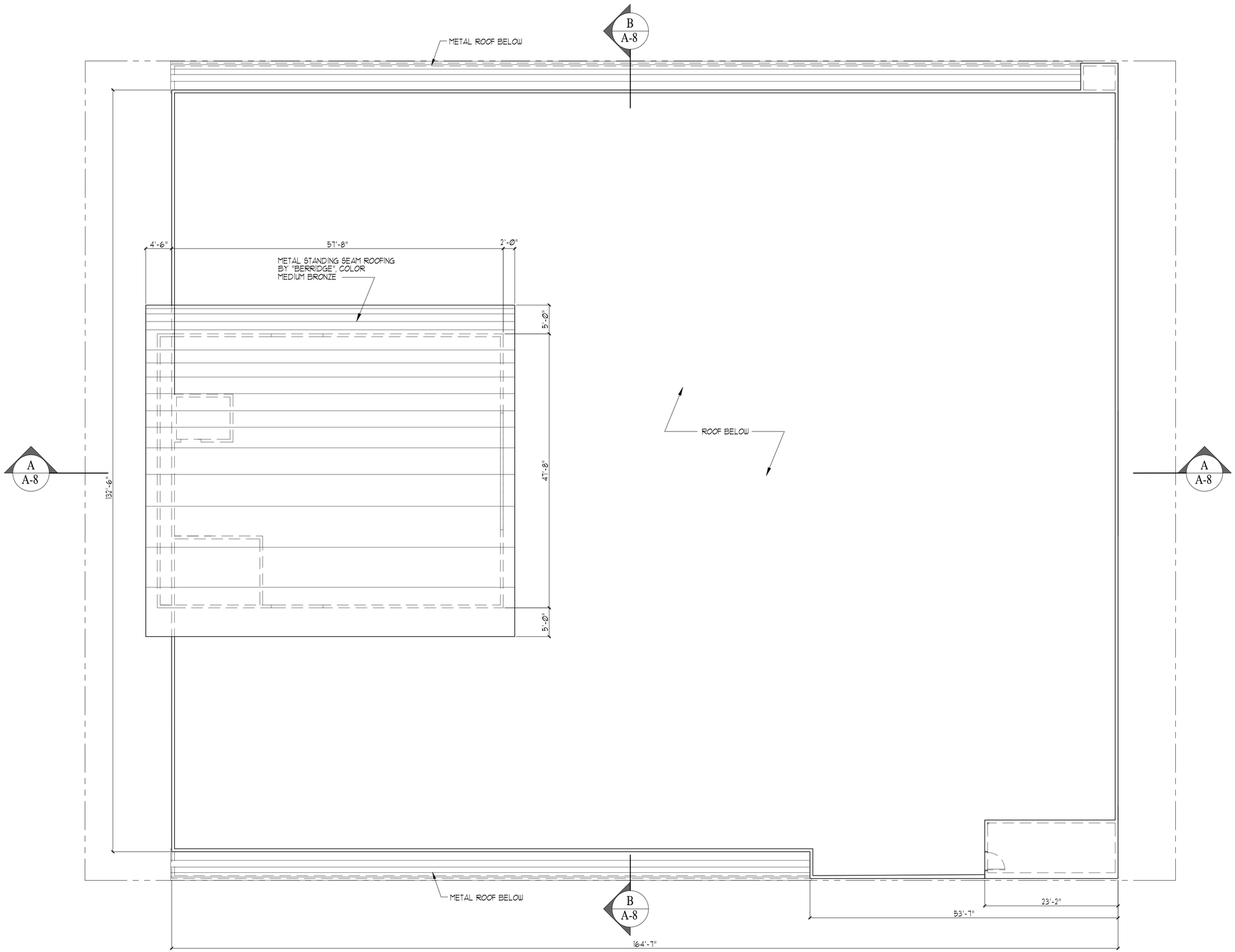
A-4

CADFILE:

JOB NO. 446P-0523



TOWER ROOF PLAN

SCALE: 1/8"=1'-0"

NORTH

REVISIONS: DATE :

DESIGNED BY
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PROJECT

KYLE STREET MEDICAL BUILDING

10852 KYLE STREET
LOS ALAMITOS, CA 90720

DRAWING:

TOWER ROOF PLAN

CHECKED BY:

DATE: 7-31-2023

ISSUED FOR:
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PLAN CHECK
BIDDING
PERMIT
CONSTRUCTION
DRAWN BY

SHEET NO:

A-5

CADFILE:

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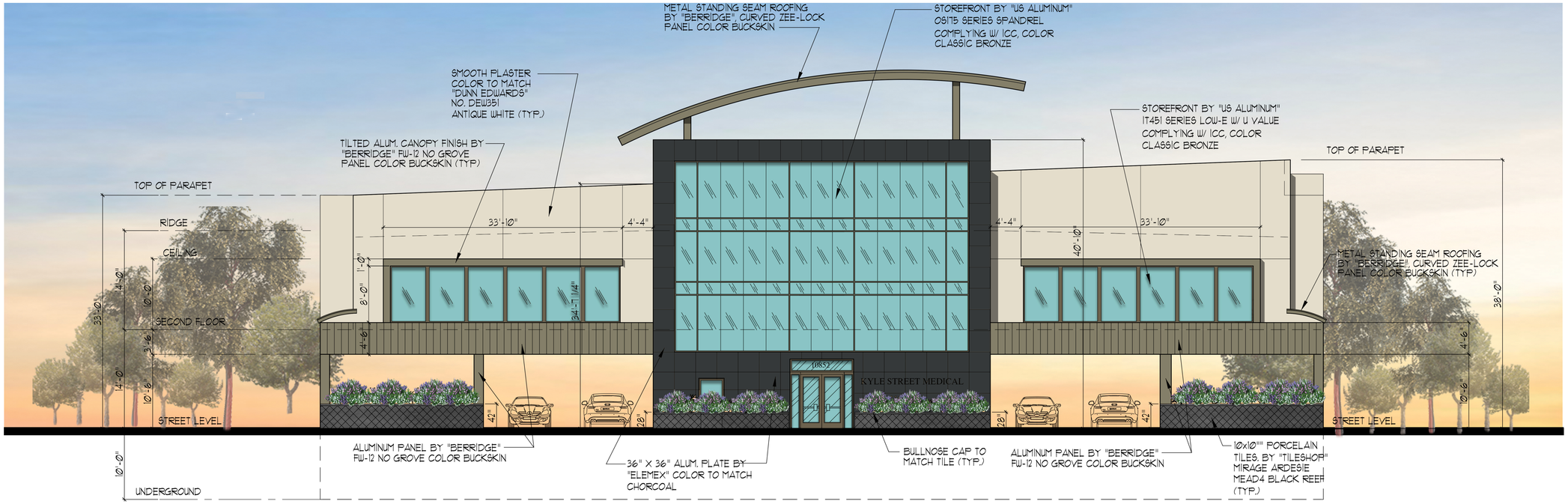
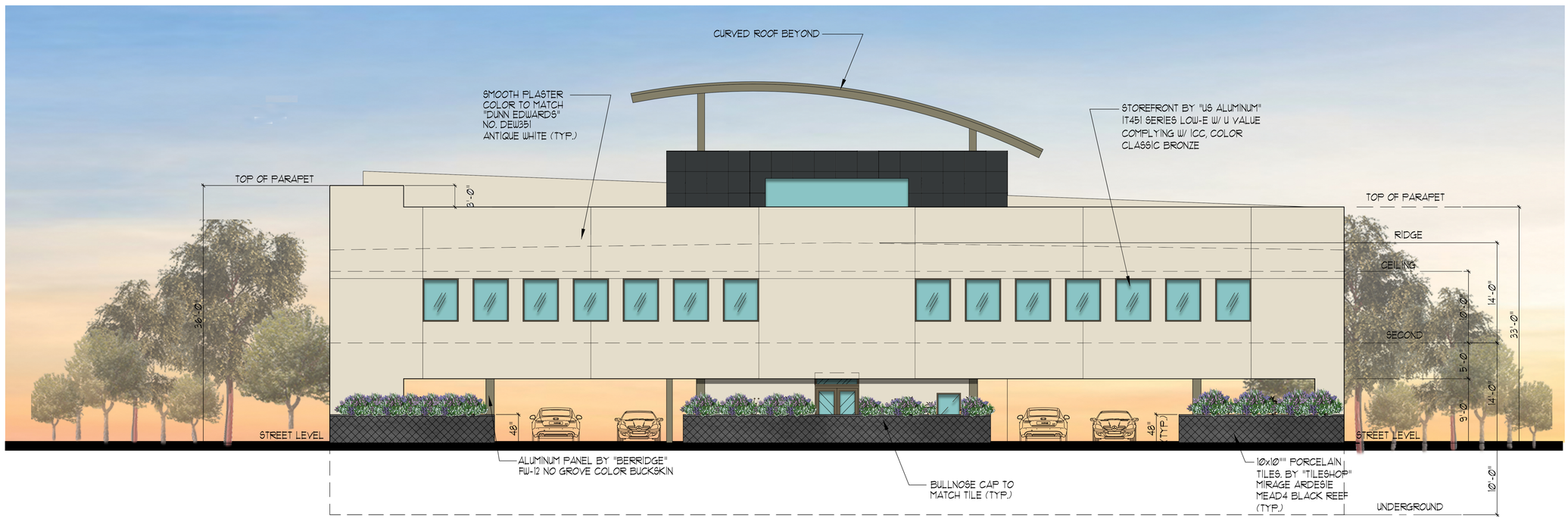


WEST ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS: DATE :

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PROJECT

KYLE STREET MEDICAL BUILDING
10852 KYLE STREET
LOS ALAMITOS, CA 90720

DRAWING:
EXTERIOR ELEVATIONS

CHECKED BY:
DATE: 11-05-2023

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SHEET NO.:
A-6

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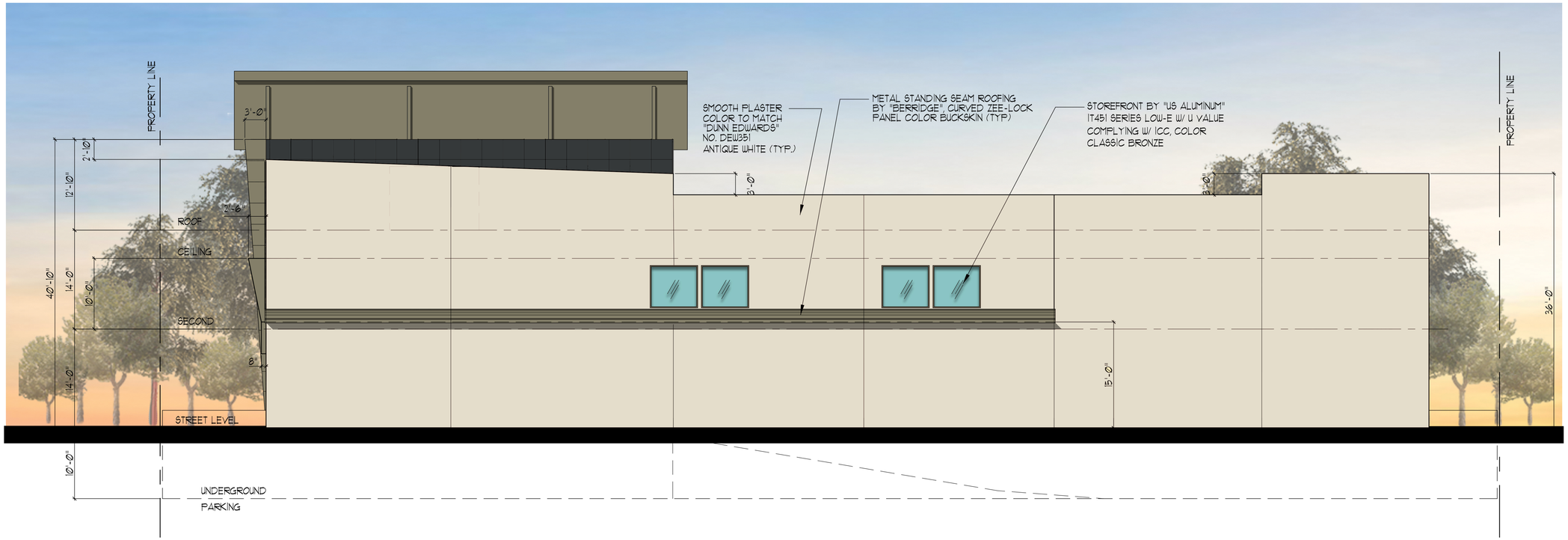
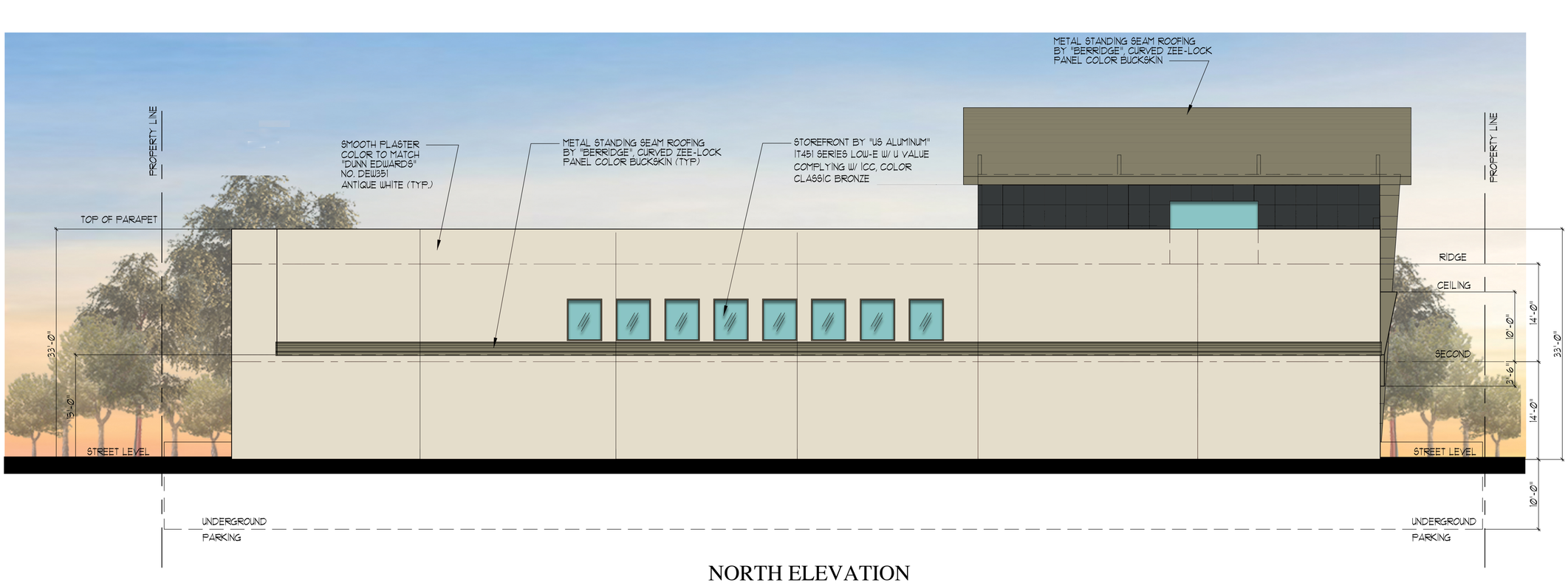


SOUTH ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

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EXTERIOR ELEVATIONS

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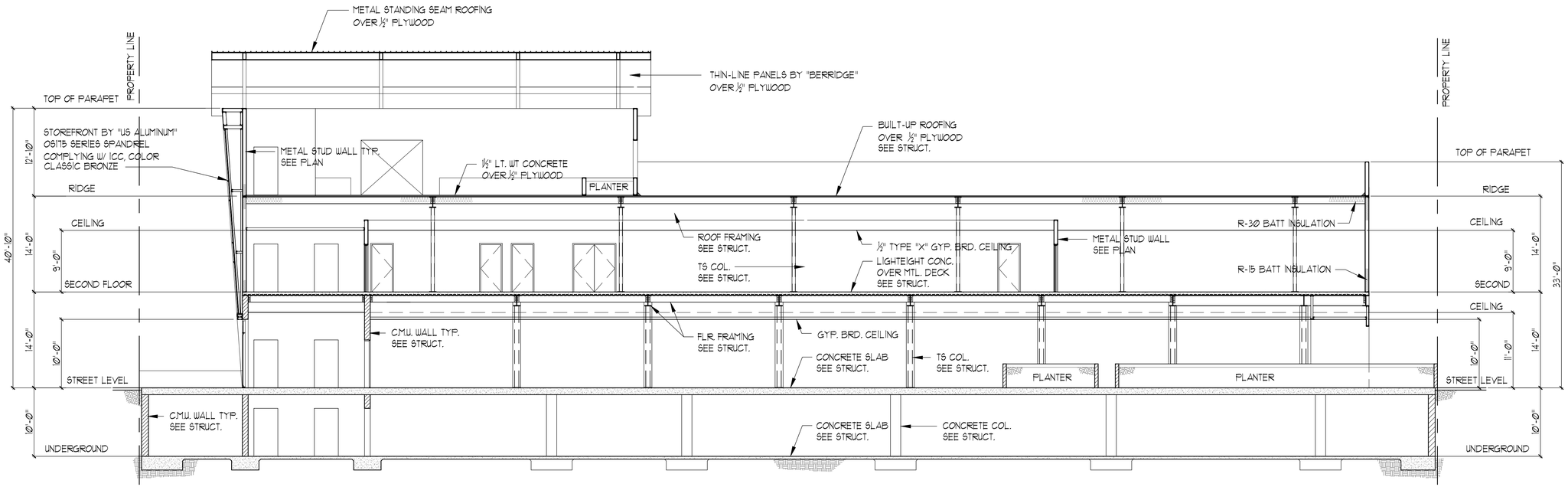
SHEET NO.:

A-7

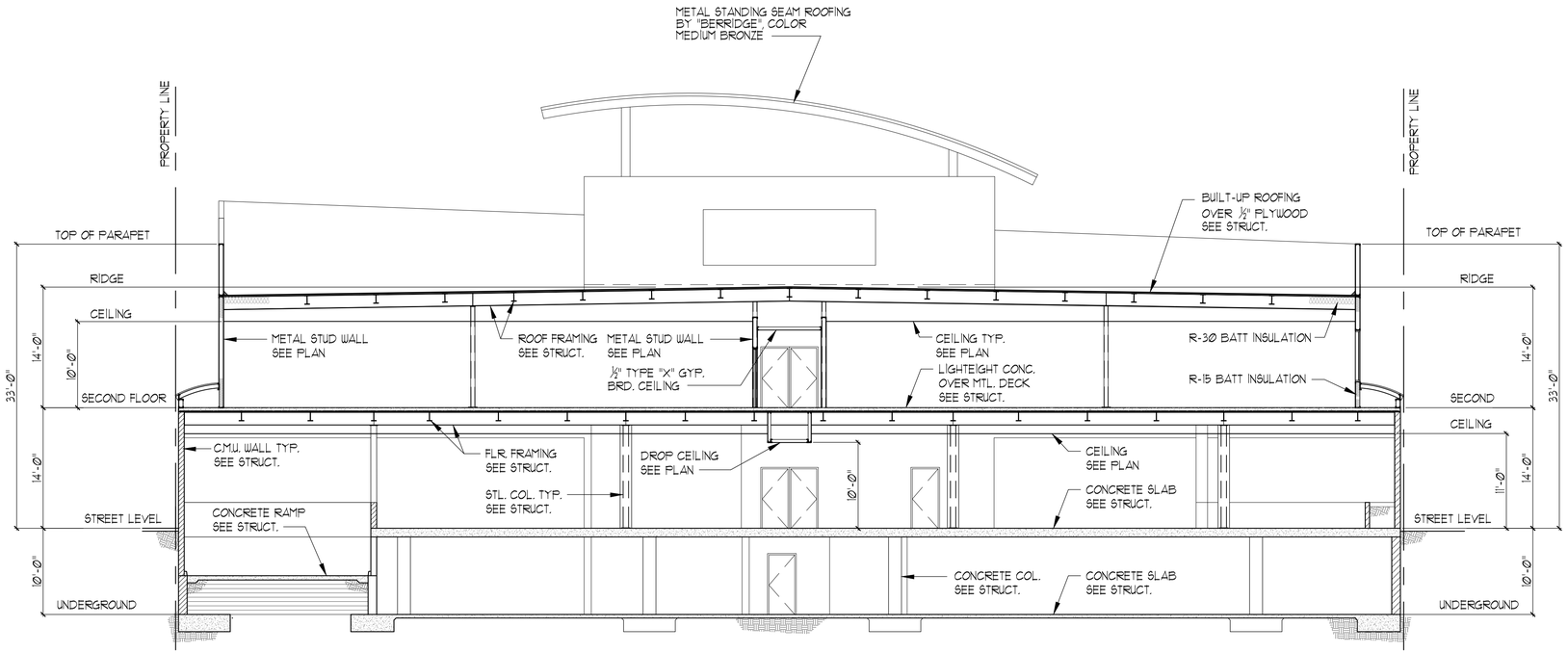
CADFILE:

JOB NO. 446P-0523



SECTION A-A

SCALE: 1/8"=1'-0"



SECTION B-B

SCALE: 1/8"=1'-0"

REVISIONS: DATE :

DESIGNED BY Petrossi AND ASSOCIATES INC.
1001 DOVE STREET SUITE 290
NEWPORT BEACH, CA 92660
TEL. (949) 833-3240
FAX (949) 833-1145
E-MAIL HP@PETROSSIASSOC.COM

PROJECT

KYLE STREET MEDICAL BUILDING

10852 KYLE STREET
LOS ALAMITOS, CA 90720

DRAWING:

BUILDING SECTIONS

CHECKED BY:

DATE: 11-05-2023

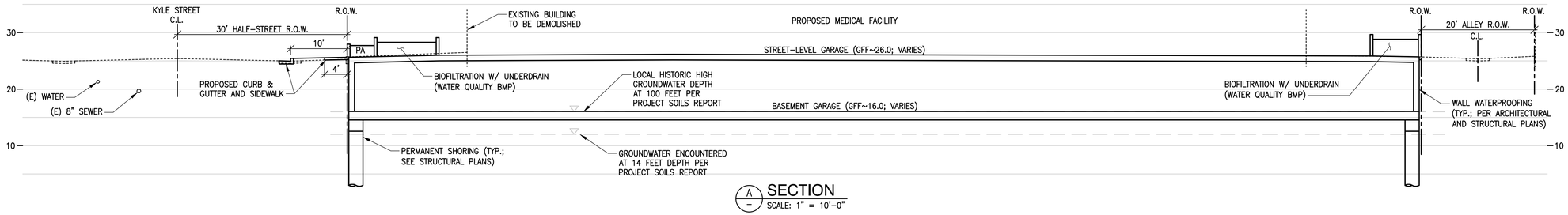
ISSUED FOR:
REVIEW
PLAN CHECK
BIDDING
PERMIT
CONSTRUCTION
DRAWN BY

SHEET NO.:

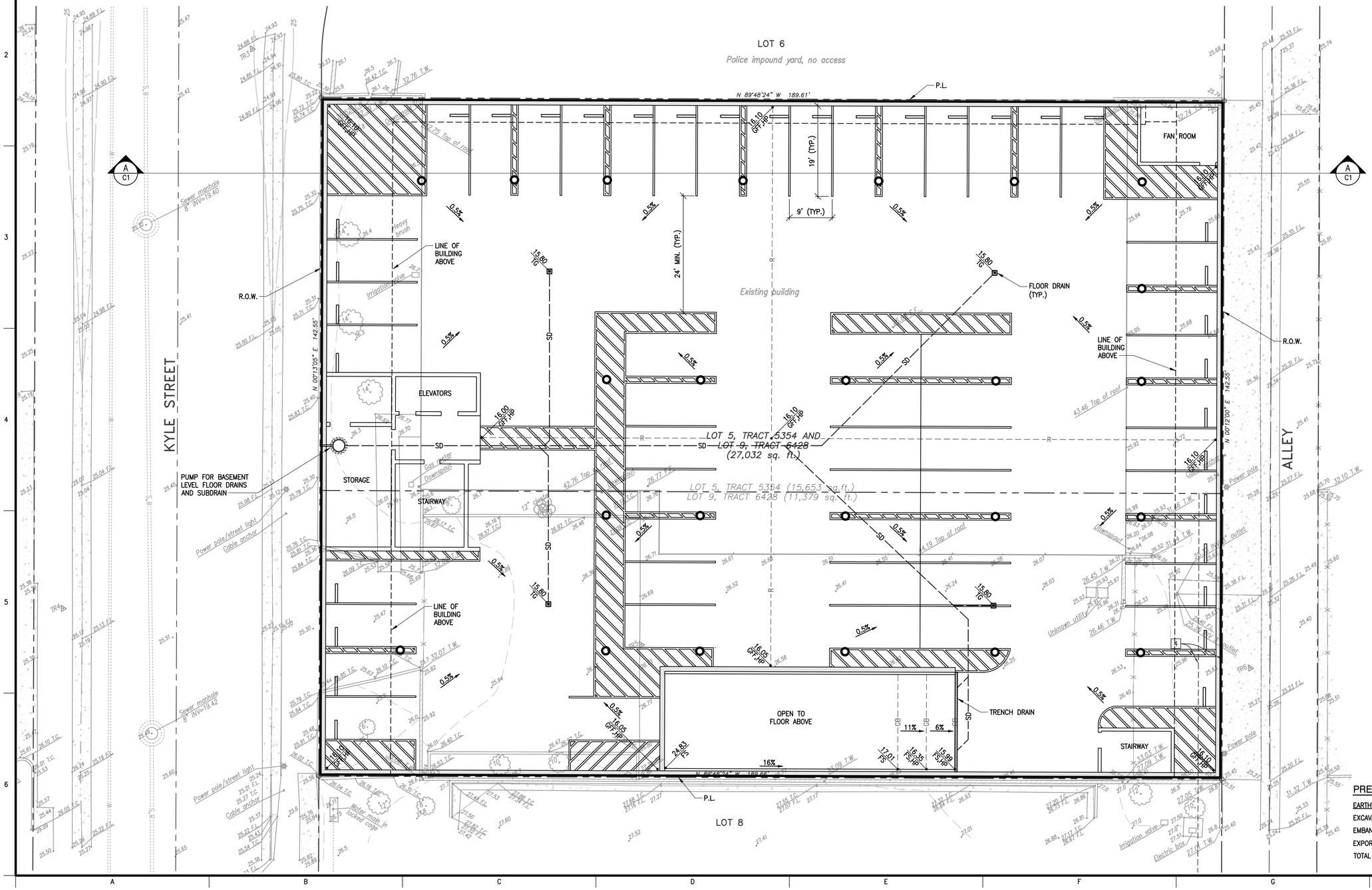
A-8

CADFILE:

JOB NO. 446P-0523



A – SECTION
SCALE: 1" = 10'-0"



GRADING LEGEND

- CONCRETE PAVING
- 510 — CONTOUR (PROPOSED)
- 100.00 — SPOT ELEVATION (PROPOSED)
- (100.00) — SPOT ELEVATION (MATCH EXISTING)
- —SD— PROPOSED DRAIN LINE
- PROPOSED RETAINING WALL
- A/10 — SECTION LETTER / SHEET NUMBER

A.B.	AGGREGATE BASE
A.C.	ASPHALT CEMENT
DS	DOWNSPOUT
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL OR ℄	FLOW LINE
FS	FINISH SURFACE
GFF	GARAGE FINISH FLOOR
INV	INVERT
P.L. OR ℙ	PROPERTY LINE
PA	PLANTER AREA
R/W	RIGHT OF WAY
T/CO	TOP OF CLEANOUT
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TW	TOP OF WALL
FS	FIRE SERVICE PIPE
S	SEWER PIPE
W	WATER PIPE

PRELIMINARY EARTHWORK ESTIMATE

EARTHWORK	CUT	FILL
EXCAVATION	11,300 CY	–
EMBANKMENT	–	130 CY
EXPORT	–	11,170 CY
TOTAL	11,300 CY	11,300 CY

0 10 20
SCALE: 1"= 10'-0"

PLANS PREPARED BY:
TOAL ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com

REGISTERED PROFESSIONAL ENGINEER
ADAM L. TOAL
No. 59275
CIVIL
STATE OF CALIFORNIA

ADAM L. TOAL
R.C.E. 59275
DATE:

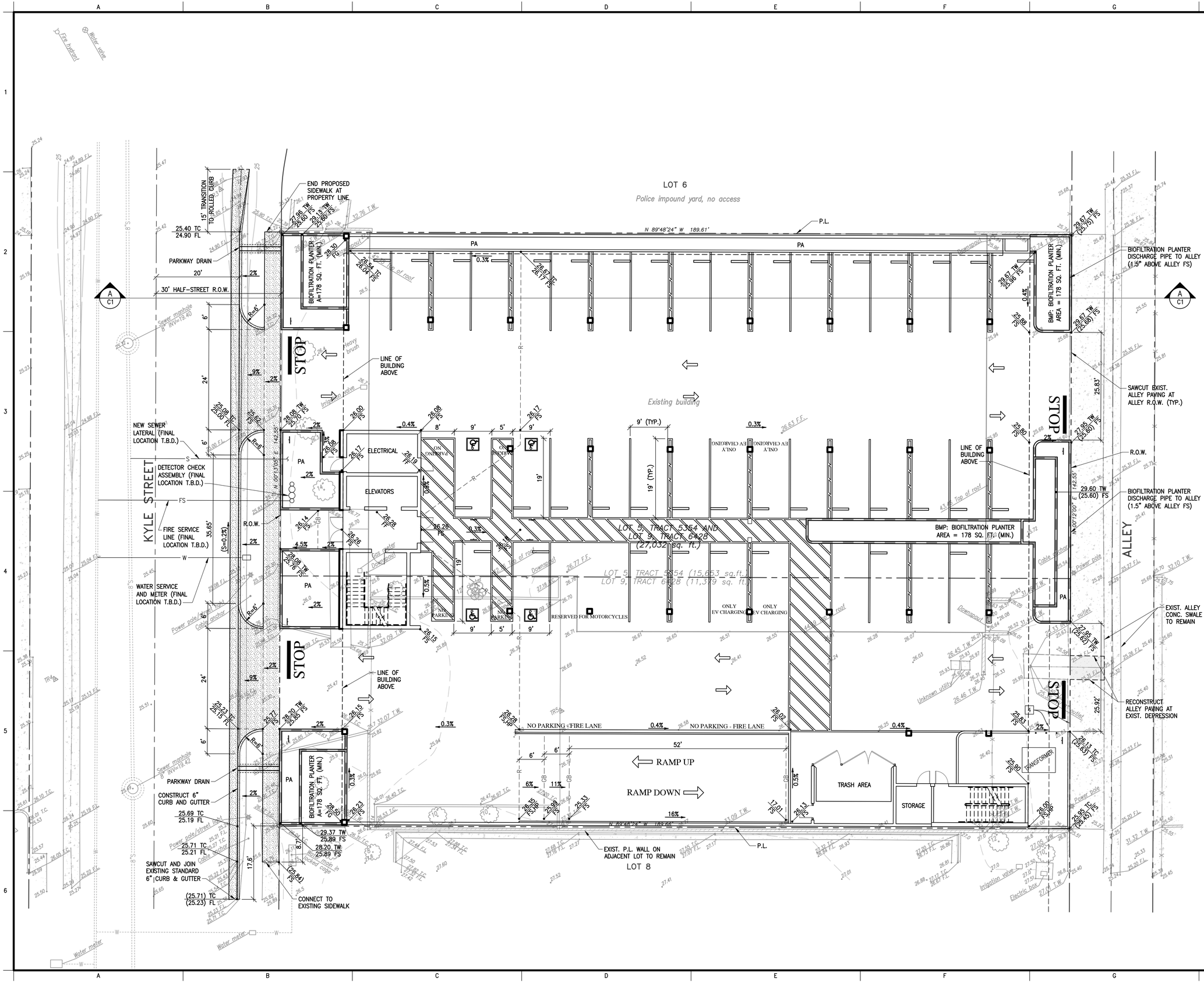
PREPARED FOR:
KYLE STREET MEDICAL BLDG.
c/o PETROSSI & ASSOCIATES, INC.
1001 DOVE ST., SUITE 290
NEWPORT BEACH, CA 92660
TEL: (949) 833-3240

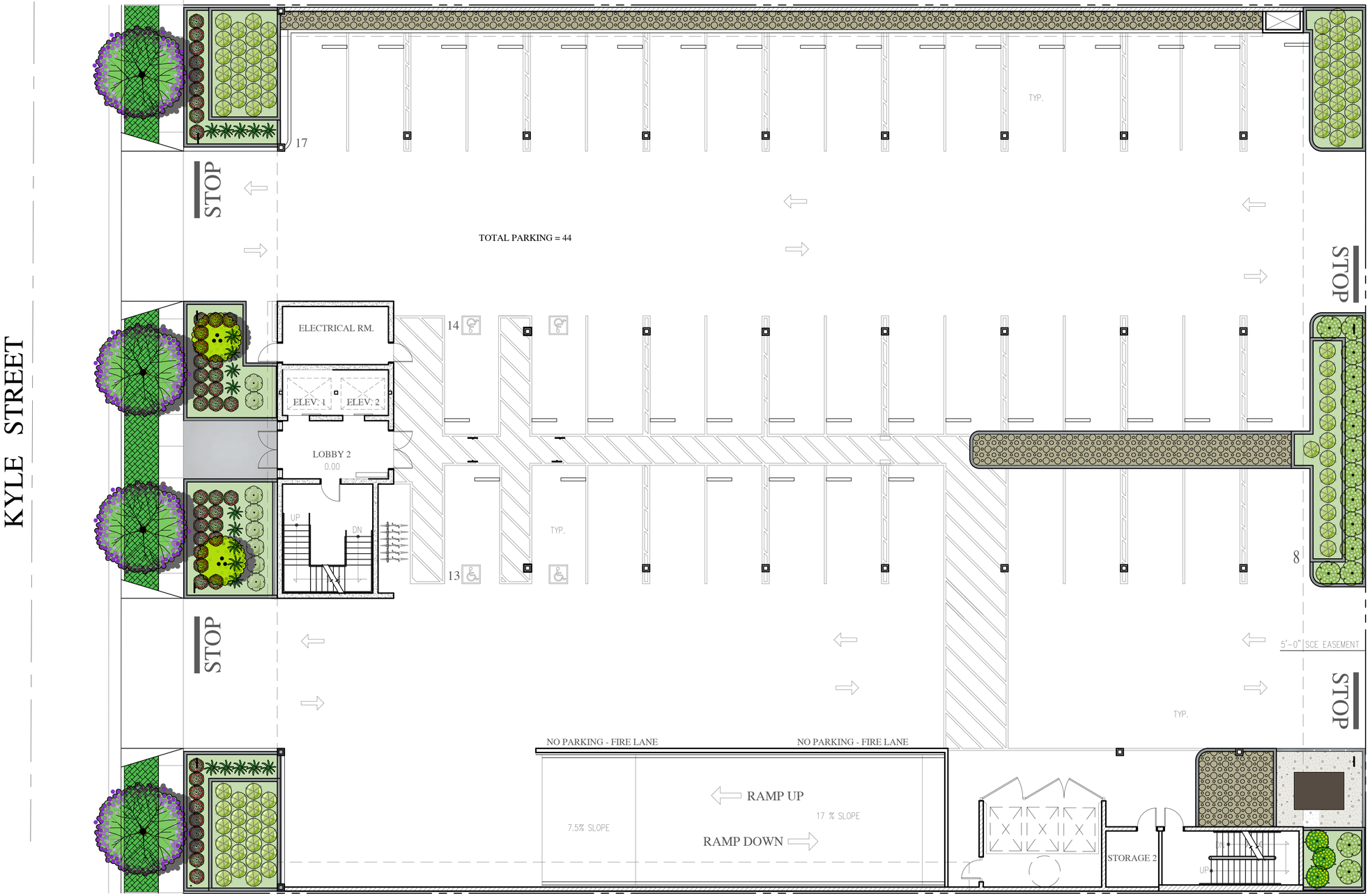
REVISIONS	BY	DATE	APVD.	DATE

KYLE STREET MEDICAL BUILDING
PRELIMINARY GRADING PLAN (BASEMENT LEVEL)
LOT 5, TR. 354 & LOT 9, TR. 6428 (APN: 242-151-22)
10852 KYLE STREET, LOS ALAMITOS, CA 90720

DATE: 12/4/2023		H. SCALE: 1"=10'	
SURVEY DATE: N/A		V. SCALE: N/A	
DRN.: M.F.B.		DWG. NO. C1	
CHD.: M.F.B.			
APPD.: A.L.T.			
JOB NO. 23164	SHEET 1	OF 2	

12/6/2023 12:19:13 PM N:\231xx\23164 Petrossi 10852 Kyle St\Drawings\Civil\23164-gp-02.dwg


LOT 6
Police impound yard, no access
N 89°48'24" W 189.61'
P.L.
PA
BIOFILTRATION PLANTER A=178 SQ. FT. (MIN.)
END PROPOSED SIDEWALK AT PROPERTY LINE
15' TRANSITION TO ROLLED CURB
25.40 TC
24.90 FL
PARKWAY DRAIN
20'
30' HALF-STREET R.O.W.
STOP
LINE OF BUILDING ABOVE
Existing building
NEW SEWER LATERAL (FINAL LOCATION T.B.D.)
DETECTOR CHECK ASSEMBLY (FINAL LOCATION T.B.D.)
FIRE SERVICE LINE (FINAL LOCATION T.B.D.)
WATER SERVICE AND METER (FINAL LOCATION T.B.D.)
KYLE STREET
ELECTRICAL
ELEVATORS
R.O.W.
LOT 5, TRACT 5354 AND LOT 9, TRACT 6428 (27,032 sq. ft.)
LOT 5, TRACT 5354 (15,653 sq.ft.)
LOT 9, TRACT 6428 (11,379 sq. ft.)
BMP: BIOFILTRATION PLANTER AREA = 178 SQ. FT. (MIN.)
RESERVED FOR MOTORCYCLES
ONLY EV CHARGING
NO PARKING - FIRE LANE
RAMP UP
RAMP DOWN
TRASH AREA
STORAGE
TRANSFORMER
BIOFILTRATION PLANTER DISCHARGE PIPE TO ALLEY (1.5" ABOVE ALLEY FS)
SAWCUT EXIST. ALLEY PAVING AT ALLEY R.O.W. (TYP.)
EXIST. ALLEY CONC. SWALE TO REMAIN
RECONSTRUCT ALLEY PAVING AT EXIST. DEPRESSION
ALLEY
SAWCUT AND JOIN EXISTING STANDARD 6" CURB & GUTTER
CONSTRUCT 6" CURB AND GUTTER
CONNECT TO EXISTING SIDEWALK
EXIST. P.L. WALL ON ADJACENT LOT TO REMAIN
LOT 8
Sewer manhole
Water meter
Irrigation valve
Fire hydrant
Water valve
Power pole/street light
Cable anchor
Unknown utility
Electric box
Top of roof
Downspout
Heavy brush
Wrought iron fence
Wrought iron on wall
Wrought iron on wall
Wrought iron on wall



TREES				
	Lagerstroemia x `Muskogee` Lavender Crape Myrtle (City street tree)	24" Box	M	4
	Tecoma x `Sunrise` Yellow Bells Sunrise (Train as multi-trunk tree)	15-gal.	L	2
GROUND COVERS				
	Phyla nodiflora Kurapia Kurapia	Plugs	L	18" o.c.
MULCH				
	Gravel mulch			119 sf
	River Rock Mulch			859 sf

SHRUBS				
	Berberis x 'Golden Abundance' Golden Abundance Barberry	5-gal	L	3
	Convolvulus cneorum Bush Morning Glory	5-gal	L	8
	Dianella revoluta 'DR5000' Little Rev™ Flax Lily	5-gal	L	19
	Juncus patens 'Elk Blue' Spreading Rush (Biofiltration planters)	1-gal.	L	79
	Lantana camara `Monike` Teenie Genie® Lantana	5-gal.	L	45
	Rhaphiolepis indica `Clara` Indian Hawthorn	5-gal.	M	15

NORTH

0 8 16 24 32 feet

1/8" = 1'-0"

REVISIONS	BY

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ROYAL OAK DESIGN
Sylvia E. Lyons, Landscape Architect #1549
10252 Golden Yarrow Lane
Alta Loma, CA 91701
Telephone: (909)244-9667
Email: royaloakdesign@verizon.net

CONCEPTUAL LANDSCAPE PLAN

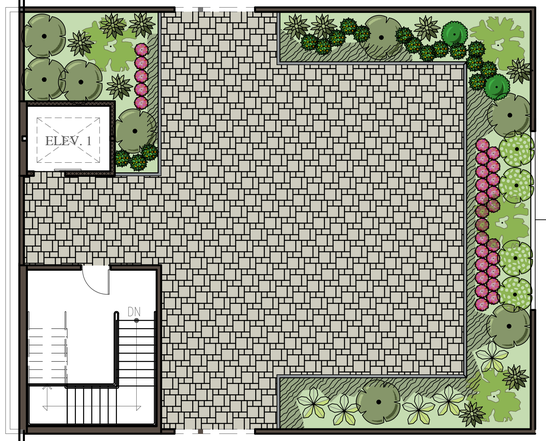
KYLE STREET MEDICAL BUILDING
10852 KYLE STREET
LOS ALAMITOS, CA 90720

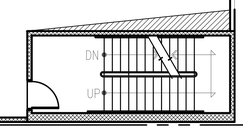
REGISTERED LANDSCAPE ARCHITECT
SYLVIA E. LYONS
NO. 1549
Exp. 9/30/25
12/4/2023
STATE OF CALIFORNIA

DRAWN
S.L.
DATE
12/4/2023
SCALE
1/8"=1'-0"
JOB NO.
5495
SHEET
L-1

KYLE STREET

PUBLIC ALLEY





SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
SHRUBS				
	Asparagus densiflorus 'Myersii' Myers Asparagus Fern	5-gal	M	5
	Aspidistra elatior Cast Iron Plant	5-gal.	L	10
	Bergenia cordifolia Heartleaf Bergenia	1-gal.	M	28
	Clivia miniata Bush Lily	5-gal.	L	17
	Fatsia japonica `Spiders Web` Speckled Japanese Fatsia	15-gal.	M	8
	Rhaphiolepis indica `Clara` Indian Hawthorn	5-gal.	M	4
	Rumohra adiantiformis Leather Leaf Fern	5-gal	M	2
	Dizygotheca elegantissima Threadleaf False Aralia	5-gal.	M	4
GROUND COVERS				
	Ajuga reptans 'Chocolate Chip' Chocolate Chip Carpet Bugle	Flats	M	143

NORTH

0 8 16 24 32 feet

1/8" = 1'-0"

PRELIMINARY PLANTING NOTES:

1. All street trees shall be installed with linear root barriers.
2. All street and parkway trees shall be approved by the City prior to planting.
3. All planters except the parkway are raised planters over building. Lightweight import soils shall be used in these areas except that biofiltration planters shall be filled per engineer's details.

IRRIGATION NOTES:

1. Automatic irrigation system to be installed that is water efficient, appropriate for the landscape hydrozones and provides 100% coverage.
2. Landscape planting will meet MAWA water use requirements by using a low water efficient irrigation system and weather based smart controller.
3. Landscape planting to be irrigated the following ways:
   - Trees: stream bubblers
   - All other planting areas: drip
   - Groundcover in parkway: drip
4. Irrigation plans shall provide separate systems for tree stream bubblers.
5. Weather based smart controller such as Hunter X-Core, or Hunter PCC will be used.

REVISIONS	BY

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Sylvia E. Lyons, Landscape Architect #1549
10252 Golden Yarrow Lane
Alta Loma, CA 91701
Telephone: (909)244-9667
Email: royaloakdesign@verizon.net

CONCEPTUAL LANDSCAPE PLAN - ROOFTOP

KYLE STREET MEDICAL BUILDING
10852 KYLE STREET
LOS ALAMITOS, CA 90720

REGISTERED LANDSCAPE ARCHITECT
SYLVIA E. LYONS
NO. 1549
Exp. 12/30/25
12/4/2023
STATE OF CALIFORNIA

DRAWN: S.L.
DATE: 12/4/2023
SCALE: 1/8"=1'-0"
JOB NO.: 5495
SHEET: L-2

		Lagerstroemia 'Muskogee' Muskogee Lavendar Crape Myrtle	Tecoma x 'Sunrise' Yellow Bells Sunrise	
Asparagus densiflorus 'Myersii' Myers Asparagus Fern	Aspidistra elatior Cast Iron Plant	Berberis x 'Golden Abundance' Golden Abundance Barberry	Bergenia cordifolia Heartleaf Bergenia	Clivia miniata Bush Lily
Convolvulus cneorum Bush Morning Glory	Dianella revoluta 'DR5000' Little Rev Flax Lily	Dizygotheca elegantissima Threadleaf False Aralia	Fatsia japonica 'Spiders Web' Speckled Japanese Fatsia	Juncus patens 'Elk Blue' Spreading Rush
Lantana camara 'Monike' Teenie Genie Lantana	Rhaphiolepis indica 'Clara' Clara White Indian Hawthorn	Rumohra adiantiformis Leather Leaf Fern	Ajuga repans 'Chocolate Chip' Chocolate Chip Carpet Bugle	Phyla nodiflora 'Kurapia' Kurapia

REVISIONS	BY

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF ROYAL OAK DESIGN AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY PRIOR WRITTEN AGREEMENT WITH ROYAL OAK. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWINGS AND SHALL BE VERIFIED AS NOTED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ROYAL OAK DESIGN PRIOR TO COMMENCEMENT OF THE WORK.

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Sylvia E. Lyons, Landscape Architect #1549
10252 Golden Yarrow Lane
Alta Loma, CA 91701
Telephone: (909)244-9667
Email: royloakdesign@verizon.net

PLANT PHOTOS

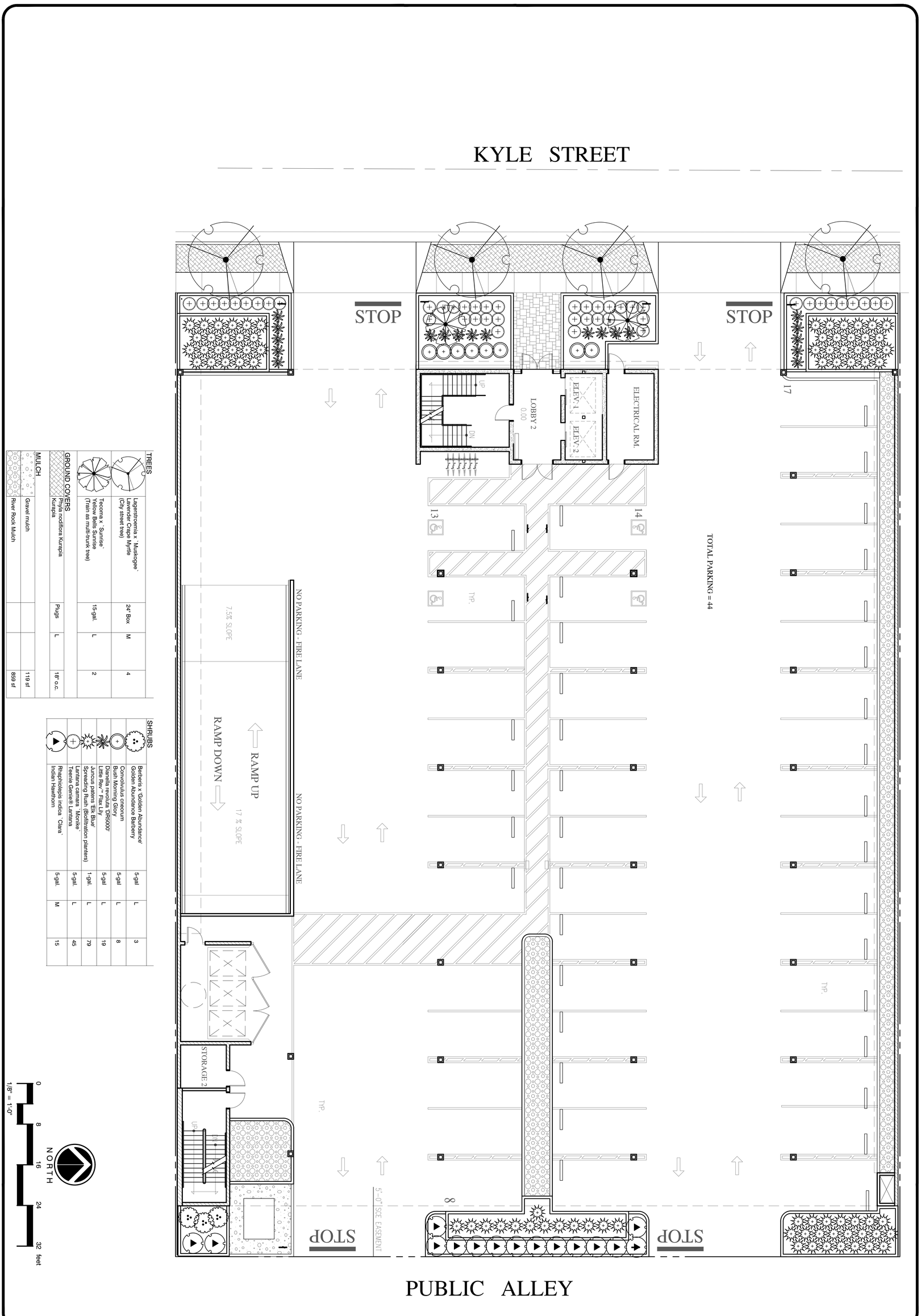
KYLE STREET MEDICAL BUILDING
10852 KYLE STREET
LOS ALAMITOS, CA 90720

REGISTERED LANDSCAPE ARCHITECT
SYLVIA E. LYONS
NO. 1549
Exp. 08/31/25
12/4/2023
STATE OF CALIFORNIA

DRAWN
S.L.
DATE
12/4/2023
SCALE
—
JOB NO.
5495
SHEET
L-3

Kyle Street Medical
10852 Kyle Street
Los Alamitos, California

DESIGNED BY
Petrossi
AND ASSOCIATES
INC.
1001 Dove Street Suite 290
Newport Beach, Ca 92660
TEL. (949) 833-3240
FAX (949) 833-1145



TREES				
Lagerstroemia x 'Muskogee' Lavender Crape Myrtle (City street tree)	24" Box	M	4	
Tecoma x 'Sunrise' Yellow Bells (Train as multi-trunk tree)	15-gal.	L	2	
GROUND COVERS				
Myoporum parvifolium 'Putah Creek'	Flats	L	18" o.c.	859 sf
MULCH				
Gravel mulch				119 sf
River Rock Mulch				

SHRUBS				
Berberis x 'Golden Abundance' Golden Abundance Barberry	5-gal	L	3	
Convolvulus cneorum Bush Morning Glory	5-gal	L	8	
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Lantana montevidensis 'Monte' Texena Genie® Lantana	5-gal.	L	45	
Rhaphiolepis indica 'Clara' Indian Hawthorn	5-gal.	M	15	

1/8" = 1'-0"
0 8 16 24 32 feet
NORTH

L-1

DRAWN: S.L.
DATE: 12/4/2023
SCALE: 1/8" = 1'-0"
JOB NO.: 5495
SHEET:

REGISTERED LANDSCAPE ARCHITECT SYLVIA E. LYONS NO. 1549 12/4/2023 STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

KYLE STREET MEDICAL BUILDING

10852 KYLE STREET
LOS ALAMITOS, CA 90720

ROYAL OAK DESIGN
Sylvia E. Lyons, Landscape Architect #1549
10252 Golden Yarrow Lane
Alta Loma, CA 91701
Telephone: (909)244-9667
Email: royaloakdesign@verizon.net

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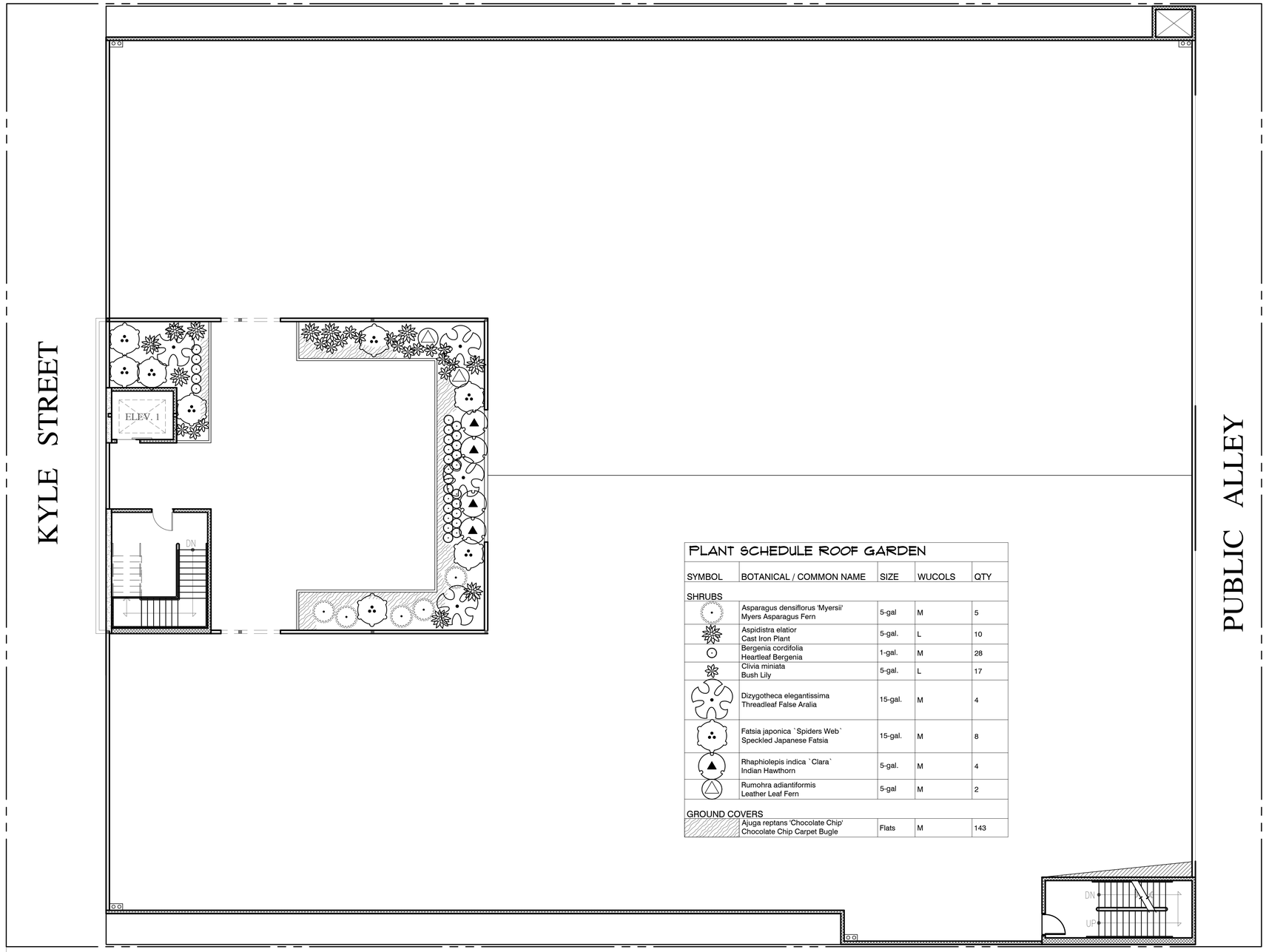
REVISIONS BY



PLANT SCHEDULE ROOF GARDEN

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
SHRUBS				
	Asparagus densiflorus 'Myersii' Myers Asparagus Fern	5-gal	M	5
	Aspidistra elatior Cast Iron Plant	5-gal.	L	10
	Bergenia cordifolia Heartleaf Bergenia	1-gal.	M	28
	Clivia miniata Bush Lily	5-gal.	L	17
	Dizygotheca elegantissima Threadleaf False Aralia	15-gal.	M	4
	Fatsia japonica `Spiders Web` Speckled Japanese Fatsia	15-gal.	M	8
	Rhaphiolepis indica `Clara` Indian Hawthorn	5-gal.	M	4
	Rumohra adiantiformis Leather Leaf Fern	5-gal	M	2
GROUND COVERS				
	Ajuga reptans 'Chocolate Chip' Chocolate Chip Carpet Bugle	Flats	M	143

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IRRIGATION NOTES:

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   - Trees: stream bubblers
   - All other planting areas: drip
   - Groundcover in parkway: drip
4. Irrigation plans shall provide separate systems for tree stream bubblers.
5. Weather based smart controller such as Hunter X-Core, or Hunter PCC will be used.

NORTH

0 8 16 24 32 feet

1/8" = 1'-0"

REVISIONS	BY

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Telephone: (909)244-9667
Email: royaloakdesign@verizon.net

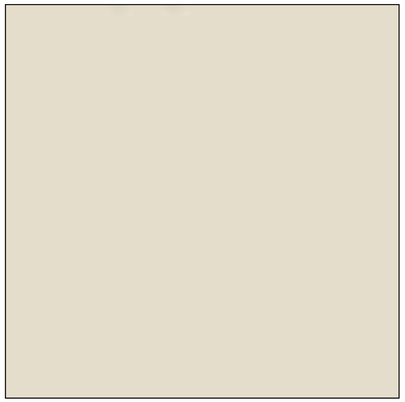
CONCEPTUAL LANDSCAPE PLAN - ROOFTOP

KYLE STREET MEDICAL BUILDING

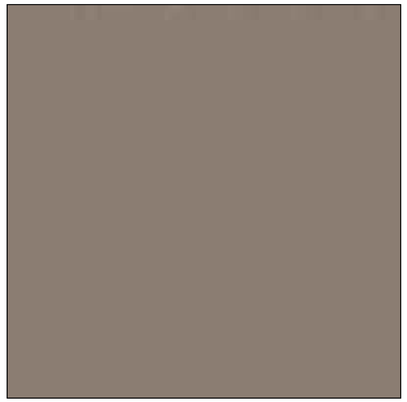
10852 KYLE STREET
LOS ALAMITOS, CA 90720

REGISTERED LANDSCAPE ARCHITECT
SYLVIA E. LYONS
NO. 1549
Exp. 12/31/25
12/4/2023
STATE OF CALIFORNIA

DRAWN	S.L.
DATE	12/4/2023
SCALE	1/8"=1'-0"
JOB NO.	5495
SHEET	L-1

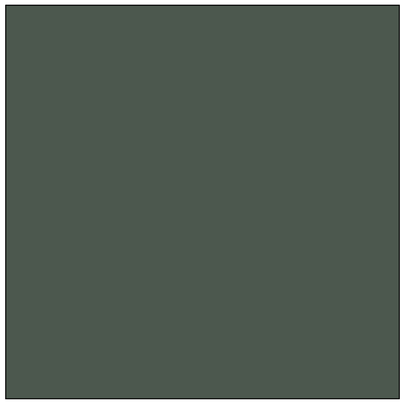


SMOOTH PLASTER "ANTIQUE WHITE PAINT"
by DUN EDWARDS DEW351



METAL STANDING SEAM ROOF
ALUMINUM PANEL FW-12 NO GROOVE
"BUCKSKIN" by BERRIDGE

36"x36" ALUNINUM PLATE "CHARCOAL"
by ELEMEX



SPANDREL GLAS "512 MEDIUM GREY"
by ISPAN

10"x10" TILE "MIRAGE ARDESI BLACK REEF"
by TILESHOP

COLOR BOARD

REVISIONS: DATE :

DESIGNED BY
Petrossi AND ASSOCIATES INC.

1001 DOVE STREET SUITE 290
NEWPORT BEACH, CA 92660
TEL. (949) 833-3240
FAX (949) 833-1145
E-MAIL HP@PETROSSIASSOC.COM

PROJECT

KYLE STREET MEDICAL

10852 KYLE STREET
LOS ALAMITOS, CA 90720

DRAWING:

COLOR BOARD

CHECKED BY:

DATE: 12-05-2023

ISSUED FOR:
REVIEW
PLAN CHECK
BIDDING
PERMIT
CONSTRUCTION
DRAWN BY

SHEET NO.:

A-0.1

CADFILE:

JOB NO. 446P-0523

PC RESOLUTION NO. 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT 23-02 TO PERMIT A 19,328 SQUARE-FOOT (LEASABLE SPACE) STRUCTURE, WITH ONE STORY OF MEDICAL OFFICE OVER GROUND LEVEL PARKING, AND A SECOND PARKING LEVEL BELOW GRADE, AT 10852 KYLE STREET IN THE PLANNED LIGHT INDUSTRIAL (P-L-I)/MEDICAL OVERLAY ZONE (MOZ), APN 242-155-22 (APPLICANT: HANNIBAL PETROSSI).

WHEREAS, an application for a Site Development Permit was submitted by Hannibal Petrossi for approval to construct a 19,328 square-foot structure, with one story of medical office over street level parking, and an underground parking structure level, on a .62-acre property at 10852 Kyle Street, in the Planned Light Industrial (P-L-I) Zone with a Medical (M) overlay, 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 the said application at a duly noticed public hearing on February 28, 2024, 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;

   Response: The Medical (M) overlay zone is intended to encourage and permit medical businesses as primary uses on certain lots that are north of the Los Alamitos Medical Center campus.

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

   Response: The Applicant completed the appropriate application for a Site Development Permit and provided all ancillary documents required therein for a decision to be made.

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

   Response: This property is on the edge of the Planned Light Industrial Zone that has been identified for medical office growth in the City due to its proximity to the Los Alamitos Medical Center.

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

   Response: The environment that this project will create and its architectural aesthetics are a step above the Industrial type buildings which surround it.

5. The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

   Response: This building would provide space for more healthcare professionals in the City, contributing to the city's welfare.

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 construct a 19,328 square-foot structure, with one story of medical office over street level parking, and an underground parking level, on a .62-acre property at 10852 Kyle Street with such additions, revisions, changes, or modifications as required by the Planning Commission for the 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 11-5-2023 (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 Site Development Permit is approved exclusively as precise plans for the structures, materials, and features as shown on the relevant drawings referenced in No. 1, above. Any relocation, alteration, addition to, and/or use of any building or property contrary to the conditions hereunder nullifies this approving action. If any changes are proposed, 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(s) is/are consistent with the provisions, spirit, and intent of this approval action, and that such action would have been the same as the proposed change(s) for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.

3. 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.

4. Upon receipt in writing from the applicant before the expiration date, the director may 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.

5. 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 a defense of the matter and pay the City's associated legal costs or will advance funds to pay for the 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.

6. 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 applicant shall be required to record the Acknowledgment of these Conditions of Approval with the Office of the Orange

County Recorder. Proof of such recordation shall be submitted to the Development Services Department before issuing **any** permits.

7. 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.

8. The applicant shall comply with applicable City, County, and/or State regulations.

9. The applicant shall comply with the Seismic Hazards Mapping Act of 1990, including the Guidelines for Evaluating and Mitigating Seismic Hazards in California 1997.

10. 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.

11. The applicant and the applicant's successors in interest shall be responsible for payment of all applicable fees.

12. 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.

13. 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 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.

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

15. All demolition and construction shall be done in accordance with Los Alamitos Municipal Code Demolition Chapter 8.13.

16. 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.

17. 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, including spraying water on dry soil to ensure dust does not migrate onto adjacent properties.

18. During construction, the site shall be maintained and cleared of all trash, weeds, and overgrown vegetation.

19. The project shall comply with all requirements of Chapter 17.20, Noise Control, of the Los Alamitos Municipal Code.

20. Hours and days of demolition, grading, and construction operations shall be prohibited between 8:00 P.M. and 7:00 A.M. on weekdays and Saturdays. 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.

21. A licensed landscape architect will prepare detailed hardscape, landscape, and irrigation plans. 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.

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. The 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.

24. 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.

25. Prior to permit issuance, the 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 as described in Chapter 8.48 *Of the Los Alamitos Municipal Code's Lighting Performance Standards*.

26. All exterior mechanical equipment shall be screened from view.

27. When not enclosed in a cabinet, all utility meters 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.

28. 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.

29. The Applicant shall maintain 97 parking spaces that meet the dimensions required by the City's Municipal Code on the site for this approval.

30. All outstanding Code Enforcement Violations shall abated prior to building permit approval.

31. The refuse and recycling shall be constructed to the latest State of California required standards and in accordance with Los Alamitos Municipal Code 17.16.090.

32. The Applicant shall deliver a lot tie recordation to the Planning Department prior to the request for building permits.

NPDES

33. All water runoff shall be designed to infiltrate the ground on the site.

34. Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm the Grading Plan specifications stipulate, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires the implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

    a) All active portions of the construction site shall be watered twice daily to prevent excessive amounts of dust;
    b) On-site vehicle speed shall be limited to 15 miles per hour;

c) All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized;
d) Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;
e) All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; Track-out devices shall be used at all construction site access points; and
f) All delivery truck tires shall be watered down and/or scraped down before departing the job site.

35. All trucks that are to haul excavated or graded material onsite shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with particular attention to Sections 23114(b)(F) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the project applicant shall demonstrate to the City of Los Alamitos how the project operations subject to that specification during hauling activities shall comply with the provisions set forth in Sections 23114(b)(F) and (e)(4).

36. Projects less than one acre shall be identified on plans or the permit for all BMPs that will be used on the project in accordance with the Orange County Construction Runoff Guidance Manual, latest edition. BMPs will be reviewed and approved by the City prior to issuance of the permit.

37. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall provide to the City a Final Water Quality Management Plan (WQMP) that:

• Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.

• Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.

• Incorporates Treatment Control BMPs as defined in the DAMP.

• Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

• Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

• Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

BUILDING DEPARTMENT

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

ENGINEERING

39. A City public works permit shall be taken out for all work in public right-of-way before starting 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.

40. 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.

41. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the commencement of structural construction.

42. The final compaction report prepared by a qualified Soil Engineer shall be submitted to the City Engineer for review and approval before the commencement of structural construction.

43. The Applicant shall submit a Geotechnical Report for review.

44. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall provide to the City a Final Water Quality Management Plan (WQMP) that:

•Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.

•Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.

•Incorporates Treatment Control BMPs as defined in the DAMP.

•Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

•Identifies the entity responsible for long-term operation and maintenance of the Treatment Control BMPs.

•Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

45. The Applicant shall submit Improvement Plans to a Registered Civil Engineer prepared for public works (off-site) and on-site improvements. Plan check fees shall be paid in advance.

46. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. The plan shall be 24" x 36", with elevations to the nearest 0.01 foot, minimum scale 1" = 20'. Registered Civil Engineers shall prepare a plan. Public works improvements may be shown in this plan. Grading plan check fees must be paid in advance.

47. The Applicant shall submit a drainage report. 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.

48. Parking lot slope shall be a minimum slope of 1%.

49. The driveway slope shall be a minimum slope of one (1) percent for asphalt and .5% for concrete.

50. Pursuant to and in accordance with Government Code Section 66020(d)(1), the Project Applicant is hereby notified as follows:

51. The fees, dedications, reservations, and other exactions (“impositions”) imposed on this development and which are subject to notification pursuant to Government Code Section 66020(d)(1) are:

Traffic Impact Fees: Yes, if you are increasing the total daily trips by 200 trips.

Provide a traffic impact analysis pursuant to City Resolution 1469. Based on the review and approval of this analysis, additional conditions and/or fees may be required.

The project should prepare a focus traffic study to show the trip generations, and trip distribution and potential operational impacts at the intersection of Kyle and Bloomfield, and Bloomfield and Katella. If any impacts, recommend mitigations.

Based on the trip generation numbers the development shall participate in the impact fee. The following striping is required. Improvement to striping on Kyle Street.

52. All driveways, sidewalk and ADA Ramp shall meet current ADA requirements. Improvements to be done per City Standards.

53. Replace the curb, gutter, and sidewalk at the frontage along Kyle Street. Applicant is responsible for a new curb and gutter and a 10-foot sidewalk.

54. The full frontage street width must have a full grind and overlay, curb to curb, placed on it according to the City Engineer's satisfaction to the nearest competent asphalt limits. At a minimum, to the extents of the property lines.

55. All existing off-site public improvements (sidewalk, curb & gutter, driveways, and street paving) at the development site, or adjacent to, 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.

ROSSMOOR/LOS ALAMITOS SEWER DISTRICT

None.

OCFA

56. Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan before the event specified (SR 300377).

57. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- Fire master plan (service code PR145)

58. Prior to issuance of a building permit:

- architectural (service codes PR200-PR285)
- Underground piping (service codes PR470-PR475)
- Fire sprinkler system (service codes PR400-PR465)

59. Prior to concealing interior construction:

- Fire alarm system (service code PR500-PR530)

SECTION 4. Based upon such findings and determinations, the Planning Commission hereby approves Site Development Permit 23-02, 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 28th day of February 2024 by the following vote:

ATTEST: _____
Mary Anne Cuilty, 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 Jr., Development Services Manager of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 28th day of February 2024, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Irving Montenegro, Development Services Manager

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: February 28, 2024 **ITEM NUMBER: 7A**

To: **Chair Cuilty & Members of the Planning Commission**

Presented By: **Irving Montenegro Jr., Manager**

Subject: **Neighborhood Permit Parking and Street Sweeping Survey Results**

SUMMARY

The City of Los Alamitos conducted an online survey from October 23, 2023, to January 19, 2024. Following the survey, the City is seeking the community's feedback on the current neighborhood permit parking and street sweeping schedule. Public workshops have taken place on December 12, 2023, Wednesday, February 7 (Parks, Recreation, and Cultural Arts Commission), and Wednesday, February 14 (Traffic Commission) to share the results from the survey and gather final input. Following the workshops, the City will take the next few months to review, analyze, and provide a recommendation to the Traffic Commission on any suggested changes to the current schedule which will then be presented to the City Council for final approval.

RECOMMENDATION

Receive and file

BACKGROUND

Los Alamitos is split up into sixteen (16) neighborhoods, each with its own unique charm and character. Some Los Alamitos neighborhoods have a permit parking program. These neighborhoods include:

- Old Town West
- Old Town East
- Carrier Row
- Greenbrook/Woodcrest

Residents may obtain a parking permit through the Los Alamitos Police Department. A completed application must be submitted in person and the vehicle's registration and driver's license information must match the place of residence. There are no initial fees for the issuance of a permit and there are no limitations on the number of permits. Residents may also obtain two guest permits at no charge. There is a $10 replacement fee if the guest permit is damaged or lost. The resident permit and the guest permits are valid for up to one calendar year. Residents may also request up to fifteen one-day guest permits. Approximately every five years, the City of Los Alamitos engages residents to obtain feedback on the current

neighborhood parking permit and street sweeping schedule. The last time the program was evaluated was in 2019.

Street sweeping is vital as it keeps our community clean and safe by removing dirt, metals, petroleum products, garbage, and vegetation that regularly collects on our streets and gutters. Removing these materials is important because they could end up in our storm drains and eventually out into the ocean. Keeping the gutters and storm drains clear not only helps reduce pollution but also reduces the likelihood of flooding during heavy rain. The survey also asks for feedback on the various street sweeping schedules. The street sweeping schedule is part of the Los Alamitos Municipal Code (LAMC) and if there are any revisions, the recommended changes must be approved by the City Council. The City of Los Alamitos is currently under contract with Sweeping Corporation of America (SCA).

DISCUSSION

Discuss the results of the online survey and obtain any additional feedback during the discussion session.

FISCAL IMPACT

None.

Attachment: None