

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REVISED SPECIAL MEETING

Tuesday, May 7, 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 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 Cuilty
Vice Chair Zellmer
Commissioner DeBolt
Commissioner Grose
Commissioner Hastie
Commissioner Legere
Commissioner Loe

3. PLEDGE OF ALLEGIANCE

4. PRESENTATION

A. Presentation Regarding the Preliminary Draft Budget for Fiscal Year 2024-25 and FY25-26

5. 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.**

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 of Minutes (Development Services)

Approve the Planning Commission/Subdivision Committee Regular minutes of February 28, 2024.

7. PUBLIC HEARING

A. Conditional Use Permit (CUP) 24-01 Health/Fitness Facility a warehouse at 3620 Briggeman Drive in the Planned Light Industrial (P-L-I) Zoning District

Consideration of a Conditional Use Permit for the use of a Health/Fitness Facility in a 6,728 square foot warehouse in the Planned Light Industrial (P-L-I) Zoning District at 3620 Briggeman Drive, APN 932-571-42 (Applicant: Patrick Smylie, Red Line Athletics).

Recommendation:

1. Open the Public Hearing; and,

2. Take testimony; and,

3. Adopt Resolution No. 24-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 24-01 TO ALLOW A HEALTH/FITNESS FACILITY IN 6,728 SQUARE FOOT WAREHOUSE IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 3620 BRIGGEMAN DRIVE, APN 932-571-42, APPROVED IN CONSIDERATION OF THE RESULTS OF THE APRIL 3, 2024 PARKING DEMAND ANALYSIS FOR THE PROPOSED REDLINE ATHLETICS, CREATED BY LINS COTT, LAW & GREENSPAN, ENGINEERS (APPLICANT: PATRICK SMYLIE, RED LINE ATHLETICS)."

8. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

At this time, City Staff may also report on items not specifically described on the Agenda that are of interest to the community, provided no action or discussion is taken except.

9. COMMISSIONER REPORTS

At this time, Commissioners may also report on items not specifically described on the Agenda that are of interest to the community, provided no action or discussion is taken except to provide Staff direction to report back or to place the item on a future Agenda.

10. 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 – February 28, 2024

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, February 28, 2024, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720, Chair Loe presiding.

2. ROLL CALL

Present: Commissioners:

Chair Culty

Hastie, DeBolt, Culty, Grose, Legere, Zellmer

Staff:

Irving Montenegro Jr., Development Services Manager

Michael Daudt, City Attorney

Tom Oliver, Associate Planner

Gabriela Martinez, Department Secretary

Ron Noda, Deputy City Manager/Development Services Director

3. PLEDGE OF ALLEGIANCE

Chair Culty led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Culty opened oral communication.

Chair Culty 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 Meeting of January 24, 2024

Motion/Second: Grose/Zellmer

Carried 7/0: The Planning Commission approved the Regular Meeting minutes of January 24, 2024.

6. PUBLIC HEARING

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

Associate Planner Oliver summarized the staff report.

Chair Culty asked about the landscaping being 15.4% and if it included the rooftop.

Associate Planner Oliver shared insight on the requirements for green space and water infiltration.

Chair Culty opened Public Hearing.

Applicant Petrossi shared the following statements pertaining to the site development at 10852 Kyle Street:

- Thanked Associate Planner Oliver for being extremely helpful throughout the design process stage with Tom's guidance.
- Described the aesthetics of the development along with details of the parking design and parking spaces.
- A break area on the rooftop will be designed for personnel.
- Clarified that 15.4% of the landscape area will be covered. Any landscaping to be done along with the irrigation will meet all Water Quality Management Plan (WQMP) requirements.
- Described the architecture of the building being advanced and modern.
- Due to the water table of the project, it was not feasible to have a two-story parking structure.
- Noise coming from the construction of the development will cause very little disturbance to the surrounding neighbors.

Commissioner Grose asked if the applicant would be charging for parking.

Applicant Petrossi shared how the price of the project is extremely expensive and the decision hasn't been made yet on charging for parking.

Commissioner Grose shared how charging for parking would help regulate who enters the lot.

Chair Culty closed Public Hearing.

Commissioner DeBolt shared his thoughts on how the development will be a vast improvement to the area.

Commissioner Grose made a motion to approve the Site Development.

Chair Culty asked Attorney Daudt for clarification on having to do the SQA first.

Attorney Daudt provided clarification on approving the motion of approving Staff's recommendation will cover both.

Motion/Second: Grose/DeBolt

Carried 7/0: The Planning Commission approved Staff's recommendations for the approval of the Site Development Permit (SDP) 23-02 19,328 Sq. Ft. Medical Office Building

7. DISCUSSION

A. Neighborhood Permit Parking and Street Sweeping Survey Results

Development Services Manager Montenegro Jr. summarized the staff report and shared the following results from the Neighborhood Permit Parking and Street Sweeping Survey:

- Over 600 participants participated in the survey.
- Apartment row was the largest representation in the results of the survey, with 80% participation.
- The majority of participants feel that permits work fine in their corresponding neighborhoods with no suggestion of change or alteration.
- 65% of participants feel that the street sweeping schedule should be left as is.

Commissioner DeBolt interjects by inquiring if the results were broken down into neighborhoods and, if so, where it is located within the report.

Development Services Manager Montenegro Jr. further clarified how the survey results were broken out.

Vice Chair Zellmer provided clarification to Commissioner DeBolt's inquiry about obtaining specific neighborhood results for a particular question within the survey.

Development Services Manager Montenegro Jr. stated the presentation of the results was an overview of the entire survey. If specifics are wanted for different neighborhoods and questions, he can provide that information.

Commissioner Legere asked if there was a place within the survey for anecdotal responses.

Development Services Manager Montenegro Jr. continued with his presentation of the staff report and the results of the survey with the following:

- Shared the number of people who skipped certain questions.
- Number of cars per household
- Single-family houses were the largest response.
- The number of on-site parking spaces and where the majority prefers to park.

- How the density of the neighborhood then effects parking for residents.
- Overall, residents' opinions on their parking situation pertaining to their designated neighborhoods through the survey.

Vice Chair Zellmer inquired about the breakdown for the street sweeping schedule in different neighborhoods.

Development Services Montenegro Jr. answered with the reasoning being density and referred back to the current street sweeping schedule that was presented within the staff report.

Vice Chair Zellmer inquired about the revenue from ticketing.

Development Services Manager Montenegro Jr. clarified that it is the Police Department that provides that service and offered to reach out to gather more information on that matter.

Vice Chair Zellmer asked about the flexibility of the contract with Sweeping Corporation of America (SCA) and the ability to adjust the scheduling for certain neighborhoods.

Development Services Manager Montenegro Jr. shared insight on how we can go about amending some aspects of the contract.

Deputy City/Development Services Director Noda wanted to clarify that SCA is paid for by our trash vendor, Universal Waste Systems (UWS).

Vice Chair Zellmer shared his views of the trash build-up and traffic in neighborhoods that get swept more than other neighborhoods within the City.

Chair Cuijly and Commissioner Hastie share thoughts on the difficulty some residents would face having to move vehicles more often if the street sweeping services were increased.

Commissioner Hastie asked if there were any changes to SCA's schedule; it would go through the Traffic Commission and then to the City Council.

Development Services Manager Montenegro Jr. responded with the intent of the survey, and changes or modifications would still have to go through their respective commissions and processes.

Commissioner DeBolt shared his own experiences and insights on Vice Chair Zellmer's observation of Apartment Row and the trash build-up.

Commissioner Loe commented that if we do make changes to the SCA schedule, we should be mindful of holidays and not have both services, street sweeping and trash pick up, land on the same day.

Commissioner Hastie thanked the staff for putting the report together and touched on Commissioner DeBolt's earlier comment about the different response percentages for the different neighborhoods within the City.

Commissioner Grose touched on how we need to invest in the neighborhoods to better the city as a whole.

Chair Cuijty opened Public Hearing.

Resident Pleaz, residing on Howard Street in Apartment Row, shared his concerns on the following:

- Commercial vehicles and the amount of space they take up.
- The lack of enforcement from the Police Department on oversized vehicle parking.
- A rental car business happening out of a house nearby also effecting the parking.
- The number of unoccupied parking spots between Katella Deli and the 7-Eleven.
- The lack of the Long Beach Animal Control servicing the City when called for coyote attacks.

Resident Avery, residing at 10442 El Dorado Way, shared the following:

- A concern with the trash pick-up schedule sometimes conflicts with the street sweeping schedule near Los Alamitos High School.
- Thanked the City for doing a great job getting this Street Sweeping and Permit Parking Survey out to the public and hosting workshops.
- Shared the 3-day permit parking option in his neighborhood is working great when hosting out-of-town family visitors
- Shared a few safety concerns, such as the intersection of Cerritos Avenue and Del Norte with people parking in a red zone, which in turn is causing blockage of the street view. Also, at the same intersection, the no U-turn is never enforced.
- Street visibility concerns with large vehicles parking close to a red line corner.
- Questioned the possibility of painting the red line a little longer.
- Shared compliments on the addition of a bike lane a few years back.

Resident Pleaz returns to the podium to share his concerns with street signs at Lexington and Katella Avenue being too small for residents to read.

Chair Cuijty offered to forward these concerns to the Traffic Commission as some of the noted concerns are out of the Planning Commission's purview.

Chair Cuiilty closed Public Hearing.

9. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

Development Services Manager Montenegro Jr. briefly discussed the following:

- The Revive program is going live this week. Elisha Boothe, our Economic Development Supervisor, can provide more information if desired.
- The City consulted with Jacob Green & Associates to help develop an Economic Strategic Plan. For more information, a workshop will be held at the Good Morning Los Alamitos event on March 26th, 2024.

10. COMMISSIONER REPORTS

Commissioner Grose wanted to thank Deputy City Manager Noda for spearheading the development of the bike lanes within the City.

Commissioner DeBolt shared it is nice to receive compliments from applicants about City staff who help along the way with new developments.

11. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:06 p.m. to March 27, 2024.

ATTEST:

Mary Anne Cuiilty, Chair

Gabriela Martinez, Department Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: May 7, 2024

ITEM NUMBER: 7A

To: Chair Culty & Members of the Planning Commission

Presented By: Tom Oliver, Associate Planner

Subject: Conditional Use Permit (CUP) 24-01 Health/Fitness Facility a warehouse at 3620 Briggeman Drive in the Planned Light Industrial (P-L-I) Zoning District

SUMMARY

Consideration of a Conditional Use Permit for the use of a Health/Fitness Facility in a 6,728 square foot warehouse in the Planned Light Industrial (P-L-I) Zoning District at 3620 Briggeman Drive, APN 932-571-42 (Applicant: Patrick Smylie, Red Line Athletics).

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 24-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 24-01 TO ALLOW A HEALTH/FITNESS FACILITY IN 6,728 SQUARE FOOT WAREHOUSE IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 3620 BRIGGEMAN DRIVE, APN 932-571-42, APPROVED IN CONSIDERATION OF THE RESULTS OF THE APRIL 3, 2024 PARKING DEMAND ANALYSIS FOR THE PROPOSED REDLINE ATHLETICS, CREATED BY LINS COTT, LAW & GREENSPAN, ENGINEERS (APPLICANT: PATRICK SMYLIE, RED LINE ATHLETICS)."

BACKGROUND

Applicant

Patrick Smylie, Red Line Athletics

Location

3620 Briggeman Drive, Los Alamitos, CA 90720

Environmental

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 categorical exemption since the proposed project involves no expansion of the building footprint beyond the existing area.

Furthermore, all necessary public services and facilities are already available at the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

Approval Criteria

Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit (CUP) to allow this use in a unit in the P-L-I zoning district.

Noticing

The Public Hearing Notice for this meeting was mailed out on April 10, 2024, to property owners and commercial tenants within 500 feet of the subject parcel. Additionally, the Public Hearing Notice was published in the Event News Enterprise on April 10, 2024.

Prior Actions

None in this unit.



The Applicant, Patrick Smylie, has submitted a Conditional Use Permit application to ask that the City permit a large “Health/Fitness Facility” at a 6,728 square foot warehouse at 3620 Briggeman Drive in the Planned Light (P-L-I) Industrial Zone. This location is one of several industrial condominium units in the Los Alamitos Commerce Park Center. The business is a youth sports performance development training business called “Red Line Athletics.” This building is a warehouse currently being used for an apparel distribution business.

Red Line provides private and semi-private speed, agility, strength, and conditioning training sessions. They will use the warehouse space as the primary training area, an area designated for weight training, and the current office spaces will be used for staff offices and member reception. They may remove one or two interior office walls, paint, and add flooring, HVAC, and training equipment.

DISCUSSION

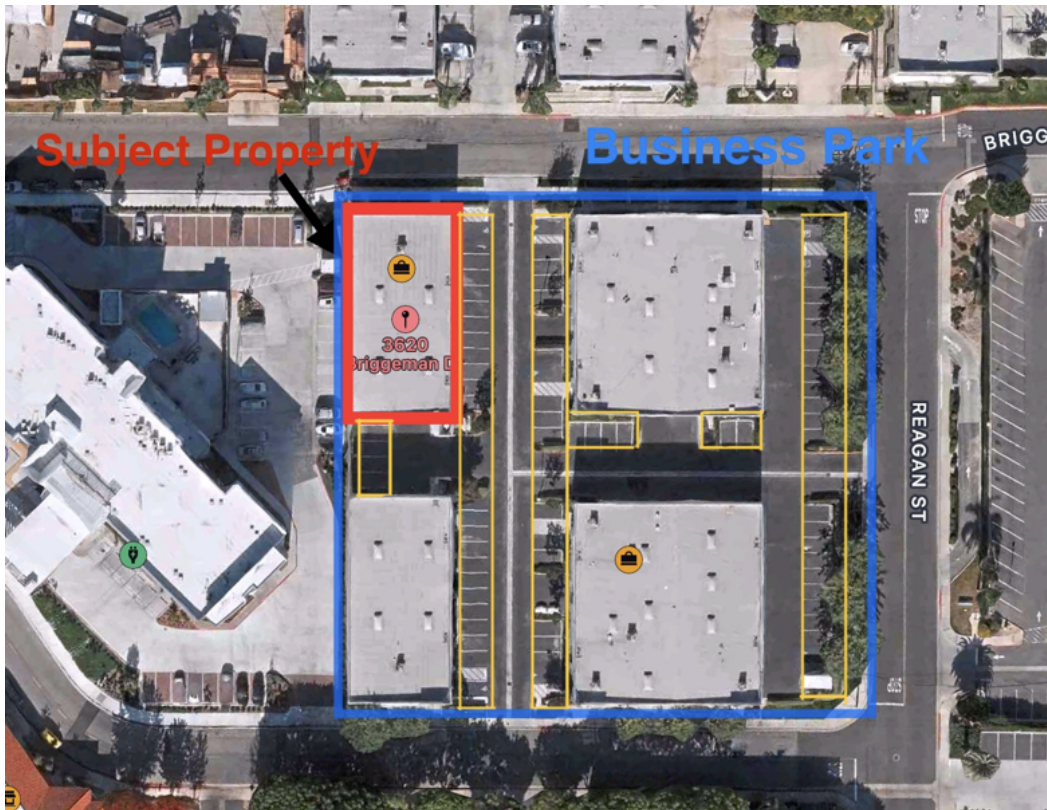
The parcel and building for this request are in the City's industrial area. The Conditional Use Permit (CUP) application presented tonight considers whether a "Health/Fitness Facility" at 3620 Briggeman Drive is appropriate. A CUP is approved or denied by the Planning Commission in accordance with the findings found in LAMC Chapter 17.32 (Conditional Use Permits).

According to the Zoning Code, "The Planned Light Industrial (P-L-I) zone is established to accommodate manufacturing, research and development, product assembly, equipment repair, and other light manufacturing businesses that have limited environmental impact in terms of noise, traffic, odors, hazardous materials use/production, and vibration. Other allowed uses include indoor commercial recreation uses such as fitness studios, sports courts/fields, and sports instructional facilities, provided such uses can be found compatible with and not detrimental to the operations of the primary permitted light industrial uses. The regulation of uses and standards of development identified for the P-L-I zone are those deemed necessary to provide the proper environment for industrial businesses and to provide the proper safeguards to protect nearby residential, commercial, and public uses. The P-L-I zone implements the General Plan Industrial land use designation."

Here is how the applicant describes the business:

"My proposed business is a youth sports performance model focusing on comprehensive athletic development in the youth athlete population. We provide private and semi-private training sessions focusing on speed and agility training and strength and conditioning to build an athletic foundation for all sports and activities."

Location



The proposed unit, in the area denoted by the red in the above picture, is in Los Alamitos Commerce Park. The buildings to the north, east, and south are Industrial Buildings. To the east of the parcel is the post office, to the south of the parcel is the Center Plaza parking lot, and to the west is the Fairfield Hotel.

The proposed floor plan below is attached to this report. The hours of operation for the proposed business would range from 7:00 a.m. to 8:00 p.m., which Staff feels is acceptable.

Alamitos Commerce Park parcel, which are owned in common by the owners' association and shared among the buildings owned as separate industrial condominiums. Fourteen of parking spaces are directly attached to the proposed business location. As shown on the parking table above, the Los Alamitos Commerce Park in general, and the proposed business specifically, does not meet current code requirements. However, LAMC Section 17.22.030(B) authorizes the Planning Commission to approve Alternative Parking Standards supported by an independent parking study identifying alternative parking demand for the proposed use. Staff asked the Applicant to have an engineering firm do a parking study to determine actual parking demand. Please see the attached parking study, called the "Parking Demand Analysis for the Proposed Redline Athletics," created by Linscott, Law & Greenspan, Engineers (LLG), and dated April 3, 2024.

Here are the summarized results formulated by LLG in the report.

"Based on the shared parking supply of 74 spaces, a minimum surplus of 9 spaces and 56 spaces would result during the weekday and weekend peak hours, respectively. Given these results, we conclude that there is adequate parking on site to accommodate the current tenant mix for Los Alamitos Commerce Center and the proposed Project."

Findings

To approve a CUP, the Planning Commission must hold a public hearing and make findings of support for the proposed project. These findings are from the Conditional Use Permit requirements at LAMC 17.32.070, and include:

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

Staff response:

Here is a policy from the General Plan that pertains to this Land Use of a "Health/Fitness Facility - Large:"

Land Use Element Action 3.6 "Recreation in industrial zones. Amend the zoning ordinance to implement the Limited Industrial general plan designation and preclude the use of other industrially-zoned properties for commercial recreation."

While this General Plan Policy has since been changed by the Planning Commission, and the earlier area that allowed for health/fitness facilities known as the Limited Industrial Zone was extended to the entire Planned Light Industrial Zone, this was one of the originally designated parcels of the Limited Industrial Zone that were identified as suitable for this type of use.

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

Staff response: Los Alamitos Municipal Code (LAMC), 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow a "Health/Fitness Facility" use in the Planned Light Industrial (P-L-I) zoning district. A Conditional Use Permit (CUP) does not automatically denote that the use is appropriate for all locations. A CUP asks that the use be carefully considered for its fit in any particular location. Certain conditions of approval have been added to the resolution to alleviate safety concerns in this location.

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

Staff response: This proposed location is in the Planned Light Industrial (P-L-I) Zone. This use is conditionally permitted through the Conditional Use Permit process, which is obtained by an affirmative decision of the Planning Commission. This process considers existing and future uses in the vicinity and finds that this location is acceptable for the proposed business.

D. The site is physically suitable in terms of:

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

Staff response: The building on this parcel was constructed years ago, and all the previously mentioned characteristics were designed to meet the development standards that were current at the time for an Industrial type of building. These types of industrial buildings are desirable to those who manage these types of businesses because of their large space and low rent. The proposed health fitness facility will be contained entirely within the walls of the existing industrial space. Parking is adequate to accommodate the proposed use, as shown in the April 3, 2024, Parking Demand Analysis for the Proposed Redline Athletics by Linscott, Law & Greenspan, Engineers. If this use were to be approved, any Interior tenant improvements would be required to be reviewed by the City's Building Department and the Orange County Fire Authority for compliance with building and safety standards.

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

Staff response: The unit proposed for this business in this industrial building was initially built to meet the codes of the time it was constructed. All-access, as well as emergency access, was designed to meet that year's current access standards for a commercial center and has been upgraded from time to time through the years. Therefore, the streets are adequate for public and emergency vehicle access.

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

Staff response: This unit has historically been served by public protection services without interruption.

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

Staff response: This unit in the Planned Light Industrial (P-L-I) Zone has historically been served by adequate utility services without interruption.

E. The measure of site suitability shall be required to ensure that the type, density, and

intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially harmful to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

Staff response: Other than a possible increase in parking numbers at the Center, this use, with a small number of children coming and going with their parents, would not adversely affect public convenience, health, interest, safety, or general welfare.



The Owner's Association for the property, who owns all the parking in common, has been contacted about sending a letter to the Applicant stating if they are okay with the possible intensification of parking, and they have not supplied a response as of this date. However, the parking study ordered by the Applicant, the "Parking Demand Analysis for the Proposed Redline Athletics," created by Linscott, Law & Greenspan, Engineers (LLG), and dated April 3, 2024, establishes the suitability of the parking lot at this industrial center for the use.

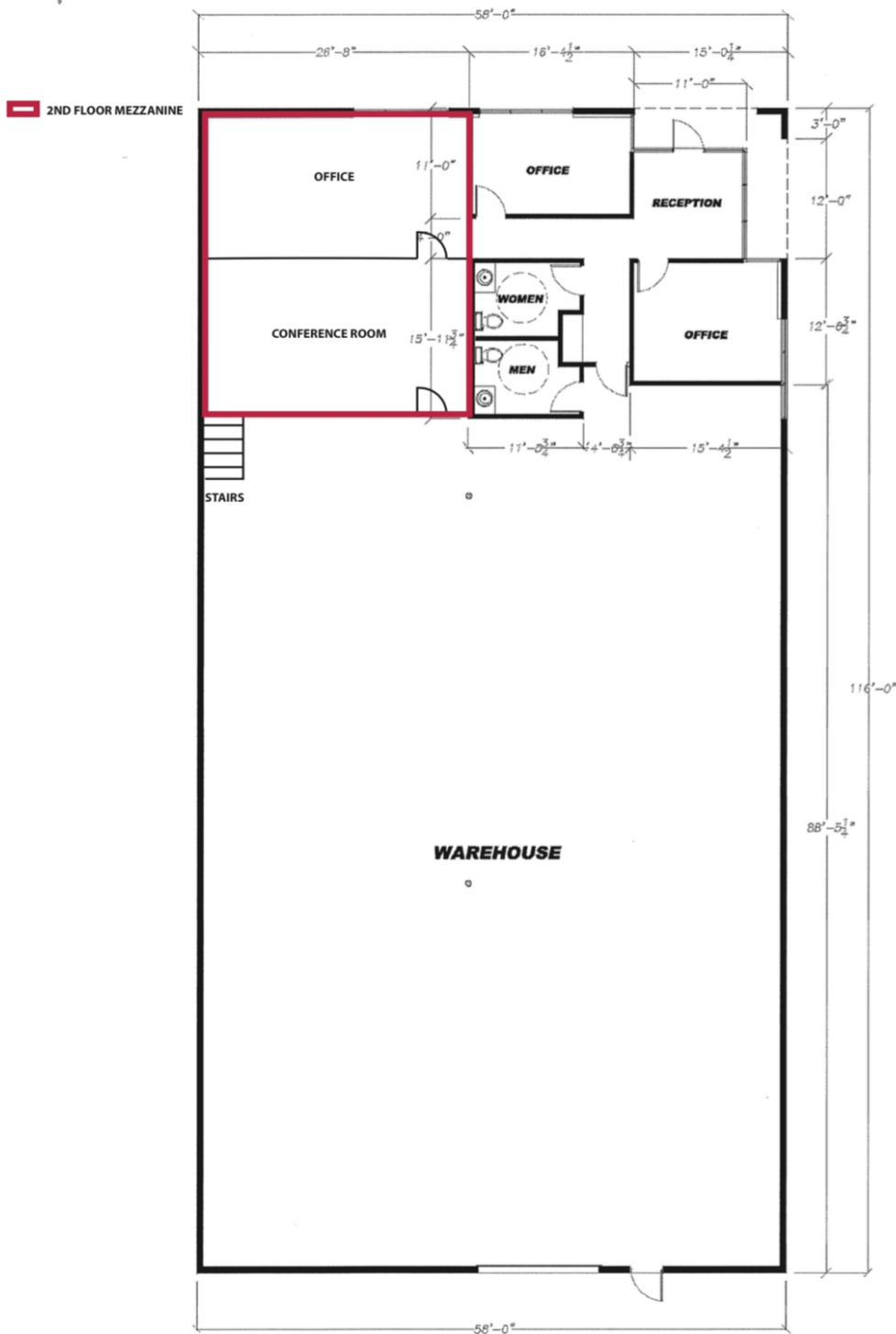
The Staff has reviewed this business proposal for consistency with the General Plan and Los Alamitos Municipal Code, as well as potential impacts, such as compatibility with surrounding land uses, and believes that affirmative findings can be made for the proposed CUP, with the added security measure conditions, and therefore approval is recommended by Staff.

FISCAL IMPACT

None

- Attachment:
1. Current Site Plan
 2. 4788 Redline Athletics Parking Analysis 04-03-2024
 3. Support Letter
 4. Redline Los Alamitos Statement of Operations
 5. Briggeman Proposed Site Plan
 6. 4-24-2024 CUP 24-01- Health-Fitness Facility - Resolution
 7. Non-supportive Letter

8. John Miller Support letter
9. Harley Savage Support Letter



3620 BRIGGEMAN DRIVE
(6,728 S.F.)

Current Site Plan



2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175 T
949.825.5939 F
www.llgengineers.com

Pasadena
Irvine
San Diego

April 3, 2024

Patrick Smylie
NES Athletics dba
Redline Athletics
11335 Wembly Road
Los Alamitos, California 90720
psmylie@redlineathletics.com

LLG Reference No. 2.24.4788.1

Subject: **Parking Demand Analysis for the Proposed Redline Athletics
at 3620 Briggeman Drive**
Los Alamitos, California

Dear Mr. Smylie:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis for Redline Athletics, a proposed sports training facility to be located at 3620 Briggeman Drive in the City of Los Alamitos, California. The subject property is located within the Los Alamitos Commerce Park, which is located south of Briggeman Drive, north of Serpentine Drive and west of Reagan Street and addressed at 3620-3626 Briggeman Drive and 3621–3627 Serpentine Drive.

The proposed Project includes the conversion of a 6,728 square-foot (SF) warehouse building now occupied by an apparel distribution business into a proposed sports training facility. The proposed Project will provide semi-private and private training sessions focusing on speed and agility, and strength and conditioning, with a focus to youth / young adults ranging in age from 8 years old to 18 years old.

This parking demand analysis evaluates the Project's parking requirements based on the Redline Athletics forecast of operational characteristics for a typical weekday condition and typical weekend condition.

Pursuant to our coordination efforts, we understand that the preparation of a parking demand analysis is required by the City of Los Alamitos as a part of the processing of a Conditional Use Permit (CUP) for the proposed Project. The parking study is to be submitted to the City of Los Alamitos for review and approval.

Our method of analysis, findings, and conclusions are described in detail in the following sections of this report.

PROJECT DESCRIPTION AND LOCATION

The proposed Redline Athletic Sports Training Facility (hereinafter referred to as Project) site is located at 3620 Briggeman Drive in the City of Los Alamitos California. **Figure 1**, attached, presents a Vicinity Map, which illustrates the general location of the project and depicts the surrounding street system.

The subject property is located within the Los Alamitos Commerce Park, which is located south of Briggeman Drive, north of Serpentine Drive and west of Reagan Street and addressed at 3620-3626 Briggeman Drive and 3621–3627 Serpentine Drive. This existing business park consists of four (4) buildings totaling 45,551 SF.

Building Address	Current Tenants	Building Floor Area / Square-Footage (SF)
3620 Briggeman Drive	▪ Island World Apparel	6,728 SF
3622 - 3626 Briggeman Drive	▪ Palmedeq and SQA2 Software	16,422 SF
3621 Serpentine Drive	▪ Venture Heat	6,728 SF
3625 – 3627 Serpentine Drive	▪ CI Solutions and Genuine Dental Supply	15,673 SF
Los Alamitos Commerce Park Totals:		45,551 SF

Figure 2 presents the Existing Aerial Site, which shows the Project location within the Los Alamitos Commerce Park. Access to the Project site is now provided via existing driveways located Briggeman Drive, Serpentine Drive and west of Reagan Street. Parking within the Los Alamitos Commerce Center is provided via surface parking lots with a total on-site supply of 74 parking spaces, inclusive of eight (8) handicapped accessible stalls.

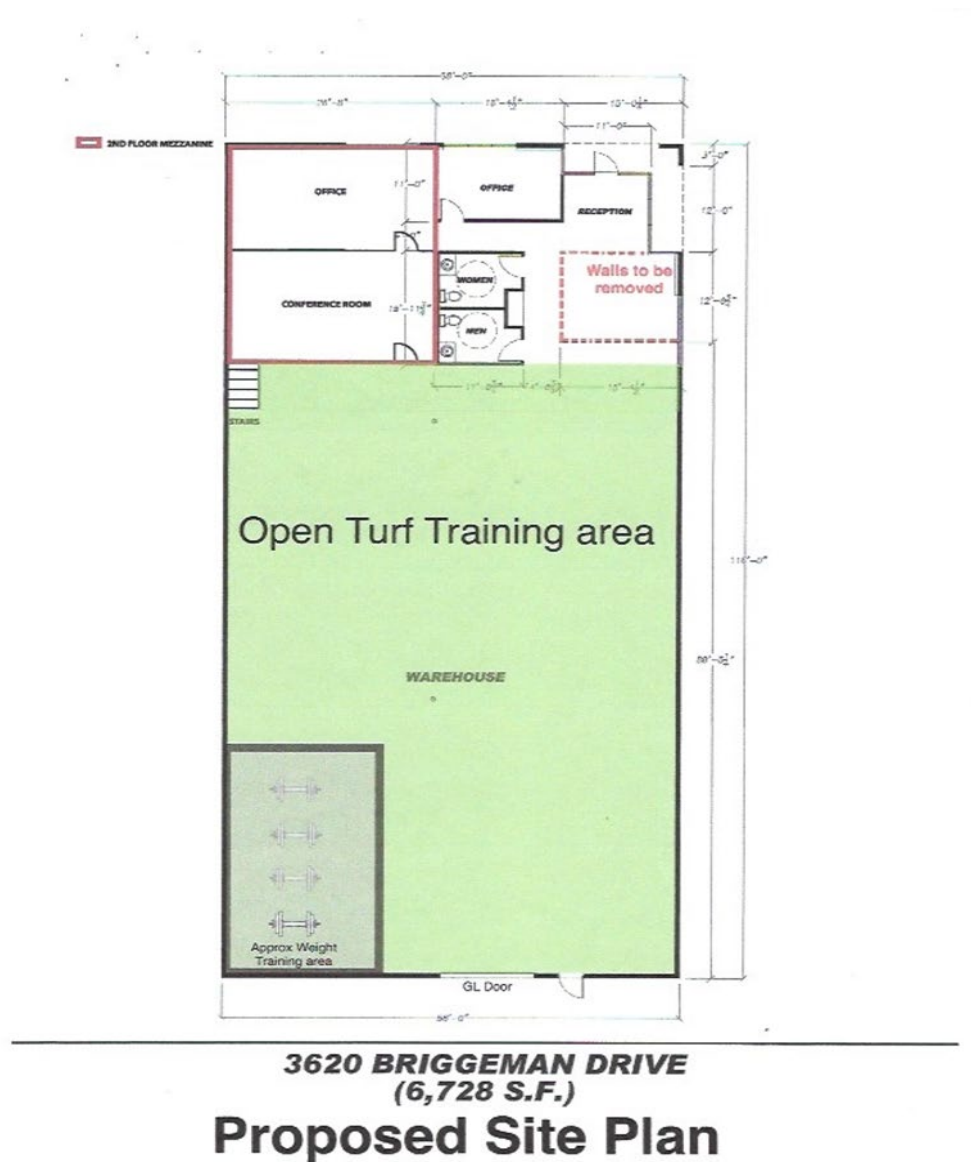
Proposed Project

The proposed Project includes the conversion of a 6,728 square-foot (SF) warehouse building now occupied by an apparel distribution business into a proposed sports training facility. From a review of the proposed floor plan of the Project, the existing warehouse will be remodeled to include the following functional training areas:

- ❑ **Turf (black flooring):** Used for activation and speed training, but can also be used for baseball, softball, football, and soccer skill training.
- ❑ **Batting Cages (potentially):** Ceiling retractable and can be used for baseball and softball training.
- ❑ **Weight Room:** Used for strength training.
- ❑ **Reception/Lobby:** Waiting area used primarily for parents who decide to stay for child's training session.

- ❑ **Athlete Prep (in one of the existing office areas):** Cubby and seating system used to organize the athlete's bags and water bottles.
- ❑ **Office:** Primarily used for staff and the potential one-on-one parent meeting.

The following figure shown below presents the Project's proposed floor plan (not to scale).



Project Operations

The proposed Project consists of providing recreational and athletic instruction services, which would include offering memberships for sports performance training, individual instruction and team performance training through small-group classes. The proposed Days and Hours of Operations consists of the following:

- ❑ Monday - Friday: 3:00 pm-8:00 pm
 - ❑ Saturday: 9:00 am - 2:00 pm
 - ❑ Sunday: Closed or potential for team training sessions
- All training is by appointment only; no walk-ins are allowed.

Training sessions are pre-scheduled by all athletes and are held primarily during the times noted above. The session sizes are controlled by Redline and will be limited to no more than ten (10) athletes per session. It is expected that the training sessions will be scheduled with a 10 to 15 minute interval between the beginning and end of each session to allow for the transition between sessions.

Project staffing includes a maximum of four (4) employees working at Redline at any one time, two (2) of which will be instructors, one will be a front desk sales employee, and one will be an owner (at times the owner will work the front-desk).

Sessions held outside primary business hours noted above will be scheduled as “appointment only” for individual (one-on-one) instruction.

The number of athletes anticipated by day and hour may vary with the anticipated characteristics for the Project:

- ❑ Average athletes is 35 per day
- ❑ 6-10 athletes per hour between 3pm-8pm (but no more than 10 per session)
- ❑ Most parents drop off their kids and pick them up within the hour
- ❑ Ages of members: 8-18 years old with the average age 11 years old

Given the operational characteristics of the Project, a maximum of 14 persons (10 athletes and 4 staff members) would be on-site at any one time. It is recognized and acknowledged that some parents will drop-off their kid for the training session, especially for athletes older than 12 years of age.

Proposed Parking

As noted earlier, the existing business park has 74 on-site parking spaces, of which 14 spaces are directly attached to the subject property and are available for use by the Project.

PARKING DEMAND ANALYSIS

The parking analysis for the Redline Athletic project involves determining the expected parking needs, based on the size and type of proposed uses, versus the parking supply.

For this project, there are typically two methods that can be used to estimate the site's peak parking demand. These methods include:

1. Application of City Code requirements
2. Application of the Project's operational characteristics information

City Code Parking Calculation

As a benchmark, the number of parking spaces required to support the current use and proposed Project use was calculated using the parking Code requirements outlined in *Chapter 17.22.030 - Required Parking Spaces of the City of Los Alamitos Municipal Code* and comparing it to the Project site's existing on-site parking supply of 14 spaces.

Per the City's Municipal Code, the following parking ratio was used to calculate the parking requirements for the current uses and the proposed Project:

- **Manufacturing – Light:** one (1) space per 500 SF
- **Health / Fitness Facilities:** one (1) space per 200 SF;

Direct application of the above-referenced parking ratio to the current use/tenant (Island World Apparel) results in a City parking code requirement of 13 spaces ($6,728 \text{ SF} \times 1 \text{ space}/500 \text{ SF} \approx 13 \text{ spaces}$). With an on-site supply allocation of 14 spaces, a surplus of one (1) space is calculated.

The proposed conversion of the Project to a health / fitness facility results in a code parking requirement of 34 spaces ($6,728 \text{ SF} \times 1 \text{ space}/200 \text{ SF} \approx 34 \text{ spaces}$). With an on-site supply allocation of 14 spaces, a deficiency of twenty (20) spaces is calculated.

However, given the Project's operational characteristics, the application of City code parking ratio to the Project is not reasonable or applicable.

Project Operational Parking Demand Forecast

The appropriate method for determining the parking requirements for the Project is the application of Redline Athletics' operational characteristics information in order to determine the peak parking demand on an hourly basis and valid the adequacy of the Project's parking supply.

To determine the number of parking spaces required to support the Project, parking demand was calculated by studying the proposed schedule of training activities, number of participants and number of staffing. The parking demand may vary throughout the weekday and weekend depending on all of these factors.

With a maximum of four (4) employees working at Redline at any one time, we forecast that four (4) parking spaces would be required during peak weekday and weekend operating hours, with a minimum demand of no less than three (3) spaces.

With a maximum of ten (10) athletes present at any one time, and assuming, conservatively, that a one-third (33%) of the parents drop off their kid for their scheduled training session, a peak parking demand of seven (7) spaces is forecast at any one time during peak weekday and weekend operating hours. It is noted that based on information provided by Redline Athletics, we understand that the majority of parents with kids not of "driving age" drop off their kid and return after their hour long session.

Project Peak Parking Forecast Conclusions

With a combined forecast peak parking demand of 11 spaces, and an on-site parking allocation of 14 spaces, a surplus of three (3) spaces is forecast and more than sufficient for the proposed operation.

It is expected, subject to determination by the Project operator, a 10 to 15 minute interval between the beginning and end of each training session is planned to allow for the transition between sessions and hence minimize on-site parking and traffic congestion.

To ensure adequate parking is provided for the Project, employees, staff and participants and minimize the potential for overflow parking within the adjacent commercial properties, it is recommended that Redline Athletics identify the location of 14 on-site parking spaces allocated to the Project for use by staff and participants parking to minimize disruption to other businesses.

SHARED PARKING ANALYSIS

Given the unique operational characteristics of the Project, there is an opportunity to share parking spaces based on the utilization profile of current land uses of the Los Alamitos Commerce Center and the Project. According to the Urban Land Institute's (ULI's) *Shared Parking 3rd Edition* publication, shared parking is defined as parking space that can be used to serve two or more individual land uses without conflict or encroachment. The ULI *Shared Parking* publication provides hourly parking accumulation rates for various uses expressed as a percentage of the peak demand for the day.

For this shared parking assessment, the parking requirement for current tenants of 3622-3626 Bridgeman Drive and 3621 and 3625-3627 Serpentine Drive is assumed to meet the City requirements as represented by their existing on-site parking supply of 60 spaces. As noted previously, parking within the Los Alamitos Commerce Center is provided via surface parking lots with a total on-site supply of 74 parking spaces, of which of which 14 spaces are directly attached to the subject property and are available for use by the Project.

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this analysis and applied to tenants of the Los Alamitos Commerce Center are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 3rd Edition*. For the these uses, office hourly parking profiles directly derived from ULI were utilized. For office uses peak demand occurs between 10:00 AM and 11:00 AM on weekdays, and again between 2:00 PM and 3:00 PM. Office demand for a weekend peaks between 11:00AM and 12:00PM. The peak-parking requirement for these uses exactly matches that which is required by the City's Parking Code.

For the Project, the hourly weekday and weekend parking demand profile is based on the Project's following anticipated hours of operation and assumed 100% utilization during these time periods.

- ❑ Monday - Friday: 3:00 pm-8:00 pm
- ❑ Saturday: 9:00 am - 2:00 pm

The Project's peak parking demand is forecast to total 11 spaces based on the operational characteristics of the Project.

Application of Shared Parking Methodology

Tables 1 and **2** present the weekday and weekend parking demand profiles for Los Alamitos Commerce Center based on the shared parking methodology, assuming the current tenant mix and the proposed Project.

Columns (1) through (2) of *Tables 1* and *2* present the parking accumulation characteristics and parking demand of Los Alamitos Commerce Center for the hours of 6:00 AM to midnight. Column (3) presents the expected joint-use parking demand for the entire site on an hourly basis, while Column (4) summarizes the hourly parking surplus/deficiency (no. of spaces) for the business park compared to a shared parking supply of 74 spaces. *Appendix A* contains the weekday and weekend day shared parking analysis calculation worksheets.

Based on our experience, the shared parking approach summarized in *Tables 1* and *4* are believed to be the most appropriate and conservative approach in evaluating the parking supply-demand relationships for business park and the unique operating characteristics of the Project.

Shared Parking Analysis Results and Conclusions

Review of *Table 1* shows that the peak-parking requirement for for Los Alamitos Commerce Center during a weekday occurs at 1300 PM and totals 65 spaces, of which 11 spaces are required for the Project. On a weekend day, the peak parking requirements for the Los Alamitos Commerce Center occurs at 11:00 AM, when a parking demand of 18 spaces is forecast, again of which 11 spaces are required for the Project (see *Table 5*).

Based on the shared parking supply of 74 spaces, a minimum surplus of 9 spaces and 56 spaces would result during the weekday and weekend peak hours, respectively.

Given these results, we conclude that there is adequate parking on site to accommodate the current tenant mix for Los Alamitos Commerce Center and the proposed Project.

* * * * *

We appreciate the opportunity to provide this parking demand analysis. Should you have any questions, please do not hesitate to call me at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

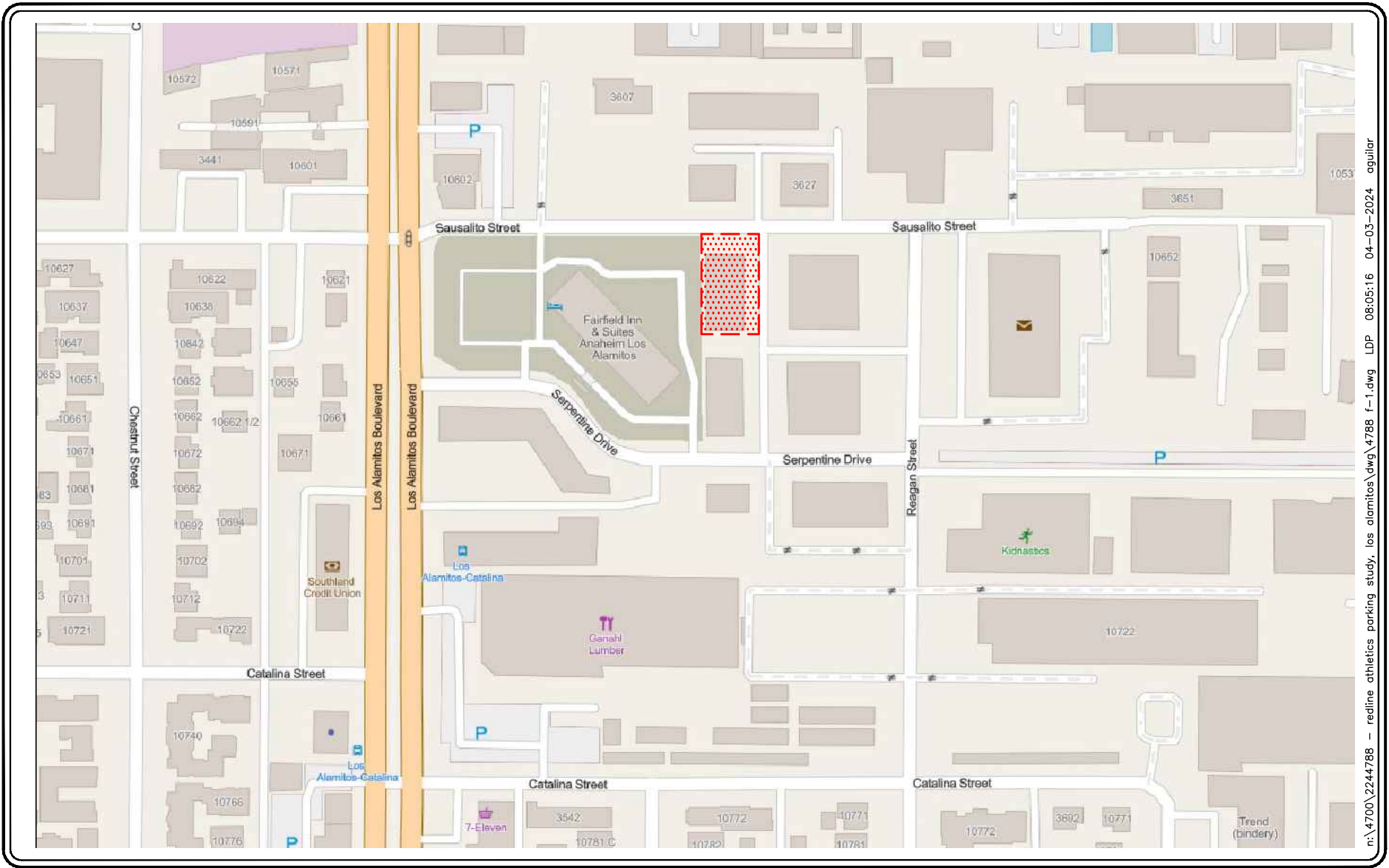


Richard E. Barretto, P.E.
Principal

cc: file



Attachments



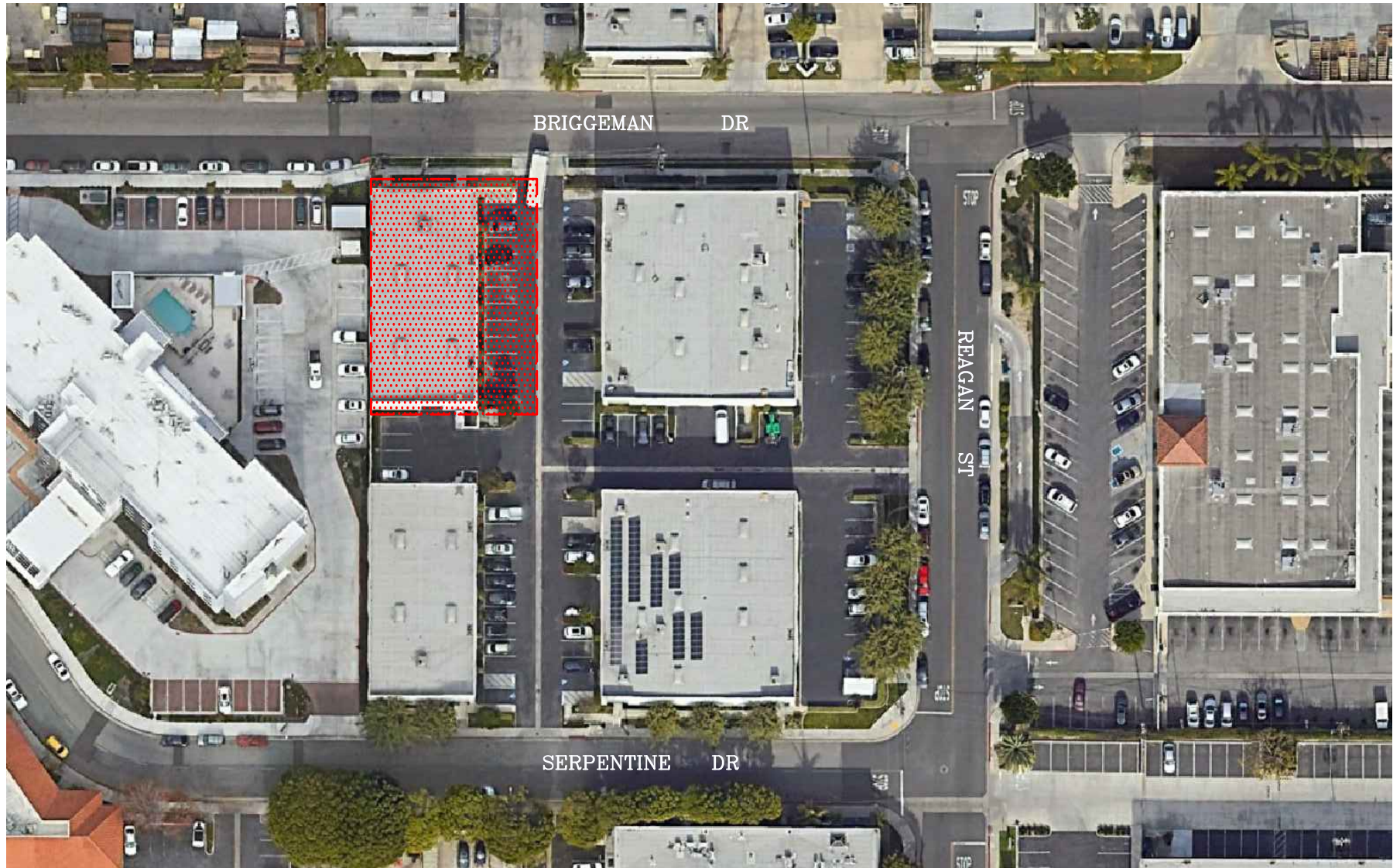
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SOURCE: OPEN STREETS
KEY
[Red outline] = PROJECT SITE

FIGURE 1

VICINITY MAP
REDLINE ATHLETICS PARKING STUDY, LOS ALAMITOS



n:\4700\2244788 - redline athletics parking study, los alamitos\dwg\4788 f-2.dwg LDP 08:14:49 04-03-2024 agular



SOURCE: GOOGLE

KEY

 = PROJECT SITE

PARKING SPACES

HANDICAP (HC) = 8
REGULAR SPACES = 66

FIGURE 2

EXISTING SITE AERIAL

REDLINE ATHLETICS PARKING STUDY, LOS ALAMITOS

TABLE 1
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
REDLINE ATHLETICS AT LOS ALAMITOS COMMERCE CENTER

Land Use	Proposed Redline Athletics Project	Los Alamitos Commerce Center Development	Total Spaces = 74 Shared Parking Demand	Comparison w/ Parking Supply 74 Spaces
Size Pkg Rate[2]	6.728 KSF	38.823 KSF 2 /KSF		
Gross Spaces	14 Spc.	60 Spc.		
Time of Day	Number of Spaces	Number of Spaces		Surplus (Deficiency)
6:00 AM	0	2	2	72
7:00 AM	0	8	8	66
8:00 AM	0	29	29	45
9:00 AM	0	53	53	21
10:00 AM	0	60	60	14
11:00 AM	0	57	57	17
12:00 PM	0	48	48	26
1:00 PM	0	49	49	25
2:00 PM	4	57	61	13
3:00 PM	11	54	65	9
4:00 PM	11	48	59	15
5:00 PM	11	34	45	29
6:00 PM	11	14	25	49
7:00 PM	11	8	19	55
8:00 PM	11	3	14	60
9:00 PM	4	2	6	68
10:00 PM	0	1	1	73
11:00 PM	0	0	0	74
12:00 AM	0	0	0	74

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020, except for the Project.

[2] Parking rates for all land uses based on City code, except for the Project.

TABLE 2
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
REDLINE ATHLETICS AT LOS ALAMITOS COMMERCE CENTER

Land Use	Proposed Redline Athletics Project	Los Alamitos Commerce Center Development	Total Spaces = 74 Shared Parking Demand	Comparison w/ Parking Supply 74 Spaces
Size Pkg Rate[2]	6.728 KSF	38.823 KSF 2 /KSF		
Gross Spaces	14 Spc.	60 Spc.		74 Spaces
Time of Day	Number of Spaces	Number of Spaces		Surplus (Deficiency)
6:00 AM	0	0	0	74
7:00 AM	0	1	1	73
8:00 AM	4	3	7	67
9:00 AM	11	4	15	59
10:00 AM	11	5	16	58
11:00 AM	11	7	18	56
12:00 PM	11	5	16	58
1:00 PM	11	4	15	59
2:00 PM	11	3	14	60
3:00 PM	4	2	6	68
4:00 PM	0	1	1	73
5:00 PM	0	1	1	73
6:00 PM	0	1	1	73
7:00 PM	0	0	0	74
8:00 PM	0	0	0	74
9:00 PM	0	0	0	74
10:00 PM	0	0	0	74
11:00 PM	0	0	0	74
12:00 AM	0	0	0	74

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020, except for the Project.

[2] Parking rates for all land uses based on City code, except for the Project.

APPENDIX A

SHARED PARKING DEMAND WORKSHEETS

Appendix A

HEALTH CLUB
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Health Club																																														
Size	6,728 KSF																																														
Pkg Rate[2]	2 /KSF																																														
Mode Adjust Non-Captive Ratio	Guest Parking Demand												Employee Parking Demand												Shared Parking Demand																						
	0.70 1.00												1.00 1.00																																		
	10 Guest Spc.												4 Emp. Spc.												14 Total Spaces																						
Gross Spaces																																															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces			
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100%	4	4	4	4	3	3	3	3	3	4	4	4	4	0	4	4	4	4	3	3	3	3	3	4	4	4	4	0			
3:00 PM	100%	7	7	7	6	5	5	5	5	5	6	6	6	7	7	100%	4	4	4	4	3	3	3	3	3	4	4	4	4	0	11	11	11	10	8	8	8	8	8	8	8	10	10	10	11	7	
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9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100%	4	4	4	4	3	3	3	3	3	4	4	4	4	0	4	4	4	4	3	3	3	3	3	4	4	4	4	0			
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11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:

[1] Source: UL1 - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

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

Appendix A

HEALTH CLUB
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Health Club																																																			
Size	6,728 KSF																																																			
Pkg Rate[2]	2 /KSF																																																			
Mode Adjust Non-Captive Ratio	Guest Parking Demand												Employee Parking Demand												Shared Parking Demand																											
	0.70												1.00																																							
	1.00												1.00																																							
	10 Guest Spc.												4 Emp. Spc.												14 Total Spaces																											
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces								
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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9:00 AM	100%	7	7	7	6	5	5	5	5	5	6	6	6	7	7	100%	4	4	4	4	3	3	3	3	3	4	4	4	4	0	11	11	11	10	8	8	8	8	8	8	8	8	10	10	10	11	7	7	7	7	7	
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5:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
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12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					

Notes:

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Appendix A

OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Office																																																					
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Gross Spaces	5 Guest Spc.																55 Emp. Spc.																60 Total Spaces																					
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces										
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8:00 AM	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	50%	28	28	28	28	28	28	28	27	27	28	28	28	28	22	29	29	29	29	29	29	29	28	28	29	29	29	29	29	23									
9:00 AM	60%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	90%	50	50	50	50	50	50	50	48	48	50	50	50	50	40	53	53	53	53	53	53	51	51	53	53	53	53	42											
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6:00 PM	5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25%	14	14	14	14	14	14	14	13	13	14	14	14	11	14	14	14	14	14	14	14	13	13	14	14	14	11												
7:00 PM	2%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15%	8	8	8	8	8	8	8	8	8	8	8	8	6	8	8	8	8	8	8	8	8	8	8	8	8	8	6											
8:00 PM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5%	3	3	3	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3	3	2												
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2										
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12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									

Notes:

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Appendix A

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WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

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Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces		
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7:00 AM	2%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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9:00 AM	8%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8%	4	4	4	4	4	4	4	4	4	4	4	4	4	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3
10:00 AM	9%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9%	5	5	5	5	5	5	5	5	5	5	5	5	5	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	4	
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12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

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22600F Lambert St., Suite 1205, Lake Forest, CA 92630
(949) 867-6667

Tom Oliver
Associate Planner
City of Los Alamitos

March 4, 2024

Dear Mr. Oliver:

I am writing to share my experience as an owner of a Redline Athletics facility in Lake Forest, California. Our 7,000 square foot facility is housed in a warehouse/industrial complex where we share the overall building with several other businesses. Our operating hours are 3:00 p.m. to 8:00 p.m. Monday through Thursday, 3:00 p.m. to 7:00 p.m. on Fridays, and 9:00 a.m. to noon on Saturdays. We provide semi-private sports training sessions for children ages 8-18, with classes starting every hour on the hour. Unlike a traditional gym, our facility provides guided classes for specified periods of time.

We do not operate as a traditional gym, but we are more similar to a studio offering smaller personalized classes. Due to the nature of our services and the demographics of our members, the vast majority of our members are dropped off while their parents run errands at the surrounding businesses, coming back after the class to pick up their children. While we do offer a viewing area for the parents, parents seldom stay, preferring to take this time to finish their grocery shopping or picking up items at the nearby Target or Costco.

Having owned our facility for a year and a half, I can confirm that even during our peak hours with our classes at capacity, we have not had more than 4 parents watching from the viewing area. In fact, the parents do not even use our allocated parking spaces, rather, they pull over to the side and the children just hop out of the cars and walk themselves into the facility. On the occasions we have had full teams come in to train together, we have offered the team trainings after ordinary business hours as most parents do not have the bandwidth to bring their children to a team training until after they have gotten off work themselves. Even then, most of the families end up carpooling, with one family dropping off several athletes at once, and another family coming to pick them up after the training is over. Again, this is largely because our demographic members have working parents who enjoy having the ability to drop off their children so they can run the errands they are otherwise unable to accomplish during their work day.

During the summer and during school breaks, we do offer camps during normal business hours. However, because these camps are intended to keep the children occupied while the parents go to work, these end up being drop off sessions as well. We have not had more than 1 parent ever stay and

observe a camp, and that would only happen on the first day for the first half hour or so to make sure the child(ren) are comfortable.

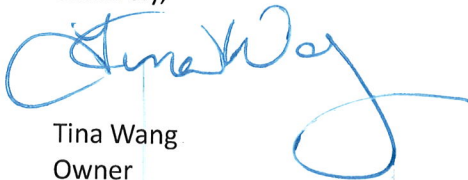
Redline Athletics is a unique facility in that it offers children of all degrees of athletic ability the opportunity to stay active in a social environment and off their screens. Our coaches reward sportsmanship and kindness. Our members/athletes support each other regardless if they are high level athletes looking to play college sports, or are children who do not like sports, but simply need a way to stay fit and healthy. We have received overwhelmingly positive feedback from the parents for providing a fun healthy environment for their children.

We have also strived to make a positive impact on the local community as well. We routinely donate to the local Little League, including our most recent donation to support their opening day ceremonies. We also donate to and sponsor several local high school teams and club teams.

Please feel free to reach out to me directly if you have further questions or require any additional clarification about my facility in Lake Forest.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tina Wang', with a large, stylized flourish extending from the end of the signature.

Tina Wang
Owner
Redline Athletics Lake Forest

Statement of Operations

Redline Athletics - Los Alamitos

Redline Athletics - Los Alamitos is located at 3620 Briggeman Drive, Los Alamitos, CA. The APN is 932-57-142. The site is zoned "LI" Light Industrial. Redline will operate within the existing building.

Background

The site was originally developed in 2007. The building is tilt-up concrete construction that includes primarily open warehouse space and minimal office space. It is located in a 4-unit industrial condo complex (Los Alamitos Commerce Park). Most recently the building was home to an apparel distribution company (Island World Apparel)

Existing Franchise Operations - www.redlineathletics.com

Redline Athletics is a national sports performance brand that specializes in comprehensive athletic development for youth athletes. The facility features designated spaces to focus on speed and agility training, flexibility and mobility, age-appropriate strength development as well as sports performance training for all sports.

Each performance center typically ranges between 6,000-14,000 square feet and will typically consist of a front lobby area (reception desk), restrooms, no showers, and a room/space for kids to store their personal items. The rest of the space is the sports performance area. No food is prepared onsite.

Training Center parking per Franchisor:

Square footage of existing locations vary from 6,000 sf to 14,000 sf. The number of dedicated parking spaces per location is usually 1 per 1,000 sf.

The number of athletes in each location by day and hour:

Average athletes is 35 per day

6-10 athletes per hour between 3pm-8pm

Most parents drop off their kids and pick them up within the hour

Ages of members: 8-18 years old with the average age 11 years old

Proposed Operations

Redline Athletics - Los Alamitos is applying for a Conditional Use Permit so that going forward, it may provide recreational and athletic instruction services. Redline plans to have membership offerings for sports performance training, individual instruction and team performance training through small-group classes.

Proposed Days and Hours of Operation:

Monday - Friday: 3:00pm-8:00pm

Saturday: 9:00am - 2:00pm

Sunday: Closed or potential for team training sessions

All training is by appointment only

Sessions held outside primary business hours will be scheduled as appointment only for individual instruction.

Training sessions are pre-scheduled by all athletes and the session sizes are controlled by Redline. There will be a maximum of 4 employees working at Redline at any one time, two of which will be instructors, one will be a front desk sales employee, and one will be an owner (at times the owner will work the front-desk). Classes will be held primarily during these times and will be limited to 10 athletes. Sessions held outside primary business hours will be scheduled as appointment only for individual instruction.

Parking

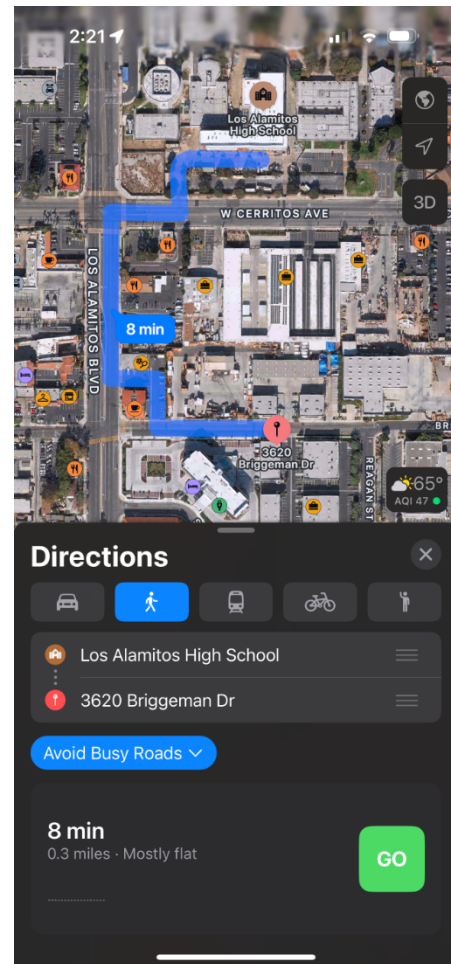
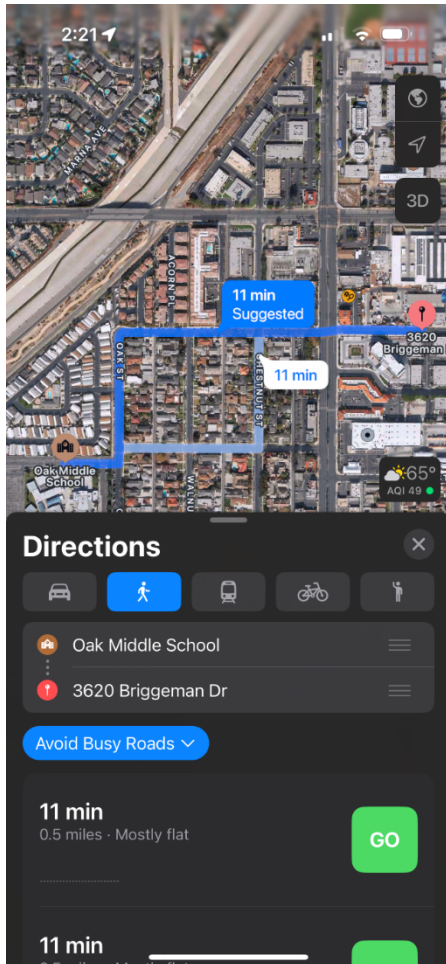
The proposed site at 3620 Briggeman (Redline Los Alamitos) is 6728 sf. Based on national averages, Redline estimates this location will need 7 spaces for athletes. The existing business park has 75 on-site parking spaces, 14 of which are directly attached to the subject property. Given the unique nature of the use, operation and facilities, the application of conventional square footage parking ratios is not well suited and does not reasonably apply. Based on practical forecasted use, the proposed operation does not anticipate needing more than 11-14 parking spaces. This is based on having a maximum of only 4 employees and 6-10 athletes in attendance at any one time. We estimate needing a maximum of 6-10 spaces for athletes and 3-4 for staff, per hour. Therefore, the existing 14 spaces are more than sufficient for the proposed operation.

However, due to the drop off/pick up nature of the business, we estimate we will actually need less than that, as many parents won't need a parking spot.

And, this location is unique in that many member athletes can safely and easily walk to it and have parents pick them up when their session is complete. This site is located 0.3 miles from Los Alamitos High School and 0.5 miles from Oak

Middle School. Many high school students already walk to surrounding businesses after school and get picked up by their parents.

Lastly, the bulk of our training hours fall outside the hours of operation of the surrounding businesses, making parking a non-issue during this time.



Training Areas

A proposed floor plan is depicted below.

Turf (black flooring): Used for activation and speed training. Also can be used for baseball, softball, football, and soccer skill training.

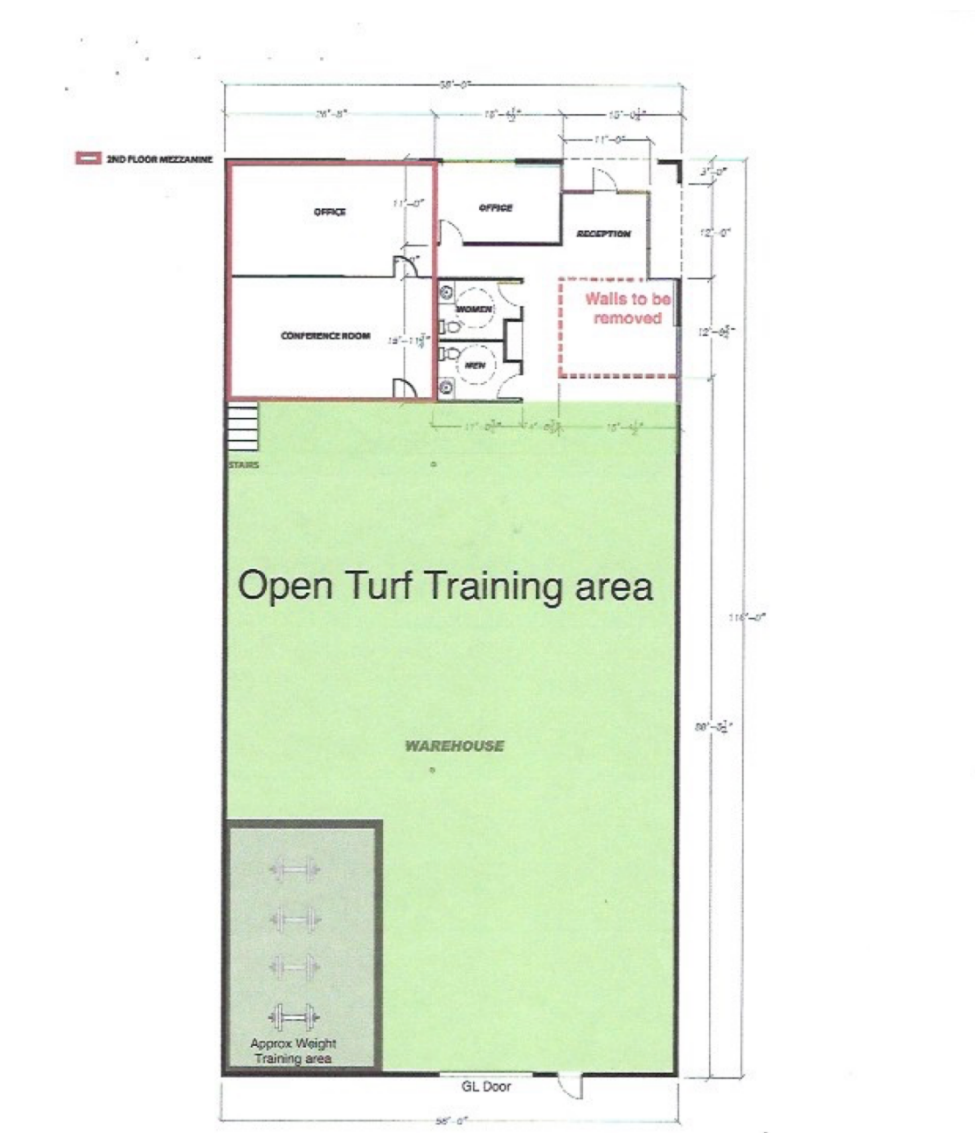
Batting Cages (potentially): Ceiling retractable and can be used for baseball and softball training.

Weight Room: Used for strength training.

Reception/Lobby: Waiting area used primarily for parents.

Athlete Prep (in one of the existing office areas): Cubby and seating system used to organize the athlete's bags and water bottles.

Office: Primarily used for staff and the potential one-on-one parent meeting.



**3620 BRIGGEMAN DRIVE
(6,728 S.F.)**

Proposed Site Plan



**3620 BRIGGEMAN DRIVE
(6,728 S.F.)**

Proposed Site Plan

RESOLUTION NO. 24-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 24-01 TO ALLOW A HEALTH/FITNESS FACILITY IN 6,728 SQUARE FOOT WAREHOUSE IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 3620 BRIGGEMAN DRIVE, APN 932-571-42, APPROVED IN CONSIDERATION OF THE RESULTS OF THE APRIL 3, 2024 PARKING DEMAND ANALYSIS FOR THE PROPOSED REDLINE ATHLETICS, CREATED BY LINSOTT, LAW & GREENSPAN, ENGINEERS (APPLICANT: PATRICK SMYLYE, RED LINE ATHLETICS).

WHEREAS, on February 13, 2024, the Applicant submitted a complete application for the consideration of a health/fitness facility in a 6,728 square foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 3620 Briggeman Drive, APN 932-571-42; and,

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

WHEREAS, the Planning Commission considered the said application at a duly noticed Public Hearing on April 24, 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; and,

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

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

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

SECTION 2. Conditional Use Permit 24-01, requesting approval of a Conditional Use Permit for the use of a health/fitness facility in a 6,728 square foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 3620 Briggeman Drive, APN 932-571-42, is hereby approved based upon the following findings as required by LAMC Section 17.32.070:

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

Here is a policy from the General Plan that pertains to this Land Use of a "Health/Fitness Facility - Large:"

Land Use Element Action 3.6 “Recreation in industrial zones. Amend the zoning ordinance to implement the Limited Industrial general plan designation and preclude the use of other industrially zoned properties for commercial recreation.”

While this General Plan Policy has since been changed by the Planning Commission, and the earlier area that allowed for health/fitness facilities known as the Limited Industrial Zone was extended to the entire Planned Light Industrial Zone, this was one of the originally designated parcels of the Limited Industrial Zone that were identified as suitable for this type of use.

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

Los Alamitos Municipal Code (LAMC), 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow a “Health/Fitness Facility” use in the Planned Light Industrial (P-L-I) zoning district. A Conditional Use Permit (CUP) does not automatically denote that the use is appropriate for all locations. A CUP asks that the use be carefully considered for its fit in any particular location. Certain conditions of approval have been added to the resolution to alleviate safety concerns in this location.

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

This proposed location is in the Planned Light Industrial (P-L-I) Zone. This use is conditionally permitted through the Conditional Use Permit process, which is obtained by an affirmative decision of the Planning Commission. This process considers existing and future uses in the vicinity and finds that this location is acceptable for the proposed business.

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

- 1. Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces,

walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;

The building on this parcel was constructed years ago, and all of the previously mentioned characteristics were designed to meet the development standards that were current at the time for an Industrial type of building. These types of industrial buildings are desirable to those who manage these types of businesses because of their large space and low rent. The proposed health and fitness facility will be contained entirely within the walls of the existing industrial space. Parking is adequate to accommodate the proposed use, as shown through the April 3, 2024, Parking Demand Analysis for the Proposed Redline Athletics by Linscott, Law & Greenspan, Engineers. If this use were to be approved, any Interior tenant improvements would be required to be reviewed by the City's Building Department and the Orange County Fire Authority for compliance with building and safety standards.

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

The unit proposed for this business in this industrial building was initially built to meet the codes of the time it was constructed. All-access, as well as emergency access, was designed to meet that year's current access standards for a commercial center and have been upgraded from time to time through the years. Therefore, the streets are adequate for public and emergency vehicle access.

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

This unit has historically been served by public protection services without interruption.

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

This unit in the Town Center Mixed Use Zone has historically been served by adequate utility services without interruption.

E. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health,

interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

Other than a possible increase in parking numbers at the Center, this use with a small number of children coming and going with their parents, would be would not adversely affect the public convenience, health, interest, safety, or general welfare.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit (CUP) 24-01 subject to the following conditions:

Planning

1. Approval of this application is to allow a health/fitness facility in a 6,728 square foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 3620 Briggeman Drive, APN 932-571-42, with such additions, revisions, changes, or modifications as required by the Planning Commission pursuant to approval of CUP 24-01 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of the intent of this approval action and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. Failure to satisfy and/or comply with the conditions herein may result in revocation of this approval by the Planning Commission and/or City Council.
3. The Applicant and the Applicant's successors in interest, if any, shall be fully responsible for knowing and complying with all conditions of approval.
4. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations, and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees,

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

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

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

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

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

10. In the event the City receives public nuisance complaints in connection with the use authorized by this CUP, the Development Services Director shall investigate such complaints in accordance with the public nuisance regulations of the Los Alamitos Municipal Code and, if nuisance conditions are found to exist, the Development Services Director may bring this CUP back to the Planning Commission to consider imposing additional conditions, amending or revising conditions, or revoking this CUP.
11. The hours of operation for this business are limited to the daytime hours between 7:00 a.m. to 10:00 p.m.
12. The Applicant shall, at a minimum, install high-definition cloud-based security cameras that cover all entry doors to the unit and each room for this business.
13. No loitering by children may be permitted out of doors on the property.
14. A bike rack shall be installed for the use of the business's employees and clients.
15. No health/fitness training use shall be conducted out of doors.
16. No storage facility shall be constructed out of doors.
17. Future businesses that inhabit this space shall be equivalent to, or improve upon, the parking use situation described in the April 3, 2024 Parking Demand Analysis For The Proposed Redline Athletics.

Building Department

18. Applicant shall provide full tenant improvement plans that comply with the latest City of Los Alamitos-adopted California Building Code to the Building and Safety Department before beginning any construction.
19. Obtain any required demolition and HVAC permits required from the City's Building and Safety Department.

Orange County Fire Authority

20. The following items need to be addressed on the architectural plan and additional information for intended use before issuance of conditions:

CORRECTIONS:

1. Please provide building construction type and indicate whether the building is protected by a fire sprinkler system.
2. Provide a site plan defining the public way to determine adequate exiting from an Assembly.
3. Application proposes turf grass for a floor covering. Interior floor covering materials shall comply with Sections 804.4.1 and 804.4.2 and interior floor finish materials shall comply with Section 804.4.3.

602.5 Type V. Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

Item 5 - Interior floor finish and floor covering materials installed in accordance with Section 804.

802.2 Interior floor finish. The provisions of Section 804 shall limit the allowable fire performance of interior floor finish materials based on occupancy classification.

Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

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

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

PASSED, APPROVED, AND ADOPTED this 24th day of April 2024.

Mary Anne Culty, Chair

ATTEST:

Irving Montenegro Jr., Development Services Manager

APPROVED AS TO FORM:

Michael S. 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 24th day of April 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Irving Montenegro Jr., Development Services Manager



April 17, 2024

City of Los Alamitos Planning Commission and
Mr. Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Ave.
Los Alamitos, CA 90720

Re: Conditional use Permit application for 3620 Briggeman Drive in Los Alamitos

Dear Honorable Members of the Planning Committee and Mr. Oliver,

I received the Public Notice from the City of Los Alamitos regarding the public hearing scheduled for 7 PM on April 24, 2024. This hearing is to consider the approval of a conditional use permit for a Health/Fitness facility in a 6,728 square-foot warehouse at 3620 Briggeman Drive.

Attached are the details of my comments and objections to granting this conditional use permit. In summary:

- Code Enforcement. The City of Los Alamitos Code of Ordinances Zoning, Chapter 17.22.030 requires 1 parking space/200 square feet for Health/Fitness Facilities. The building in question is 6,728 square feet. At a rate of 1 parking space/200 square feet, the proposed building needs 34 parking spaces.
- Other Health/Fitness Businesses. In the past, the City of Los Alamitos has required that all Health/Fitness businesses comply with the code requirements for parking. The applicant should, therefore, be made to meet the same parking requirements that all other recreational uses in that zoning district are required to provide. No favoritism should be granted for this use.
- Projected Traffic. The Franchise Disclosure Document filed by the Franchiser forecast approximately 550 weekly customer visits. This is considerably more traffic than the proposed building and parking lot can accommodate. Further, photos posted online by the franchise owner in Anaheim show attendance of at least 30 customers at one time, which is in keeping with the Franchisor's forecast. It is fair to expect this facility to have similar traffic and parking impact.
- Orange County Fire Authority code classifies gyms and training centers as assembly businesses and requires plan approval.
- The Franchiser appears to have very poor financial status and has, according to the State of Maryland Attorney General, issued inaccurate and misleading franchise disclosures.

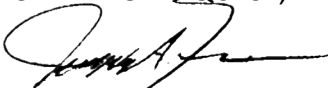
City of Los Alamitos Planning Commission and
Mr. Tom Oliver
April 17, 2024
Page 2 of 2

- There are already many locally owned Health/Fitness businesses in the greater Los Alamitos area that provide youth athlete training (see attached list). Therefore, denying this conditional use permit would not negatively impact our community's youth.

Granting the Conditional Use Permit is at the discretion of the Planning Commission. The City is not obligated to do so. Given that Los Alamitos currently has a historically low 2.2% industrial vacancy rate, there's no pressing reason to bend the rules for this use in order to fill this space. (See: https://kidder.com/wp-content/uploads/market_report/industrial-market-research-orange-county-2024-1q.pdf)

Planning Committee Members and Mr. Oliver, based on the findings of my investigation and research regarding the proposed use of this building by the franchise operator, I respectfully request you present the facts herein to the Planning Commission members. I would be happy to discuss the matter further with you or any members of the Planning Commission. In the meantime, I thank you for your careful and diligent consideration of the matter.

Sincerely,
CHAMPION'S QUEST, INC.



Joe Freire
Executive Director

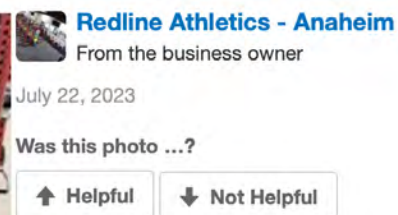
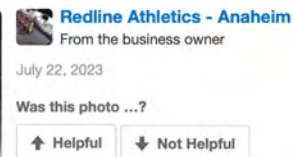
Encs: Objections to CUP Application, List of Los Alamitos Area businesses training youth athletes

Conditional Use Permit Application for 3620 Briggeman Drive in Los Alamitos

OBJECTIONS TO APPLICATION

- Inadequate Parking:

- Code Requirements: City of Los Alamitos Code of Ordinances Zoning, Chapter 17.22.030, Table 3-05 requires 1 parking space/200 square feet for Health/Fitness Facilities. That is also the same requirement for Commercial Recreation—Indoor and Outdoor. The building in question is 6,728 square feet (See Public Notice). At a rate of 1 space/200 square feet, the proposed building needs 34 spaces. The proposed building only has 14 parking spaces dedicated to the building.
- Projected Traffic: The Franchise Disclosure Document filed by the Franchiser forecast 553 weekly customer visits. This is considerably more traffic than the proposed building and parking lot can accommodate. For example, here are 2 photos posted on Yelp on the same day at the same time by the franchise owner of the Anaheim Red Line Athletics location; there are 10 customers in one area and 20 customers in another area for a total of 30 customers (excluding the parents that accompanied them):



- Other Parking: Other parking in the business park is not available since trucks are often parked there for other businesses. Because of the proximity to the high school, adjacent Residence Inn by Marriott hotel and other businesses in the area, street parking is also heavily impacted. In this photo, you can see how little available parking there is at this location now:



- Parking Requirements Precedent: In the past, the City of Los Alamitos has required that all recreational and fitness facilities comply with the code requirements for parking. For example, Watersafe Swim School was required to have 89 spaces for their 12,000 square-foot combined indoor/outdoor facility (1 space/134 square feet). Accordingly, the request from the applicant, if approved, would establish a new precedent that is a significant departure from what has been approved in the past.
- High Industrial Space Demand. Los Alamitos currently has a historically low 2.2% industrial vacancy rate, therefore there is no pressing reason to bend the rules for this use in order to fill this space. See: https://kidder.com/wp-content/uploads/market_report/industrial-market-research-orange-county-2024-1q.pdf
- Orange County Fire Authority Requirements: Under Orange County Fire Authority code, gyms and training centers are classified as assembly businesses and require plan approval, capacity clearly posted, panic bar exits, exit path signage and annual OCFA inspection. Has the applicant complied with the OCFA requirements?
- Redline Athletic Franchises LLC's financial standing appears to be very poor. It's liabilities greatly exceed its assets and it appears to have lost money every year since its inception (Source: 2023 Franchise Disclosure Document):

	<u>2022</u>	<u>2021</u>
Assets	\$1,972,756	\$1,608,047
Liabilities	\$6,367,338	\$5,421,124
Income Statement Net <u>Loss</u>	\$582,076	\$554,692
<u>Deficit</u> at Year End	\$4,395,153	\$3,813,077

- Redline Athletic Franchises LLC was forced to enter into a Consent Decree with Attorney General for the State of Maryland in 2022 for inaccurate and misleading franchise disclosures (Page 8 of Franchise Disclosure).

- Red Line's principal owner, John Leonesio, has a well established history of growing and flipping his businesses by selling them to big box corporate gyms. He is an out-of-state, Arizona -based, franchiser, whereas the athlete training businesses serving Los Alamitos community are locally owned (See List next page). History (LinkedIn) for John Leonesio: Co-founded Scandinavian Health Spa's, growing it to 40 clubs and selling to Bally Health and Fitness in 1985. In 1990, he co-founded Q, the Sports Club, growing it to 20 units and selling to 24 Hour Fitness. In 2002, Leonesio founded Massage Envy.
- Local Franchisee. The franchise disclosure document for Redline Athletic Franchises, LLC states that the Franchisee has a 10-year franchise. After the 10 years, the franchiser can acquire the franchise. This means that it's possible that a locally owned franchise can get clawed-back into an out-of-state corporation.
- Case Study. The trajectory that Red Line is on looks very similar to that of Velocity Sports Performance. Velocity was an athlete training franchiser started in Atlanta, Georgia in 2002, with local Southern California franchises in Irvine, Redondo Beach, Manhattan Beach, and Costa Mesa. They opened nearly 100 franchises before everything collapsed and they dissolved the business in 2015. Thousands of parents of young athletes who were enrolled in Velocity's franchises lost money when the company folded.

List of Los Alamitos Area Facilities that Train Young Athletes

List of local ownership of existing athlete performance businesses in the greater Los Alamitos area (alphabetical list):

- 1) AIM (Athletes in Motion) Sports Group 1718 Apollo Ct. Seal Beach, CA 90740 (Local Owner John Gallegos)
- 2) BLKBOX Performance 10682 Los Alamitos Blvd, Los Alamitos, CA 90720 (Local Owners Ryan Loza and Desiree Loza)
- 3) Champion's Quest Athlete Academy 10714 Reagan St. Ste B, Los Alamitos, CA 90720 (Local Owners, Executive Director Joe Freire)
- 4) Core Baseball Academy 11258 Monarch Street, Suite O, Garden Grove, CA 92841 (Local Owner)
- 5) Deft Touch 3842 Catalina Los Alamitos, CA 90720 (Local Owners, Trey Scharlin)
- 6) Elite Strength Lab 11562 Knott St Ste 17 Garden Grove, CA 92841 (Local Owner Julian Nguyen)
- 7) PAR Performance 10842 Noel St. #112, Los Alamitos, CA 90720 (Local Owner Preston Rawlings)
- 8) Pro Athletics 12572 Valley View St, Garden Grove, CA 92845 (Local Owners Bill and Deanna Phillips:)
- 9) RAW Performance 10579 Cerritos, Los Alamitos, CA 90720 (Local Owner Caroline Marin-Henriquez)
- 10) Rise Up Athletics 10712 Reagan, Los Alamitos, CA 90720 (Local Owner Cheryl Vuong)
- 11) Substance Fitness 3902 Bloomfield, Los Alamitos, CA 90720 (Local Owner)
- 12) The Cage at Los Alamitos 10660 Humbolt St, Los Alamitos, CA 90720 (Local Owner Scott Stirton)
- 13) The MAP Sports Facility 12552 Western Ave Garden Grove, CA 92841 (Local Owner Marty Walker)
- 14) Tribe Athletics 10712 Reagan Ste B, Los Alamitos, CA 90720 (Local Owner Michael Salvanera)
- 15) Xcel Baseball and Softball 10714 Reagan St. Ste A, Los Alamitos, CA 90720 (Local Owners Casey Snow and JJ Newkirk)

Franchiser Information

Corporate/LLC Information (from Arizona Secretary of State):

Entity Name: REDLINE ATHLETICS FRANCHISING, LLC	Entity ID: L18362577
Entity Type: Domestic LLC	Entity Status: Active
Formation Date: 3/29/2013	Reason for Status: In Good Standing
Approval Date: 4/5/2013 Status Date:	Original Incorporation Date: 3/29/2013
Manager: John Leonesio, 2575 E. Camelback Road, Suite 1100, PHOENIX, AZ 85016, USA. John Leonesio is also an owner of United Club Service LLC, which owns Redline Athletics.	

Franchise Statistics (Sources: Redline Athletes Franchise Disclosure Document

(https://www.franchimp.com/?page=pdf&f=104845_2023.pdf) :

NUMBER OF LOCATIONS: 52 (<https://sharpsheets.io/blog/redline-athletics-franchise-costs-fees-profits/>)

INITIAL INVESTMENT: \$325,296 to \$1,040,296 (Includes \$173,696 to \$458,796 paid directly to Redline by local franchisee, Page 1 of Franchise Disclosure)

ROYALTY FEE: 7.00% revenue, plus 1% to 2% Advertising Fee

FRANCHISE FEE: \$49,000

FRANCHISEE REVENUE PER YEAR: \$836,000

AVERAGE ANNUAL REVENUE PER CUSTOMER \$2,850

AVERAGE CUSTOMERS PER FACILITY: 293 with 1.9 visits per week (553 customer visits per week)

CONSENT DECREE ENTERED WITH ATTORNEY GENERAL OF MARYLAND FOR INACCURATE FRANCHISE DISCLOSURE DOCUMENTS (Page 8 of Franchise Disclosure)

PUBLIC NOTICE

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

DATE: Wednesday, April 24, 2024

TIME: 7:00 PM

NOTICE IS HEREBY GIVEN, at the above referenced date and time, the Planning Commission of the City of Los Alamitos will conduct a Public Hearing to consider the following item:

Consideration of a Conditional Use Permit for the use of a Health/Fitness Facility in a 6,728 square foot warehouse in the Planned Light Industrial (P-L-I) Zoning District at 3620 Briggeman Drive, APN 932-571-42 (Applicant: Patrick Smylie, Red Line Athletics).

Environmental Determination: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 categorical exemption since the proposed project involves no expansion of the building footprint beyond the existing area. Furthermore, all necessary public services and facilities are already available at the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

This is a Public Hearing and you are invited to attend and comment on the proposed item described above. If you challenge any action related to the proposed item above, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

Questions or comments can be directed to the Development Services Department, (562) 431-3538, Ext. 301, City Hall, 3191 Katella Avenue, Los Alamitos, California 90720. Written and oral testimony is invited.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Development Services Department at (562) 431-3538, Ext. 301. Notification by noon on the date of the Public Hearing will enable the City to make arrangements to ensure accessibility to this meeting.

Respectfully Submitted,
Irving Montenegro, Development Services Manager

Dated: April 4, 2024
Publish: April 10, 2024

City of Los Alamitos Planning Commission
3191 Katella Ave
Los Alamitos, CA, 90720

Dear Members of the Planning Commission of Los Alamitos,

I am writing to wholeheartedly endorse Patrick Smylie's business initiative, Redline Athletics Los Alamitos, and to respectfully request your favorable consideration in granting the requisite conditional use permit for its establishment within our city.

I first met Patrick when I was serving as Shetland Division commissioner at Los Alamitos Youth Baseball (LAYB). Patrick's unwavering positivity and coaching approach quickly endeared him to the families of the players he coached, and fellow coaches alike. Notably, in his first year, he was voted by his peers to lead our Shetland All-Star team. This responsibility, guiding a group of 5 and 6-year-olds through tournament play, speaks volumes about his coaching ability and exceptional character. There is no doubt in my mind that his approach to coaching provided the necessary foundation for the team to excel, culminating in making the PONY Shetland championship in Simi Valley that year.

My subsequent interactions with Patrick over the years have only deepened my admiration for him and his coaching philosophy. He has consistently volunteered his time to coach baseball, emphasizing skill development, proper conditioning, and character building. Patrick's unwavering commitment to the enrichment of our community is evident through his involvement with Los Alamitos Youth Baseball (LAYB), the local American Youth Soccer Organization region 159 (AYSO), and National Junior Basketball (NJB). His dedication to nurturing our youth is truly commendable.

Patrick's proposed business venture aligns seamlessly with the values and aspirations of the city of Los Alamitos. Redline Athletics' presence promises to invigorate our local business ecosystem while fostering the athletic prowess, well-being, and character development of our youth. I firmly believe that granting the necessary permits to facilitate its establishment will not only enrich our city's economic landscape but also contribute significantly to the holistic development of our community's youth.

Thank you for your attention to this matter. I believe that Redline Athletics Los Alamitos will make a positive contribution to the economic growth and youth development in our city, and I urge you to grant the necessary permits to support its establishment.

Sincerely,

John M. Miller

Harly Savage

Coast Industrial Sales, Inc. – Owner/President

3349 Roxanne Avenue

Long Beach, CA 90808

harly@coastindustrialsales.com

Cell: 562-331-4805

April 22, 2024

Planning Commission

City of Los Alamitos

3191 Katella Avenue

Los Alamitos, CA 90720

Dear Los Alamitos Planning Commission Team,

I am writing to you with the utmost enthusiasm to recommend Patrick Smylie for the establishment of an athletic training facility focused on the development of young athletes, particularly in the realms of speed, agility, and strength. As a dedicated father of two young boys, aged 5 and 8, and a passionate little league baseball coach, Patrick embodies the values and expertise necessary to excel in such an endeavor.

I have had the privilege of knowing Patrick both personally and professionally, as our paths have intersected through our children's education and extracurricular activities. In his role as a father, Patrick consistently demonstrates a deep commitment to the well-being and holistic development of his children. He fosters an environment of respect, support, and encouragement, instilling in them valuable life lessons that extend far beyond the realm of sports.

Professionally, Patrick brings a wealth of knowledge and experience to the table, currently working in physical therapy. His understanding of human physiology, coupled with his genuine passion for sports and athleticism, positions him as an ideal candidate to spearhead a training facility focused on enhancing the performance of young athletes. Moreover, as a little league baseball coach, Patrick's coaching philosophy prioritizes the holistic growth of his players, emphasizing not only skill development but also their physical, mental, and emotional well-being.

The proposed athletic training facility aligns seamlessly with the values and needs of the Los Alamitos community, which is heavily invested in youth athletics. By leveraging Patrick's expertise and unwavering dedication, such a facility has the potential to significantly benefit the city's young athletes, providing them with the resources and guidance needed to reach their full potential.

In conclusion, I wholeheartedly endorse Patrick Smylie's vision for an athletic training facility tailored to the needs of young athletes. His unique combination of parental involvement, coaching experience, and professional background make him the perfect candidate to lead such an initiative. I am confident that under his guidance, the facility will thrive and become an invaluable asset to the Los Alamitos community.

Thank you for considering Patrick's candidacy. Should you require any further information or have any questions, please do not hesitate to contact me.

Warm regards,

A handwritten signature in blue ink, appearing to read "Harly B. Savage". The signature is fluid and cursive, with a long horizontal stroke at the end.

Harly Savage