

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, February 26, 2025 – 7:00 PM

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

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

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

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

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

5. CONSENT CALENDAR

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

A. Annual Planning Commission Reorganization

This report provides relevant information for the Planning Commission's annual reorganization, by the election of the Chair and Vice Chair.

Recommendation:

It is recommended that the Los Alamitos Planning Commission nominate and elect:

1. Chair
2. Vice Chair

B. Approval of the September 25, 2024 Planning Commission Minutes

Recommendation:

Recieve & File.

C. Approval of the October 23, 2024 Planning Commission Minutes

Recommendation:

Receive and file

6. PUBLIC HEARING

A. Conditional Use Permit (CUP) 25-01 Health/Fitness Facility - Large at 10579 Bloomfield Street, in the Planned Light Industrial (P-L-I) Zoning District

Consideration of a Conditional Use Permit (CUP) for the use of a Health/Fitness Facility - Large in a 2,960 square-foot warehouse in the Planned Light Industrial (P-L-I) Zoning District at 10579 Bloomfield Street, APN 242-242-64 (Applicant: Jason Shelton, Raw Performance).

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 25-01, entitled, "A RESOLUTION OF THE PLANNING

COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING
CONDITIONAL USE PERMIT (CUP) 25-01 TO ALLOW A HEALTH/FITNESS
FACILITY – LARGE IN A 2,960 SQUARE FOOT WAREHOUSE IN THE PLANNED
LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 10579 BLOOMFIELD STREET,
APN 242-242-64, (APPLICANT: JASON SHELTON – RAW PERFORMANCE).”

7. DISCUSSION

8. STAFF REPORT

A. Neighborhood Sign Assessment

This discussion item reports the results of the Neighborhood Sign Assessment Survey, which was hosted on the City’s website from June through August 2024.

Recommendation:

1. Evaluate and discuss the survey results, and;
2. Receive and file; or,
3. Provide recommendations to prepare a resolution of recommendation for the next steps to the City Council.

9. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

10. COMMISSIONER REPORTS

11. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within ten (10) business days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of \$1,101.00 (resident)/ \$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 and Fee Resolution No. 2022-11.

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



Gabriela Martinez
Department Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: February 26, 2025

ITEM NUMBER: 5A

To: Members of the Planning Commission

Presented By: Irving Montenegro Jr., Manager

Subject: Annual Planning Commission Reorganization

SUMMARY

This report provides relevant information for the Planning Commission's annual reorganization, by the election of the Chair and Vice Chair.

RECOMMENDATION

It is recommended that the Los Alamitos Planning Commission nominate and elect:

1. Chair
2. Vice Chair

BACKGROUND

The City's Municipal Code requires that the Planning Commission select a Chair and a Vice Chair at their regular meeting in January. The City's Municipal Code reads as follows.

"2.48.050 Officers—Election and vacancy.

A. The officers of the Planning Commission shall consist of a Chairman, a Vice Chairman and a Secretary. The Chairman and Vice Chairman shall be elected annually at the first regular meeting in the month of January, and shall hold office for a term of one year or until a successor is duly elected and qualified. Election shall be by a majority vote cast by those commissioners present and voting at the meeting at which the election is held. Officers shall assume office immediately."

DISCUSSION

After convening the item, the procedure calls for the Chair to temporarily relinquish the Chair to the Secretary in order that an election for the Office of Chair may be conducted. The newly-elected Chair would then conduct the election for the Office of Vice Chair. A second is not required for nominations and nominations will be considered in the order received if more than one Commissioner is nominated.

<u>Members</u>	<u>Appointment</u>	<u>Exp. Date</u>
Mary Anne Cuiilty	December 2013	Feburary 2028
Shannon Greigo	Feburary 2025	Feburary 2028

Joseph Hastie	December 2023	December 2026
Linda Heichman	Feburary 2025	Feburary 2028
Jean Legere	December 2023	December 2026

FISCAL IMPACT

None.

Attachment: None

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

REGULAR MEETING – September 25, 2024

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, September 25, 2024, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720, Chair Culty presiding.

2. ROLL CALL

Present: Commissioners:

Chair Culty,
Zellmer, DeBolt, Grose, Loe, Hastie, Legere
(excused)

Staff:

Gabriela Martinez, Department Secretary
Irving Montenegro Jr., Development Services
Manager
Michael Daudt, City Attorney
Ron Noda, Deputy City Manager/ Development Services
Director
Tom Oliver, Associate Planner

3. PLEDGE OF ALLEGIANCE

Vice 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 Meetings of August 28, 2024

Chair Culty opened Public Hearing

6. PUBLIC HEARING

A. Site Development Permit 22-02 Lampson Project

Deputy City Manager/ Development Services Director Noda introduced the 4665 Lampson Park Place Project and shared the following from the PowerPoint:

- Introduced the City's Consultant Bill Halligan
- The Lampson Park Place Project description
- The Environmental Impact Report (EIR) process & findings.

City Consultant Halligan continued the PowerPoint presentation with touching on the following:

- The history of the EIR through all the phases
- The different categories and findings that were analyzed within the EIR
- Significant impacts
- Parking Study results
- Recommended resolution approvals

Chair Cuijty invited the Project Applicant to come and share his presentation.

Applicant Voigt shared his personal background with the City of Los Alamitos and the benefits this project will provide for the community. He then introduced the Development Company, CNC Development.

Developer Coddle shared the following:

- The excitement the company has to be working within the City.
- Company background
- CNC Development is not only the developing company but will also be the owner and manager of the affordable housing community.
- Details of the affordable housing units

Commissioner DeBolt shared that he would like to see a reciprocal easement recorded on the property to halt the possibility of ever selling the private road that connects the split lot.

Associate Planner Oliver shared that it could be made a condition of approval to the applicant.

City Attorney Daudt shared that it would be a question for the applicant. He believes that because both projects share a similar theme and interaction between various components there are likely easements in place already that allow access and free movement between the affordable housing side and affordable market rate side.

Developer Coddle shared that there will be a reciprocal access agreement between both sides that would preclude and close from the private road.

Commissioner DeBolt shared that most easements are delineated on a track map and this particular easement should be shown as such.

CNC Development Civil Engineer McDougall provided insight on where to find the proposed easement on the track map. It is dedicated to the City of Los Alamitos for access on the discussed private road and the City will have the ability to preclude any form of closure on the road.

Commissioner DeBolt asked if they are City owned streets.

CNC Development Civil Engineer McDougall confirmed they are privately owned and maintained streets. The City retains an easement for access.

Commissioner DeBolt inquired about Park Land fees.

Deputy City Manager/ Development Services Director Noda shared it is approximately over 3 million dollars.

Commissioner DeBolt shared concern regarding the number of trash receptacles provided for the large number of units. He would like to see at least two more enclosures.

Deputy City Manager/ Development Services Director Noda provided insight into the code referred to by Commissioner DeBolt.

Developer Coddle provided clarity on how the development was designed and why the number of trash enclosures best fit the needs of the size of the community. He also shared how the developing team is more than willing to add another trash enclosure location.

Commissioner DeBolt shared his personal experience with having rental properties and the obstacles that arise with trash.

Developer Coddle shared details of the site plan and where the possible added trash enclosure could be placed within the PowerPoint presentation on the TV.

Commissioner DeBolt asked about the difference in length of the parking spots from the east side to the west side of the affordable housing portion of the project.

Developer Coddle shared the slight difference because of the wheel stop and allowing a couple feet for overhang. It is mostly an aesthetic component. The development team is perfectly comfortable, changing the length to the Commission's preference.

Commissioner DeBolt said his preference is for the 17 foot spots be matched all to the 19 foot spots.

The Planning Commission and CNC Development Civil Engineer McDougall discussed the difference of green space, a planter, and the 2 feet parking difference within the site plans.

Commissioner DeBolt asked if the Landscaping requirements of 15% is being calculated on the entirety 12 acre project or once the parcel is split, 15% needs to be met on each side?

Deputy City Manager/ Development Services Director Noda stated that a note is made, and Staff will look further into it.

Associate Planner Oliver shared how the extra 2 feet preference of parking spots be made.

Commissioner DeBolt asked the developing team if they could encroach into a fire lane?

Associate Planner Oliver and CNC Developing Team answered no.

Commissioner DeBolt shared another concern about trash on the home market rate side of the project. He asked where the trash carts would be stored?

Applicant Voigt answered some would be stored on the side yard and others in the garage.

Commissioner DeBolt shared his opinion of storing trash bins in the garage to be unsanitary and asked the applicant if he stores his trash in his garage.

Applicant Voigt said it is a preference of some homeowners and ultimately it would be the homeowner's choice on the location of storing their trash bins.

Commissioner DeBolt asked if there are recessed areas for the trash bins to be stored within the garages?

Applicant Voigt answered yes there are recessed areas designated for the bins.

Commissioner DeBolt continued to share concern with the trash plans.

Commissioner Grose shared concerns with the following:

- RHNA requirements
- Locations within the city to meet the requirements
- Missing pages from her agenda packet
- Trash can placement and proper enclosures

Applicant Voigt shared some difference in certain HOA prohibitions and requirements and this project having an onsite manager who will be regularly enforcing rules and regulations.

Commissioner Zellmer asked if the onsite manager will be part of the affordable housing side only?

Applicant Voigt said yes and the HOA itself for the market rate housing side has very definitive CC&R's as well so the community would not be able to violate the set rules.

Deputy City Manager/ Development Services Director Noda shared that it is in the condition of use that the trash cans must be inside the garage and if not adhered to, the City has a Code Enforcement Division that may assist.

Commissioner Zellmer shared with the rest of the Commissioners that from previous self-experience, storing trash cans within the garage is very common.

Commissioner Zellmer asked what are the requirements to qualify for the affordable housing units?

Applicant Voigt provided insight into the ranges of what the rent will be pertaining to each unique unit and also taking into consideration how the County sets rent by looking into median incomes.

Commissioner Zellmer asked about the walkability to surrounding attractions city boundaries.

Deputy City Manager/ Development Services Director Noda shared that the sidewalks and street on the southeast side of the project site are in the City of Seal Beach's jurisdiction. The City of Los Alamitos will maintain the sidewalks and bike lanes within the city's jurisdiction.

Developer Coddle shared where the locations are for current sidewalks and how the housing project will utilize what is already existing.

Commissioner Hastie asked if this is a single applicant single project?

Deputy City Manager/ Development Services Director Noda shared that it is a single project and asked the applicant to come up to provide further detail.

Developer Coddle provided insight into the CNC developing team and each members role in this single project. He shared the only reason for the bifurcation is because of the capital requirements for affordable housing to get built.

Commissioner Hastie shared his desire to see a condition put in place that the second portion of the lot split will get built and sold off.

Developer Coddle provided further clarification on the lot spit.

Commissioner Hastie asked if staff has been in communication with Los Alamitos Joint Forces Training Base regarding the 10ft easement.

Deputy City Manager/ Development Services Director Noda provided an answer to Commissioner Hastie's question regarding communication with The Base.

Commissioner DeBolt shared his concerns with the housing market rate and lack of open space for the community.

The Planning Commission broke off for a 10-minute break at 8:35 p.m.

The Planning Commission resumed at 8:47 p.m.

Developer Coddle provided further clarification on the low-income housing tax credit program.

Commissioner DeBolt asked for clarification on if the sewage systems and storms water runoff drainage are under the City of Los Alamitos district.

Deputy City Manager/ Development Services Director Noda provided clarification on the roles of both the City of Seal Beach and City of Los Alamitos when it comes to the sewage systems.

Commissioner Grose asked about the agreement between the City of Los Alamitos and the Rossmoor/Los Alamitos Sewer district.

Deputy City Manager/ Development Services Director Noda shared that all three entities are in communication with each other pertaining to the development.

Chair Culty opened Public Hearing.

Resident of Seal Beach, Sustorsic, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Hill, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Senecal, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Bell, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Landau, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Lewis, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Cerritos, Clark, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Vilagut, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Close, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, name not disclosed, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Bamberg, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Campbell, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Nicholls, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Los Alamitos, Sagen, shared her reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Biery, shared his opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Marchese, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Ostrich, shared her opposition to the Lampson Park Place Project.

Resident of Seal Beach, Huffington, shared his opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Marchese, shared her reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Mihalco, shared his reasoning for a split view of neither in favor nor opposition of the Lampson Park Place Project.

Resident of Seal Beach, Lloyd, shared her desire for the redwood trees to be preserved.

People for Housing of Orange County representative, Hansburg, shared her reasoning for being in favor of Lampson Park Place Project.

Resident of Seal Beach, Biery, shared her opposition to the Lampson Park Place Project.

Chair Culty closed the public hearing.

Commissioner DeBolt reiterated his thoughts on the sewer connection and the communication between both the City of Seal Beach and the City of Los Alamitos.

Commissioner Grose shared her concerns pertaining to the following:

- Joint Forces Training Base approval
- Relationship with the City of Seal Beach and their residents
- Trash

Commissioner Zellmer touched on the project still being in its very early phase. Things will change along the way but to have everything in order now is unrealistic. He shares his belief that the project systematically complies with requirements as a Planning Commission, meeting the required RHNA numbers, and overall, more pros than cons to the city.

Commissioner Loe reiterated Commissioner Zellmer's thought of the project being in the early stages of a long process.

Commissioner Hastie shared he wouldn't mind seeing answers be provided to the various questions at the next Planning Commission meeting.

Commissioner DeBolt shared his agreement with Commissioner Hastie's wanting to see the item come back with more information and answers.

The Planning Commissioners discussed the specifics of what is wanting to be discussed at the October meeting.

Commissioner Hastie asked Consultant Halligan if it is a requirement to have the will-serve letters added to EIR.

Consultant Halligan provided clarity to the absence of the will-serve letter.

The Planning Commissioners discussed the specifics of what is wanting to be discussed at the October meeting.

Chair Cuiity asked for clarification from City Attorney Daudt on if item is continued, what does it entail.

City Attorney Daudt shared that staff would be prepared to give a comprehensive staff report but it is at the pleasure of the Planning Commission, or it can be viewed as a continuation of the Public Hearing and pick up where it is left off.

Applicant Voigt shared his feeling like there are some issues being presented that are protected within the conditions the way they're drafted, and the development team is aware that they will have to face further downstream in the later development phases. Delaying the vote to continue the item will not solve the concerns, they are solved when that phase begins.

Commissioner DeBolt reiterated his concern with the lot split and the possibility of ending up with a vacant lot.

City Attorney Daudt asked for clarity of the make of the motion because there has been discussion about staff returning with additional information and reporting and a discussion of a motion where staff would itemize items to be delivered with answers.

Commissioner DeBolt made a motion to see the return of the following items with answers:

- Location on the site plan of the 2nd trash enclosure
- Research or examples of approving a project with a lot spit and having a 2nd entity take over the project.

Commissioner Zellmer asked Commissioner DeBolt if he would accept an addition to his motion by adding the following:

- Would like to see supporting briefs if the City would be in violation once the 15% partition is met.

Commissioner Hastie added to Commissioner DeBolt's motion with the following:

- Would receive a report of the progress of communication with the City of Seal Beach and the Joint Forces Training Base.

Commissioner Grose second the motion.

City Attorney Daudt asked for clarification on the motion to continue the public hearing to the next regular meeting of the Planning Commission.

Associate Planner Oliver asked if the commission would need to open and close the public hearing again at the next meeting.

City Attorney Doubt answered that it would be a continuation of the Public Hearing and residents would be able to speak again if wanted.

Motion/Second:

Carried 5/2 (DeBolt/Grose) opposed (CUILTY/LOE): The Planning Commission approved to continue the Public Hearing item Site Development Permit 22-02 Lampson Project to the next regular meeting of the Planning Commission set to be on October 23, 2024.

9. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Deputy City Manager/ Development Services Director Noda briefly discussed the following:

- Community Center Grand opening event on October 4, 2024, at 5:30pm.
- Nites on Pine event held on the third Saturday of the Month with the next one taking place on October 19th at 4:00pm.

11. ADJOURNMENT

The Planning Commission adjourned the meeting at 10:26 p.m. to October 23, 2024.

ATTEST:

Mary Anne CUILTY, Chair

Gabriela Martinez, Department Secretary

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

REGULAR MEETING – October 23, 2024

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, October 23, 2024, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720, Chair Culty presiding.

2. ROLL CALL

Present: Commissioners:

Chair Culty,
Zellmer, DeBolt, Grose, Loe, Hastie, Legere

Staff:

Gabriela Martinez, Department Secretary
Irving Montenegro Jr., Development Services
Manager
Michael Daudt, City Attorney
Ron Noda, Deputy City Manager/ Development Services
Director
Tom Oliver, Associate Planner

3. PLEDGE OF ALLEGIANCE

Vice Chair Culty led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Culty opened oral communication.

Chair Culty closed oral communication.

5. CONSENT CALENDAR

A. Approve the Minutes of the Regular Meeting of August 28, 2024

Motion/Second:

Carried 7/0 (DeBolt/Legre): The Planning Commission approved the Minutes for the Regular Meeting of August 28, 2024.

6. PUBLIC HEARING

A. Site Development Permit 22-02 Lampson Project

Deputy City Manager/Development Services Director Noda spoke on the changes that were requested from the September meeting which included the following:

- The developer made the requested changes pertaining to the landscape municipal code requirements of 15% on both parcel properties.
- A 2nd trash enclosure was added.
- The 9 ft. by 19 ft. parking change was accomplished.
- The City set a condition to the construction of the affordable housing apartment complex must be commenced prior to issuance of certificates of occupancy for the final 17 market rate units on Parcel 2 (i.e., Applicant may construct and obtain certificates of occupancy for 152 market rate units on Parcel 2 prior to the issuance of a building permit for Parcel 1 (the apartment complex parcel); however, certificates of occupancy will be withheld for the remaining 17 market rate units until the issuance of a building permit for Parcel 1 and commencement of construction in accordance with the building permit prior to its expiration.
- Addressed Commissioner Hastie's concerns with the sewer connection for both The City of Seal Beach and The City of Los Alamitos.
- All the motions were met that were requested from Staff and the development team.

Commissioner Hastie asked if there are any conditions in place to prevent the City from being liable for the sewage connect work.

Associate Planner Oliver answered with sharing contract details between The Rossmoor/Los Alamitos Sewer District and the City.

Deputy City Manager/Development Services Director Noda shared there is no specific condition that states that the City is financially responsible for paying for the connection.

Commissioner DeBolt provided additional clarification on Commissioner Hastie's concern.

Deputy City Manager/Development Services Director Noda shared that this concern is between the Applicant, the Rossmoor/Los Alamitos Sewer District, and the City of Seal Beach to come to an agreement on the sewer connection.

Commissioner Zellmer asked where the condition stating that the cost of the sewer connection would be on the Applicant could be found.

Deputy City Manager/ Development Services Director Noda shared there is not a condition physically written, rather than it is presumed because it is the applicant's development project and not the City's.

Chair Cuijly opened public hearing

Applicant Voigt shared the CNC Development is eager to start and see the Lampson Park Place Project all the way through and also answered Commissioner Hastie's concern with the sewer cost to the city.

Susan Perrell, Seal Beach resident, shared her opposition for the Lampson Park Place Project due to the Environmental Impact Report being rushed, not accurate, and uncertifiable. She also shared her belief that the project is too dense and consists of too many units therefore not complying with the requirements put forth by CEQA. She advises that the EIR be revised to include feasible mitigation and alternatives that would avoid or reduce the project impacts.

Frank Marchese, Los Alamitos resident, shared why he is in favor of the Lampson Park Place Project by speaking on the aesthetics of the plans and the benefits it would bring to the city.

Patty Senecal, Seal Beach resident, shared her opposition to the Lampson Park Place Project and shared her feelings on the project being rushed, not receiving anything from Seal Beach regarding this project, and the impact it will have on traffic. She shares that it simply is not ready to be approved at this moment in time, but in the future, that could change.

Janelle Sagen, Los Alamitos resident, shared her excitement in favor of the Lampson Park Place Project. She thanks the Veterans for their service and speaks on how this project will help benefit them with housing opportunities once completed. She also shares how this project will benefit the City, the community and the children being raised not only in Los Alamitos but the surrounding areas.

Ashley Nickolls, Los Alamitos resident, shared his support for the Lampson Park Place Project. He shared it will help the future generations, police officers, teachers, and restaurant workers to be able to afford a house and afford to live in this beautiful city.

Mary Ramsden, Seal Beach resident, shared her opposition to the Lampson Park Place Project. She shared her concerns with the water, the sewage and the traffic effects that will arise with this project if approved. She believes the City of Seal Beach needs to be taken care of first because at this moment, the City of Seal Beach is getting the short end of the stick with this project.

Ken Bamberg, Seal Beach resident, shared he is in favor of the Lampson Park Place Project. He shared his admiration for the opportunity it would bring for the Veteran's, teachers, police officers, to be able to afford to live in the City of Los Alamitos. He believes it is a much-needed solution to support the city's fast-growing Community.

Maggie Marchese, Los Alamitos resident, shared her support for the Lampson Park Place Project. She stated that the project building will happen regardless so if it is not on Lampson then it will happen somewhere else in the City. She shared that the Planning Commission represents the City and the residents within it. She urges a yes for this project.

Catherine Showalter, Seal Beach resident, shared her opposition for the Lampson Park Place Project. She shared the Seal Beach Board meeting that was had to discuss the Draft EIR and agreed on the following areas of concern:

- Draining and flooding concerns
- Sewage system impacts
- Transportation
- Transit constraints
- Pedestrian and bike traffic flow
- Construction impacts
- Safety concerns
- Premature nature of the proposal with unanswered questions

She continued sharing her concerns that are raised by the project's excessive density and premature nature.

Elizabeth Hansburg, Housing of Orange County representative, shared her support for the Lampson Park Place Project. She believes the project will supply a first-time home buyer product that residents in Orange County can afford as town homes and small lot single family housing is the new normal. She shared that the state has asked cities to make space for affordable housing and Los Alamitos has done it to meet the requirements while also making it extremely beneficial to the community.

Max Clark, Cerritos resident, shared his support for the Lampson Park Place Project. He shared that with the affordable housing living component, it would provide opportunity for him and many others to be able to live within Los Alamitos.

He shared his disappointment with seeing 2 cities fighting over a project that would do nothing but benefit others. He would be proud if Los Alamitos would help share with the next generation in home buying.

Enea Ostrich, Seal Beach resident, shared her opposition for the Lampson Park Place Project. She shared the history of Lampson not draining well and with this project, it would not help this existing problem. She is concerned about the heavy travel and heavy trucks on Lampson getting even worse. The streets within the location are not equipped for heavy trucks and will cause damage. Lastly, the neglect of the draft EIR is a problem and needs to be fixed to even consider this project.

P. Alex Saenz, Seal Beach resident, shares his opposition for the Lampson Park Place Project. He shared the history of Lampson Avenue and the partnership of

the City of Seal Beach and the City of Los Alamitos. He continued to share that the City of Los Alamitos does not have any financial interest in Lampson Avenue improvements.

Carol Churchill, Unincorporated Orange County resident, shared her opposition for the Lampson Park Place Project. She shared she lives in Rossmoor and pays a sewer fee to the Rossmoor/ Los Alamitos Sewer District which sparked a question is if Rossmoor is going to be paying for the cost of the sewer line to be added? If it is added to the tax bill, she advises the Planning Commission to make a condition of approval to not take on the financial burden it will bring. She suggested the City of Los Alamitos play nicely with the City of Seal Beach and sit down with them to discuss the unanswered details.

Bryan Bell, Los Alamitos resident, shared his support for the Lampson Park Place Project. He shared his military background as a Marine and his involvement with the American Legion. He then shared the difficulty in employing hard working individuals due to the expense of housing locally. With this project, it will provide affordable housing to low-income Veterans and give them the opportunity to stay local within the City.

Patty Cambell, Seal Beach resident, shared her opposition for the Lampson Park Place Project due to the project being too dense and too large. It will not have enough parking for the magnitude of the site. She shared there should be a certain number of units reserved only for seniors and Veterans. The onsite park will be too small for the children and should be made bigger within the complex. Also, she shared her desire to see the remaining moon trees stay and not be altered or touched.

Schelly Sustorsic, Seal Beach resident, shared her opposition for the Lampson Park Place Project. She shared her concerns with the project pertaining to safety and traffic. Shared previous experience with issues of traffic due to past street projects. CHP data pertaining to the number of car accidents is not true and the numbers are not accurate. She shared that this project would suggest a lot of pedestrian traffic with people accessing the park, parking, and sports activities

Dan Brant, Seal Beach resident, shared his opposition to the Lampson Park Place Project due to the density of the project. Additionally, requested consideration of a class 3 bike lane needs to be added along with converting portion of the units for veterans. He continued to touch on the current traffic dilemmas along with sharing how bad it would become if the project got approved. He also shared that the draft EIR was not cumulative with other EIR findings from the city of Seal Beach.

Chair Cuiilty closed public hearing.

Commissioner Grose shared the Planning Commissioners will do their due diligence to try to make sure the project is done right and will fit with the safety of the City along with being good neighbors to the City of Seal Beach. Her biggest concerns are the draft EIR, the children and their safety, and working with the surrounding cities to make sure everyone is happy. When the EIR is approved, she wants to make sure it is in the best interest of everyone, not just Los Alamitos.

Commissioner Legere shared his background and personal experience living within the city. He believes that no one is opposed to the individuals who would be moving into the tentative units, but both cities need to be able to work together to make this new community function to the best it can be.

Commissioner DeBolt reshapes his concerns that were discussed in the September meeting about parking space size, trash enclosures, and the affordable housing portion being fully built. With the affordable housing mandates brought on by the State, he wants to make sure they are built with the same quality as the market rate housing. He shared that the Planning Commission can only base their decision on what is being presented to them and anything that lies within the jurisdiction of Los Alamitos, they could not make decisions for the City of Seal Beach. He believes it is a good project, and it is aesthetically pleasing.

Attorney Daudt provided clarification on the project's density. He shared the project site is zoned R-3 under the zoning code which allows a base density of 25 units per acre which would result to a permissible 308 unit count to be built in that zone. The applicant is proposing a unit total of 246 units which is below the permitted max for the zoning code. He shared that the site is compliant with permitted densities and is not enhancing density through the density bonus law.

Commissioner DeBolt shared he is prepared to make a motion to approve the project with some changes.

Chair Culty and Commissioner DeBolt's discuss changes to the wording within the conditions of approval.

The Planning Commission broke for a 10-minute break at 8:39 p.m.

The Planning Commission resumed at 8:47 p.m.

Project Applicant Waken shares they are comfortable with completing the requested changes from Commissioner DeBolt.

Commissioner Zellmer requested a definition of the word "Commence".

Project Applicant Waken shares further insight into the meaning and the change of verbiage.

The Planning Commissioners discussed the different scenarios of adding the word “commence” or keeping “building permit” in the conditions of approval.

Attorney Daudt shared that he likes the wording of “building permits” because it gives you a task to look at and say yes, this task has been achieved. He understands the commissioners concerns with certain wording being vague, but he proposes the wording “building permits”.

The Planning Commissioners all agree with Attorney Daudt’s recommendation to embed the wording “building permits” into the conditions of approval.

Commissioner DeBolt further clarified his request for a possible gate or fence to be built to limit the possibility of cut through traffic.

Commissioner Grose shared her corrections she would like to see:

- A will-serve letter will be in place before any work on the project site begins.
- Wording changed from “airport” to “military base” to help with number of complaints about the noise from aircrafts.
- All future agreements and amendments come before the City Council, not just the City Manager. The City Manager works for the City Council and the City Council works for the residents.

Deputy City Manager/ Development Services Director Noda shared insight into the process of signing any agreements or amendments.

Attorney Daudt shared the reason for having it worded the way it is currently is for having administrative efficiency.

Commissioner Hastie shared the role of the Planning Commissioners to make sure the process, guidelines, and the overall project fit the City. He shared that he wished he had more time to review the details as he would hate to see things arise that could have been prevented. He asked the following questions:

- Was there any requirement from CEQA to take into consideration other currently known projects within a certain vicinity of the site?
- If so, is there a requirement to add it to the EIR report?

City Consultant Halligan shared how an EIR is developed and answered Commissioner Hastie’s questions.

Commissioner Zellmer shared his disappointment with the comments that Los Alamitos is not considerate of the City of Seal Beach and is stealing land from

them. He continued to share similarities between the two cities and believes Los Alamitos is being considerate of the surrounding cities and communities. He finalized with the sentiment that if there is no agreement on a sewer and water system then the project will not happen.

Commissioner DeBolt made a motion to approve the recommendation of the project with the previously discussed changes and that it does not need to come back to the Planning Commission.

Attorney Daudt asked if the Planning Commission can specify what the changes are for the record and then those modifications will be made by Staff and presented to the City Council.

The Planning Commission and City Attorney went over the list of changes together below:

- Change wording of Condition of Approval 15.
- Change wording of Condition of Approval 16c.
- Condition 18 to have the regulatory agreement recorded concurrently with the track map 2022-133 for parcel one.
- Having the timeline requirements outlined and specifically stated with the Condition of Approval 21.
- Add a condition to ensure that there is reciprocal access between parcel 1 and 2 and to have it recorded in regulatory agreement, the CCNR's, and a note on the tract map for emergency vehicular access.
- The Planning Commissioners all shared agreement on not changing the Condition of Approval 22 and are okay with the City Manager being authorized the approve agreements and amendments.
- Clarify that the City will not be responsible for any expenses for sewer connections, studies, etc. in the Conditions of Approval 109.
- Add to Conditions of Approval 109 to include requirement for proof of a will-serve letter prior to any grading permits.
- Change wording of Condition of Approval 16a.

Commissioner Hastie asked for clarification on which track map is being discussed in the change.

Applicant Waken provided clarification on one map being a track map and the other a parcel map.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission recommended the approval of Site Development Permit 22-02 Lampson Project.

Commissioner DeBolt made a motion to Adopt Resolution No. 2024-06.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission approved to Adopt Resolution No. 2024-06, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PLAN FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE (APN 130- 012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)".

Commissioner DeBolt made a motion to Adopt Resolution No. 2024-07.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission approved to Adopt Resolution No. 2024-07, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP 2022-133 (FOR FINANCE AND CONVEYANCE PURPOSES) AND VESTING TENTATIVE TRACT MAP NO. 19263 (FOR CONDOMINIUM PURPOSES) FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)".

Commissioner DeBolt made a motion to Adopt Resolution No. 2024-08.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission approved to Adopt Resolution No. 2024-08, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AN AFFORDABLE HOUSING UNIT APPLICATION FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE, IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS, INCLUDING 77 AFFORDABLE MULTIFAMILY APARTMENT HOMES (APPLICANT: LAMPSON PARK PLACE, LLC)".

Commissioner DeBolt made a motion to Adopt Resolution No. 2024-09.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission approved to Adopt Resolution No. 2024-09, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A SITE DEVELOPMENT

PERMIT – MAJOR FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE, IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)”.

8. STAFF REPORT

A. Community Development Block Grant (CDBG) Discussion Regarding Future Fund Use

Associate Planner Oliver shared the staff report.

Chair Cuiilty shares her excitement with this report.

Chair Cuiilty opens public hearing.

Chair Cuiilty closed public hearing.

9. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Deputy City Manager/ Development Services Director Noda briefly discussed the following:

- The rescheduling of the regular November and December Planning Commission meetings due to holidays to a Special Meeting on December 18th but if there are no items then it will go dark.
- Taking the completion of the Street sweeping survey and results to the Traffic Commission in January.
- Hopes to bring the Neighborhood Signage Survey results to the Planning Commission in February or March.
- Trunk or Treat event will take place on October 26th 5:30 p.m. – 7p.m. at Little Cottonwood Park.
- The final Nites on Pine event will take place on November 16th from 4 p.m. – 9 p.m.

10. COMMISSIONER REPORTS

Commissioner Grose inquired about the status of the medical office construction site on Saratoga and Katella Avenue.

Associate Planner Oliver shared the updated status of that location.

11. ADJOURNMENT

The Planning Commission adjourned the meeting at 9:30 p.m. to December 18, 2024.

ATTEST:

Mary Anne Culty, Chair

Gabriela Martinez, Department Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: February 26, 2025

ITEM NUMBER: 6A

To: Members of the Planning Commission

Presented By: Tom Oliver, Associate Planner

Subject: Conditional Use Permit (CUP) 25-01 Health/Fitness Facility - Large at 10579 Bloomfield Street, in the Planned Light Industrial (P-L-I) Zoning District

SUMMARY

Consideration of a Conditional Use Permit (CUP) for the use of a Health/Fitness Facility - Large in a 2,960 square-foot warehouse in the Planned Light Industrial (P-L-I) Zoning District at 10579 Bloomfield Street, APN 242-242-64 (Applicant: Jason Shelton, Raw Performance).

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 25-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 25-01 TO ALLOW A HEALTH/FITNESS FACILITY – LARGE IN A 2,960 SQUARE FOOT WAREHOUSE IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 10579 BLOOMFIELD STREET, APN 242-242-64, (APPLICANT: JASON SHELTON – RAW PERFORMANCE)."

BACKGROUND

Applicant	Jason Shelton, Raw Performance
Location	10579 Bloomfield Street, 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 the P-L-I zoning district.

Noticing

The Public Hearing Notice for this meeting was mailed to property owners and commercial tenants within 1,000 feet of the subject parcel on February 5, 2025, and published in the Event News Enterprise on February 5, 2025.

Prior Actions

Conditional Use Permit 195-83 Dance Facility Approved



On behalf of Raw Performance, Jason Shelton has submitted a Conditional Use Permit (CUP) application for a Health/Fitness Facility – Large use in the Planned Light Industrial (P-L-I) Zone. The proposed health/fitness facility is a strength and conditioning gym with weights, dumbbells, barbells, and exercise machines. This business, known as “Raw Performance,” currently occupies a 2,960-square-foot industrial unit and has operated at the project site since 2019. City auditing of business licenses recently revealed that the health/fitness facility has existed without proper land use entitlement and a business license since it initially opened. The business uses most of the lease unit’s space as an open gym floor, with a lobby and two offices in the small front area.

The land use is considered a Health/Fitness Facility. The Municipal Code distinguishes between large and small facilities based on square footage. Whereas small facilities (less than 2,500 square feet) are permitted by right, large facilities over 2,500 square feet require a CUP. Raw Performance is considered a Health/Fitness Facility—large because of the 2,960 square foot size of the unit.

Below are the definitions for Health/Fitness Facilities from the Municipal Code (LAMC 17.74.080):

“Health/Fitness facilities.

- A. Large. A full-service fitness center, gymnasium, or health and athletic club which is over 2,500 square feet in size and may include any of the following: sauna, spa, or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; rock climbing wall, boxing ring, cheerleading, aerobic classes, and other indoor sports activities; locker rooms, and showers.
- B. Small. An indoor facility of 2,500 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga, and martial arts studios.”

DISCUSSION

The subject parcel and building are in the City’s Planned Light Industrial area. The Conditional Use Permit (CUP) application presented tonight asks Commissioners to consider whether a “Health/Fitness Facility - Large” use is appropriate in this location. While the business has existed in this location since 2019, potential concerns such as noise, parking, and safety should be considered. A CUP is approved or denied by the Planning Commission in accordance with the findings found in LAMC Chapter 17.32.070 (Conditional Use Permit findings), which will be discussed later in this report.

As described in the Zoning Code:

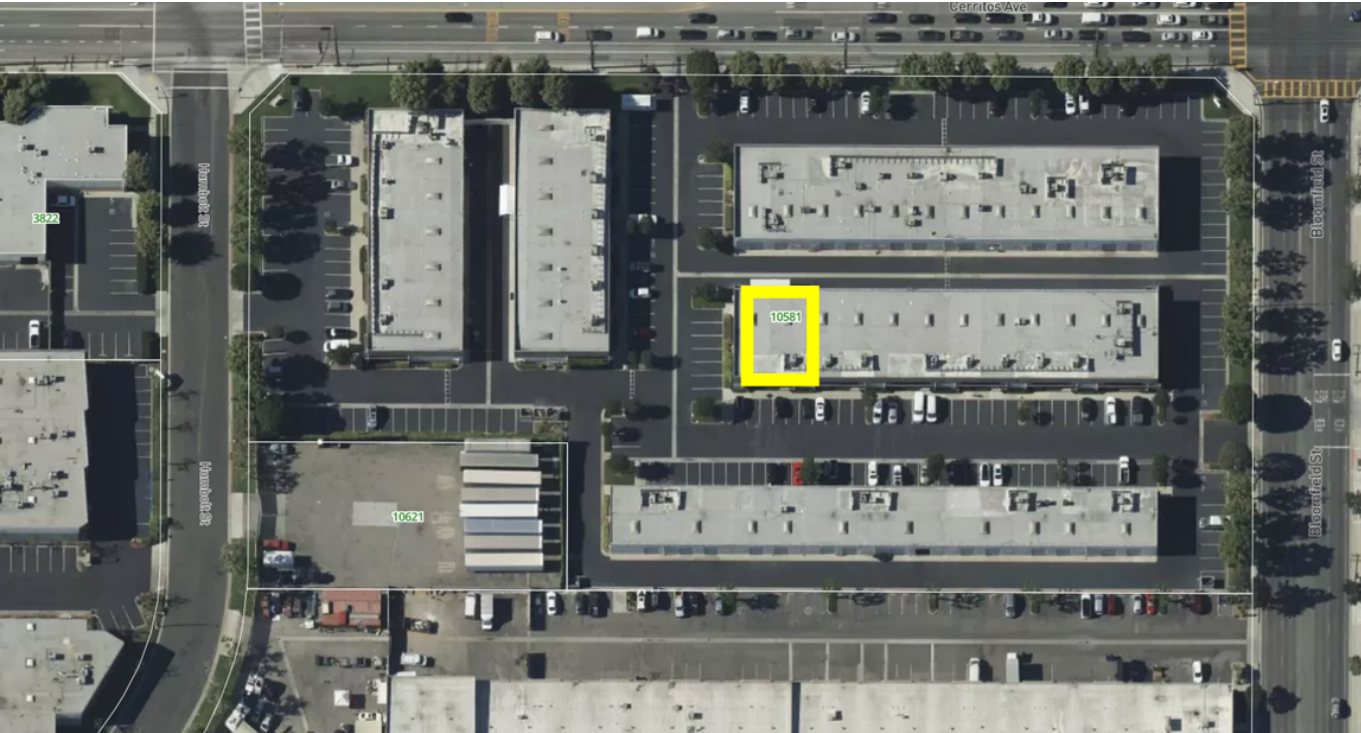
“The Planned Light Industrial (P-L-I) zone is established to accommodate manufacturing, research and development, product assembly, equipment repair, and other light manufacturing businesses that have limited environmental impact in terms of noise, traffic, odors, hazardous materials use/production, 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 Planned Industrial land use designation.”

Here is how the applicant describes the business:

“A small community gym serving the Los Alamitos residents and surrounding local cities, offering strength and conditioning to the general population. Veteran-focused, and free membership of the Los Alamitos Police Department. Free weights, dumbbells, barbells, and exercise machines on [a] rubber gym floor.”

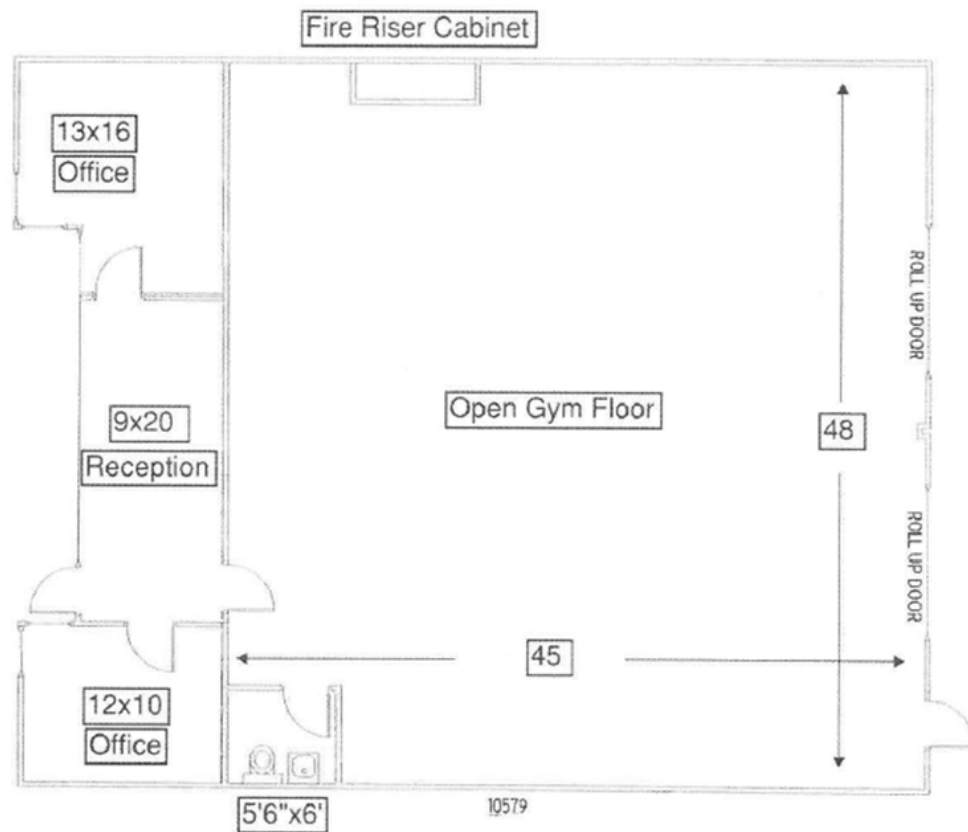
Location



The proposed unit, in the area denoted by the yellow box in the above picture, is in the Burke - Alamitos Business Center and surrounded by Industrial Buildings on the same parcel. The nearby parcels and buildings, outside and next to the subject parcel, are shown in the table below.

Surrounding Zoning and Uses			
<u>Location</u>		<u>Zoning District</u>	<u>Uses</u>
<u>Project Site Unit</u>	Prior- Existing	Planned Light Industrial (P-L-I)	Reupholstery
	Proposed	Planned Light Industrial (P-L-I)	Gym
<u>North</u>		Single Family Residential (R-1) & General Commercial (C-G)	Across Cerritos Avenue Single Family Residential & Mobil Gas Station
<u>East</u>		Community Facilities (C-F)	Across Bloomfield Street McAuliffe Middle School
<u>West</u>		Planned Light Industrial (P-L-I)	Industrial Buildings (such as Carol Electric)
<u>South</u>		Planned Light Industrial (P-L-I)	Industrial Buildings with multiple businesses

Floor Plan



BURKE ALAMITOS BUSINESS CENTER
10579 BLOOMFIELD AVE
LOS ALAMITOS, CA 90720



Hours of Operation

The Applicant states on the business website that the hours of operation are:

Monday - Friday	5:00 a.m. to 7:00 p.m.
Saturday	6:00 a.m. to 1:00 p.m.
Sunday	6:00 a.m. to 12:00 p.m.

Staff has placed a condition of approval (Condition #11) in the draft Resolution of approval for the daily hours of operation not to extend beyond 5:00 a.m. to 10:00 p.m. to permit the business with room to expand their hours if needed for successful growth in the future.

Sound mitigation

Usually, there is a question of whether the sound emanating from the business will be an issue. However, the business has existed since 2019 in this location without any complaints from neighboring businesses. However, as many of these types of businesses incorporate loud, amplified music into individual fitness classes, Staff has incorporated a condition of approval into the draft resolution that music emanating from the unit adheres to exterior noise

standards required by the Municipal Code for the Planned Light Industrial Zone (Condition #14). This condition would be necessary since other Health/Fitness facilities could move into this unit based on this CUP in the future.

Parking

The “Health/Fitness Facilities — Large” land use requires one parking space per 200 square feet of the unit. At 2,960 square feet, the business would require 15 parking spaces itself. There are 192 parking spaces on this parcel, and one property owner owns the building, so they divide the entire site’s parking as they see fit. As seen in the parking table below, including the health/fitness facility at 10579 Bloomfield Street, the parcel meets the parking code. Staff has added a condition to the draft Resolution stating that while this business, or another similar Health/Fitness Facility, fills this unit, the unit will be counted as using 15 parking spaces on the parcel (Condition #16).

Burke Alamitos Business Center - Uses and Parking

Total Parking Spaces in Center: 204

Total Parking needed: 207

Address	Business Name	Business Owner	Use	Sq. Ft.	Type of Use	Spcs/1000 Sq. Ft.	Spaces Req.
10541 Bloomfield	Carter Industrial Automation, Inc	William Carter	Office/warehouse for engineering service co	2,910	Warehouse	1000	2.9
10545 & 10551 Bloomfield	Phoenix Glass & Door	Michael Danley	Glazing Contractor	2,880	Maintenance & Repair	600	4.
10555 Bloomfield	Halea Hula O Noolani	Samantha Aguon	Hula Studio (Eve. & Weeknds)	1,440	CUP	CUP	
10561 Bloomfield	Motivated By Lisa	Lisa Palino	Women's Gym	1,440	Health/Fitness	200	7.
10565 Bloomfield	Tint Me Social, Inc	Marci Estela	Window Tinting	2,880	Vehicle Services	250	11.5
10571 Bloomfield	Jackall, LLC	Toshiro Ono	Online sales of fishing lures	1,440	Warehouse	1,000	1.4
10575 Bloomfield	Caster Industries	Sal Cumella	Sales and distribution of casters	1,440	Manufacturing Light	500	2.8
10579 Bloomfield	Raw Performance	Jason Shelton	Gym (after hours & weekends)	2,910	Health/Fitness	200	14.5
10581 Bloomfield	Chempack & Environmental, LLC	Roderic Buck	Environmental consulting co	1,920	Industrial Office	250	7.6
10585 Bloomfield	Pictures with Class	Wayne Barksdale	Photographer	960	Personal Services	300	3.
10589 Bloomfield	Soccer IQ Institute	Jose Hernandez	Training Facility	960	Health/Fitness	200	4.
10591 Bloomfield	Schultz Upholstery	David Shultz	Reupholsterer	1,920	Industrial Office	250	7.6
10595 Bloomfield	Crossfit Recoil	Nikki Rice	Cross Fit facility	1,920	CUP	CUP	
10601 Bloomfield	Denson Sales	Jeff Denson	Storage for cutting tools	1,920	Warehouse	1,000	1.9
10605 Bloomfield	Shelton & Case Electric	Jason Shelton	Engineering office	960	Warehouse	1,000	0.9
10609 Bloomfield	DMA Builders	David Abass	Construction Co.	960	Industrial Office	250	3.8
10613 Bloomfield	Cheap Graphic Novels Slushtones, Inc.	Max Beckman	Sales and distribution of graphic novels	1,920	Warehouse	1,000	1.9
10615 Bloomfield	Lotus Consulting Lotus Flower Inc.	Kin Lim	Production of instruments for environmental air analysis	1,480	Manufacturing Light	500	2.9
3838 & 3842 Cerritos	Cheap Graphic Novels Slushtones, Inc.	Maxwell Beckman	Storage, sale, dist. elec. supp. (no walk-ins)	4,485	Warehouse	1,000	4.48
3848 Cerritos	KLM, Inc.	Glenn Samis	HVAC contractor	1,560	Maintenance & Repair	600	2.
3854 Cerritos	DataLink	Alan Freedman	Data storage	1,560	Data Center	1,000	1.5
3856 Cerritos	Clubhouse Printing	Monica Vardin	Printer	1,560	Manufacturing Light	500	3.1
3858 Cerritos	Firehouse Café	Beyong Rok Im	Café	1,560	Restaurant	100	15.
3888 Cerritos	Rustic Barn Import	Chrichana Vorachard	Storage of event accessories	1,560	Warehouse	1000	1.5
3890 Cerritos	MKZ Woodworks, Inc.	Michael Zanki	Cabinetry & Furniture	1,560	Furniture Manufacturing	1000	1.5
3894 Cerritos	Adaptfit	Maesa Thanantitroj	Physical Fitness	1,560	Health/Fitness	200	7.
3896 & 3902 Cerritos	Substance Fitness	Maesa Thanantitroj	Gym (after hours & weekends)	4,680	CUP	CUP	1
3912 Cerritos	NDT Metrics	Anthony Esposito	Repair	1,365	Maintenance & Repair	600	2.27
3938 & 3942 Cerritos	Chartreuse Home Furnishings, LLC	Allison Ward	Wholesale furniture	4,608	Building Materials & Services	1000	4.60
3948 Cerritos	Darin Erickson	Darin Erickson	Storage of collectibles	1,524	Warehouse	1,000	1.52
3952 Cerritos	Vacant	Vacant	Vacant	1,524	Warehouse	1,000	1.52
3958 Cerritos	30 Minute Fit	Richard King	Fitness Facility	1,524	Health/Fitness	200	7.6
3962 Cerritos	Ela Leitner Marketing	Ela Leitner	Marketing company	1,524	Professional Office	250	6.09
3968 Cerritos	Edrich Chiropractic	Dr. Stewart Edrich	Chiropractor	1,524	Medical Office	200	7.6
3972 Cerritos	Kangaroo Mobile	Joseph Alexander	Electronics Service and Repair	1,524	Maintenance & Repair	600	2.5
3978 Cerritos	Jonathan Minter	Jonathan Minter	Mfg Baseball Bats	1,524	Manufacturing Light	500	3.04
3982 Cerritos	Barefoot Dog, Inc./Purchase Green	Issam Houshan	Artificial turf sales	3,080	Building Materials & Services	1000	3.0
TOTAL NEEDED \$PACES				72,066			185.4
				Total Spaces in the Center			19
				Extra Spaces			6.5

Outdoor Conduct of Business

The City has some experience with these types of businesses desiring to conduct business out-of-doors, which has prompted staff to add two other conditions of approval. The first is that none of the Health/Fitness land use shall be conducted out-of-doors unless prior approval by a Temporary Use Permit has been obtained from the City (Condition #12), and separately, no storage facility for the business shall be constructed outside (Condition #13).

Findings

To approve a Conditional Use Permit, the Planning Commission must hold a public hearing and make findings of support for the proposed project. These findings are found in the Conditional Use Permit requirements at Los Alamitos Municipal Code 17.32.070 and include:

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

Staff Response: Below is a policy from the General Plan that appears to have a similar objective in its goal for the Land Use of “Health/Fitness Facilities - 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.”

The Planning Commission has since modified this General Plan Policy, and the earlier area that allowed for uses such as Commercial Recreation facilities known as the Limited Industrial Zone was extended to the entire Planned Light Industrial Zone. This included the permitted allowance of Health/Fitness Facilities - Small in the Zone and the Condition Use Permitted Health/Fitness Facilities – Large in the Zone.

- B. The proposed use is allowed 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 the “Health/Fitness Facilities - Large” 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. Staff feels that this use can be incorporated into the site and meets the parking requirements.

- 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 can be conditionally permitted through the Conditional Use Permit process, obtained by an affirmative decision of the Planning Commission. This process considers existing and future uses in the vicinity. Staff feels that this location is acceptable for the

proposed business as it has not shown to be a disruptive presence during its tenure in this location.

D. The site is physically suitable in terms of:

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

Staff response: The building on this parcel was constructed years ago, and the characteristics mentioned above were designed in the original construction 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 Health/Fitness 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 when calculated using the City's Zoning Code requirements for this use and others in the building. If this use were to be approved, any structural 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. Staff feels that this use in this unit is a suitable fit for the location.

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. All-access and emergency access were designed to meet that year's current access standards for an industrial center. The streets have been upgraded occasionally through the years; therefore, they 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) Zoning District has historically been provided with 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.

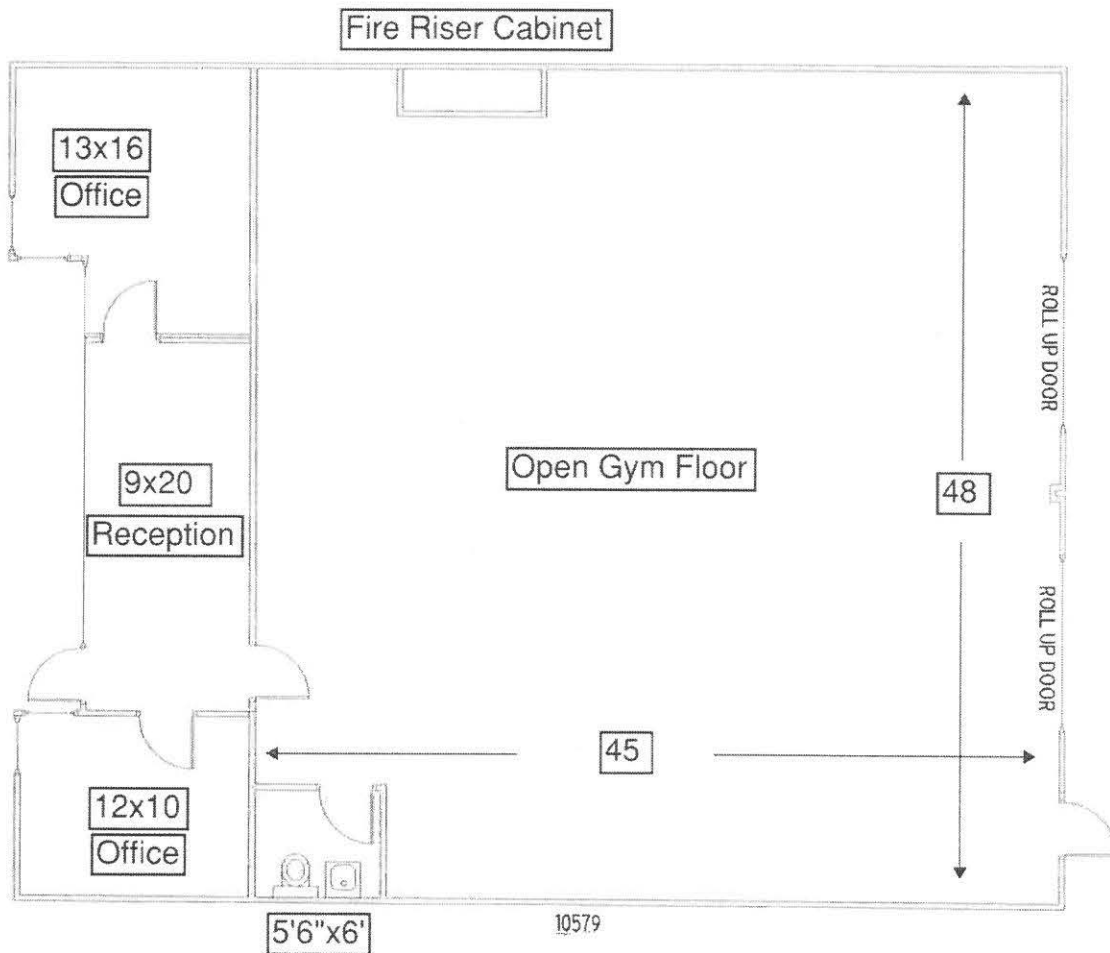
Staff response: Other than the already slight increase in parking numbers at the Center, this use, with its number of customers coming and going, would not adversely affect the public convenience, health, interest, safety, or general welfare of persons, property, or uses in the vicinity and zone.

The staff has reviewed this business for consistency with the General Plan, the Los Alamitos Municipal Code, and compatibility with surrounding land uses and believes that affirmative findings can be made for the proposed CUP. Therefore, staff recommends approval.

FISCAL IMPACT

None.

- Attachment:
1. Floor Plan
 2. 2-26-2025-01 CUP 25-01- Health Fitness - Large - Approval Resolution



BURKE ALAMITOS BUSINESS CENTER
 10579 BLOOMFIELD AVE
 LOS ALAMITOS, CA 90720



PLANNING COMMISSION RESOLUTION NO. 25-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 25-01 TO ALLOW A HEALTH/FITNESS FACILITY – LARGE IN A 2,960 SQUARE FOOT WAREHOUSE IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 10579 BLOOMFIELD STREET, APN 242-242-64, (APPLICANT: JASON SHELTON – RAW PERFORMANCE).

WHEREAS, on January 23, 2025, the Applicant, Jason Shelton, submitted a complete application for Conditional Use Permit 25-01 for a Health/Fitness Facility - Large in a 2,960 square foot tenant unit within a multi-tenant warehouse in the Planned Light Industrial (P-L-I) zoning district at 10579 Bloomfield Street, APN 242-242-64; 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, Health/Fitness Facilities – Large are required to obtain a Planning Commission-approved Conditional Use Permit to operate in the Planned Light Industrial Zone, according to LAMC Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones); and,

WHEREAS, a public hearing before the Planning Commission shall be required for all Conditional Use Permits, according to LAMC Section 17.32.050 (Review Procedures for Conditional Use Permits); and,

WHEREAS, the Planning Commission considered Conditional Use Permit 25-01 application at a duly noticed Public Hearing on February 26, 2025; and,

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

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

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

SECTION 2. Conditional Use Permit 25-01, requesting approval of a Permit for the use of Health/Fitness - Large in a 2,960 square-foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 10579 Bloomfield Street, APN 242-242-64, 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.

The project site is designated as Planned Industrial within the General Plan Land Use Element and is zoned Planned-Light-Industrial. Within this area, health/fitness facilities are encouraged to land uses, with small fitness facilities permitted by right and larger facilities that are over 2,500 square feet (such as the subject application) subject to a conditional use permit. Within the Planned Industrial land use classification, the City's General Plan identifies objectives for providing a diverse mix of businesses and activities while ensuring different land-use compatibility. The proposed health/fitness facility would offer a community-scale, recreational gym to residents and employees of the area, while being compatible and the type of scale and land use anticipated by the City's guiding policies and zoning code. Therefore, the proposed use is consistent with the General Plan.

- 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.

The gym will be located within the Planned Light Industrial zoning district, in which health/fitness facility - large are conditionally permitted uses. The project will occupy an existing tenant suite within a legally permitted multi-unit warehouse structure that complies with all applicable development standards, including site coverage, landscaping, and building setbacks. The applicant also provided a parking analysis demonstrating that the project site complies with minimum parking standards. Therefore, the health/fitness facility complies with all applicable Zoning and Municipal Code provisions.

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

The health/fitness facility will occupy a 2,960 square-foot unit within an existing building. The use can be accommodated through minor interior improvements and obtainment of a business license, and the use does not require any improvements or floorplan alterations that would affect uses outside of the existing suite. The health/fitness facility is compatible with adjacent land uses, in that the gym will be entirely self-contained. Adjacent land uses consist primarily of light industrial and warehouse spaces unaffected by the gym operation within the suite. Raw Performance anticipates hours of operation on weekdays and weekend mornings. While the anticipated hours of operation coincide with

traditional business hours typically associated with adjacent light-industrial uses, the applicant has demonstrated that the gym size, operation, hours, and typical attendees can be accommodated on-site without negatively impacting parking, the project site or adjacent properties. Therefore, the proposed activity's design, activity, size, and operating characteristics will be compatible with the land uses in the vicinity.

D. The site is physically suitable in terms of:

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

The building on this parcel was constructed years ago, and the characteristics mentioned above were designed in the original construction to meet the development standards that were current at the time for an Industrial type of building. 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 when calculated using the City's Zoning Code requirements for this use and others in the building. If this use were to be approved, any structural interior tenant improvements must be reviewed by the City's Building Department and the Orange County Fire Authority for compliance with building and safety standards. This use in this unit is a suitable fit for the location.

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. All-access, as well as emergency access, was designed to meet that year's current access standards for an industrial 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.).

Public protection services have historically served this unit 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 Planned Light Industrial (P-L-I) Zoning District unit has historically provided 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 the already slight increase in parking numbers at the center, this use, with its number of customers coming and going, would not adversely affect the public convenience, health, interest, safety, or general welfare of persons, property, or uses in the vicinity and zone.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit (CUP) 25-01 subject to the following conditions:

Planning

1. Approval of this application is to allow a Health/Fitness Facility - Large in a 2,960 square foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 10579 Bloomfield Street, APN 242-242-64, with such additions, revisions, changes, or modifications as required by the Planning Commission pursuant to approval of CUP 25-01 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 or 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 to defray 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 this Resolution was adopted 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. 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 for the subject application. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and the applicant will either undertake a defense of the matter and pay the City's associated legal costs or advance funds to pay for the defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
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 before issuing **any** permits.

8. Applicant shall comply with 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 and shall not fall outside of 5:00 a.m. to 10:00 p.m. every day.
12. None of the Health/Fitness land uses shall be conducted outdoors unless the city has granted prior approval through a Temporary Use Permit.
13. No storage facility for the business shall be constructed outside of the existing warehouse structure.
14. The business shall adhere to exterior noise standards required by the Municipal Code (LAMC 17.20) for the Planned Light Industrial Zone.
15. If, at some future date, due to public complaints, it is determined that increased noise attenuation is required for the business, the Applicant shall be required to institute solutions that meet the Director's approval or denial determination.
16. While this business or another similar Health/Fitness Facility fills this unit, it shall be counted as using 15 parking spaces on the parcel.

Building Department

17. Applicant shall provide complete 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 alteration, repair, construction, or change of occupancy of the building or parcel.

18. Obtain any required demolition and HVAC permits from the City's Building and Safety Department.

Orange County Fire Authority

19. The OCFA has reviewed the proposed project and based on this initial assessment there do not appear to be any significant concerns related to fire department requirements. The occupancy classification is being presumed as that of B/S1 Occupancies. Contingent upon approval of the CUP by the Planning Department/Planning Commission, the conditions listed below apply to this project; please provide them in the resolution issued to the applicant.

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

Changes to sprinkler or fire alarms if applicable.

SECTION 4. The decision of the Planning Commission is subject to a ten-calendar-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 it and shall certify as to its adoption.

PASSED, APPROVED, AND ADOPTED this 26th day of February 2025.

Chair ____

ATTEST:

Irving Montenegro, Development Services Manager

APPROVED AS TO FORM:

Michael Daudt, City Attorney

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

I, Irving Montenegro, Development Services Manager of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 26th day of February 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Irving Montenegro, Development Services Manager

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: February 26, 2025

ITEM NUMBER: 8A

To: Members of the Planning Commission

**Presented By: Tom Oliver, Associate Planner
Irving Montenegro Jr., Manager**

Subject: Neighborhood Sign Assessment

SUMMARY

This discussion item reports the results of the Neighborhood Sign Assessment Survey, which was hosted on the City's website from June through August 2024.

RECOMMENDATION

1. Evaluate and discuss the survey results, and;
2. Receive and file; or,
3. Provide recommendations to prepare a resolution of recommendation for the next steps to the City Council.

BACKGROUND

The City of Los Alamitos conducted a Neighborhood Sign Assessment Survey from June through August, 2024, hosted through the City's website. The survey gathered public input on possible neighborhood name signage and the potential renaming of Apartment Row. The responses were gathered to help the City understand community preferences and guide the possible future design and implementation of the neighborhood signs.

Los Alamitos is approximately two square miles, excluding the Joint Forces Training Base, and is divided into 16 neighborhoods. Los Alamitos residents frequently identify themselves according to their neighborhood and are generally proud of where they live. The largest of the neighborhoods is the Midtown Neighborhood, which was recently renamed "Midtown" from Apartment Row after the City Council considered the input gathered from the Neighborhood Sign Survey in February 2025.

The neighborhoods are identifiable within the Neighborhood Map shown below:



DISCUSSION

The Neighborhood Sign Assessment Survey link closed in August 2024. A compilation of survey responses is attached to this report. Here are some brief highlights from the compiled results.

Midtown (Apartment Row) had the most respondents (89), followed by the Highlands (68) and Carrier Row (47). 55 percent of the overall respondents noted that the City did not need neighborhood signage. When broken down by neighborhood, many of the neighborhoods that do not currently have any signage presence, such as Old Town West & New Dutch Haven, recorded the largest “NO” to signage numbers. There were individual neighborhoods that voted “YES” to neighborhood signage. With low numbers of respondents, Country Square and the Bungalows had an affirmative response for signage with only one vote for each neighborhood. Other neighborhoods that responded “YES” were College Park North (2 - yes, 1 -no), Woodcrest (4 - yes, 1 no), and Parkwood (4 - yes, 1 - no). Ties were experienced by Dutch Haven (4 -yes, 4 - no), the Highlands (23 - yes, 23 - no), and El Dorado Park (1 - yes, 1 - no).

Picking specific representational symbols for neighborhoods was less popular, with over half of respondents leaning towards “not at all important.” If signage were installed, the marginal winner of where to place such signage was “on a pole,” over “on a wall or fence,” or “in the median.” The clearest opinion gleaned by the survey was a 62% winner of signage being “consistent with the same design” across all neighborhoods.

On a particularly nice note, “friendly” and “family” seemed to be the most common

descriptors of the neighborhoods in the City.

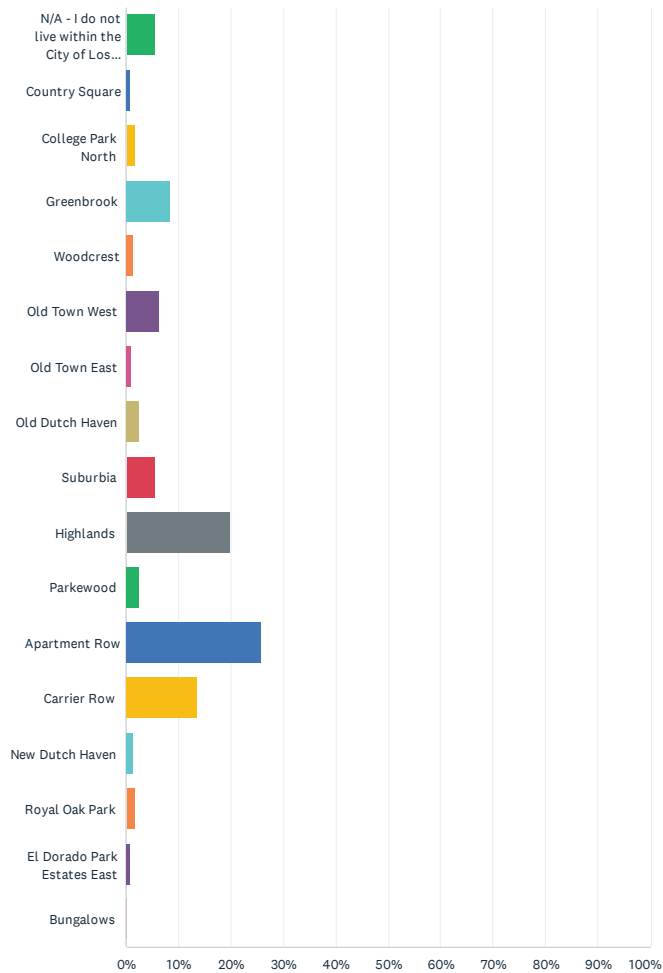
FISCAL IMPACT

None

Attachment: 1. Compiled Data Set

Q1 Which of the 16 Los Alamitos neighborhoods do you reside in?

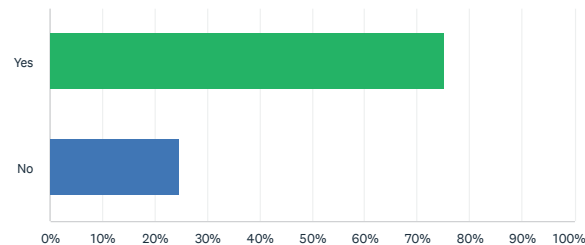
Answered: 344 Skipped: 0



ANSWER CHOICES	RESPONSES	
N/A - I do not live within the City of Los Alamitos	5.52%	19
Country Square	0.87%	3
College Park North	1.74%	6
Greenbrook	8.43%	29
Woodcrest	1.45%	5
Old Town West	6.40%	22
Old Town East	1.16%	4
Old Dutch Haven	2.62%	9
Suburbia	5.52%	19
Highlands	19.77%	68
Parkewood	2.62%	9
Apartment Row	25.87%	89
Carrier Row	13.66%	47
New Dutch Haven	1.45%	5
Royal Oak Park	1.74%	6
El Dorado Park Estates East	0.87%	3
Bungalows	0.29%	1
TOTAL		344

Q2 Do you think that the "Apartment Row" name should be changed?

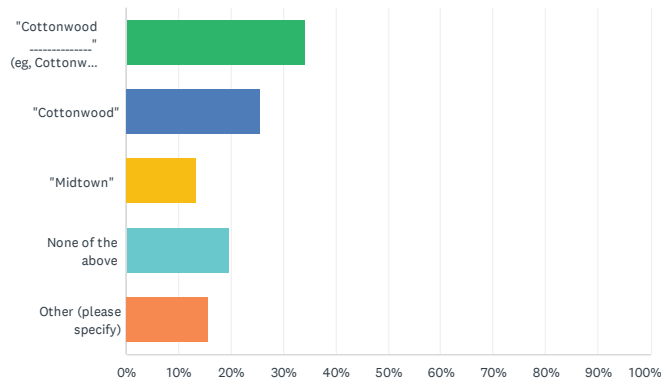
Answered: 77 Skipped: 267



ANSWER CHOICES	RESPONSES	
Yes	75.32%	58
No	24.68%	19
TOTAL		77

Q3 Which of the below names do you like? Check all that apply.

Answered: 82 Skipped: 262



ANSWER CHOICES	RESPONSES	
"Cottonwood _____" (eg, Cottonwood Place, Cottonwood Cove, etc.)	34.15%	28
"Cottonwood"	25.61%	21
"Midtown"	13.41%	11
None of the above	19.51%	16
Other (please specify)	15.85%	13
Total Respondents: 82		

Q4 In the previous question, you selected "Cottonwood _____" as a potential name option. Please indicate the word that you would use to fill in the blank.

Answered: 26 Skipped: 318

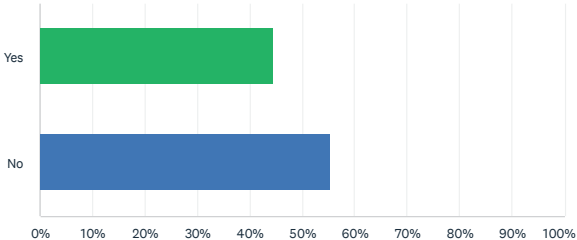
#	RESPONSES	DATE
1	Cove	8/2/2024 6:34 PM
2	Cottonwood Grove	8/1/2024 1:04 PM
3	Cove	7/27/2024 1:07 PM
4	Lane	7/26/2024 2:45 PM
5	Place	7/23/2024 1:17 PM
6	Commons	7/19/2024 10:40 PM
7	Cove	7/14/2024 12:21 PM
8	Cove	7/13/2024 9:30 PM
9	Cove	7/10/2024 7:58 AM
10	Cove	7/10/2024 7:55 AM
11	Row	7/7/2024 9:15 PM
12	Park	7/1/2024 10:17 AM
13	park community	6/26/2024 10:22 AM
14	Cottonwood Forest	6/24/2024 5:02 PM
15	Place	6/23/2024 11:50 PM
16	Cottonwood Place	6/23/2024 5:38 PM
17	Road	6/22/2024 9:00 PM
18	Cottonwood Acres, Cottonwood Community, Cottonwood Commons	6/22/2024 9:44 AM
19	Cove	6/21/2024 2:08 PM
20	Heights	6/20/2024 9:56 PM
21	Place	6/18/2024 9:35 PM
22	Glen	6/18/2024 8:32 PM
23	Square	6/18/2024 9:38 AM
24	Cove	6/17/2024 7:38 PM
25	Cove	6/17/2024 5:48 PM
26	Cove	6/17/2024 4:30 PM

10 - Cove
4 - Place
2 - Park
2 - Community
2 - Commons
9 - Misc Others (Row, Grove, Lane, Forest, Road, Heights, Glen, Square)

1 / 1

Q5 Do you feel that the City needs neighborhood identification signage?

Answered: 229 Skipped: 115

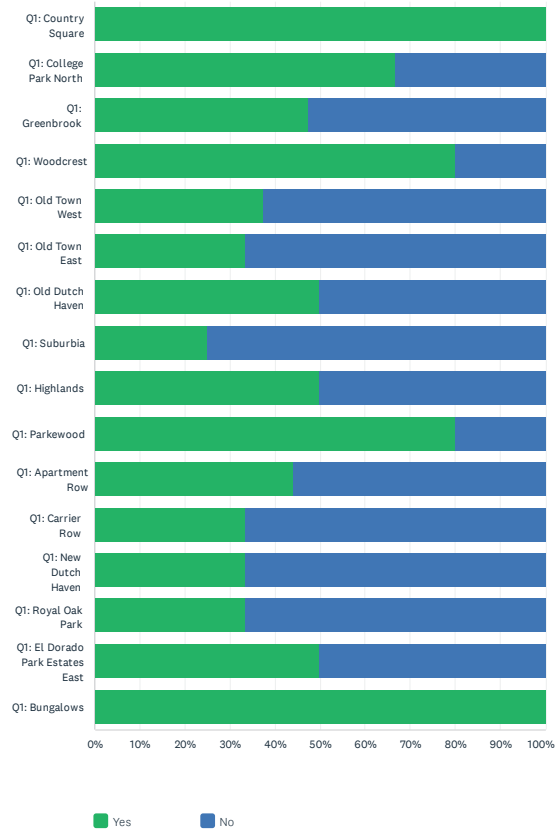


ANSWER CHOICES	RESPONSES	
Yes	44.54%	102
No	55.46%	127
TOTAL		229

City of Los Alamitos Neighborhood Sign Survey

Q5 Do you feel that the City needs neighborhood identification signage?

Answered: 229 Skipped: 96



City of Los Alamitos Neighborhood Sign Survey

	YES	NO	TOTAL
Q1: Country Square	100.00% 1	0.00% 0	0.44% 1
Q1: College Park North	66.67% 2	33.33% 1	1.31% 3
Q1: Greenbrook	47.37% 9	52.63% 10	8.30% 19
Q1: Woodcrest	80.00% 4	20.00% 1	2.18% 5
Q1: Old Town West	37.50% 6	62.50% 10	6.99% 16
Q1: Old Town East	33.33% 1	66.67% 2	1.31% 3
Q1: Old Dutch Haven	50.00% 4	50.00% 4	3.49% 8
Q1: Suburbia	25.00% 3	75.00% 9	5.24% 12
Q1: Highlands	50.00% 23	50.00% 23	20.09% 46
Q1: Parkewood	80.00% 4	20.00% 1	2.18% 5
Q1: Apartment Row	43.94% 29	56.06% 37	28.82% 66
Q1: Carrier Row	33.33% 12	66.67% 24	15.72% 36
Q1: New Dutch Haven	33.33% 1	66.67% 2	1.31% 3
Q1: Royal Oak Park	33.33% 1	66.67% 2	1.31% 3
Q1: El Dorado Park Estates East	50.00% 1	50.00% 1	0.87% 2
Q1: Bungalows	100.00% 1	0.00% 0	0.44% 1
Total Respondents	102	127	229

Q6 Describe the character of your neighborhood in 3 words:

Answered: 209 Skipped: 135

#	RESPONSES	DATE
1	Overlooked, ignored,	8/2/2024 6:37 PM
2	Mostly single family residential homes.	8/2/2024 3:49 PM
3	Friendly, Quiet, Upscale	8/2/2024 3:44 PM
4	Quiet, friendly, carong	8/1/2024 11:58 PM
5	Quiet, cul de sacs, single main entrance for all residents and visitors	8/1/2024 7:21 PM
6	Family friendly neighborhood	8/1/2024 1:05 PM
7	Family focused, friendly, quiet	7/26/2024 9:32 PM
8	Safe friendly quiet	7/26/2024 7:18 PM
9	???	7/26/2024 5:31 PM
10	Over Crowded	7/26/2024 12:23 PM
11	Quiet Family oriented	7/25/2024 1:39 PM
12	Wholesome and friendly	7/23/2024 4:24 PM
13	Mixed	7/23/2024 1:22 PM
14	Family, sports, American	7/20/2024 1:58 PM
15	Families, dogs, walking	7/19/2024 10:43 PM
16	Family clean safe	7/19/2024 6:34 PM
17	single family homes	7/19/2024 6:31 PM
18	Small, family oriented, older homes	7/19/2024 4:22 PM
19	Peaceful, friendly, safe	7/19/2024 1:49 PM
20	Neighborly	7/19/2024 7:58 AM
21	Quiet peaceful beautiful	7/18/2024 11:14 PM
22	Quiet, manicured, friendly	7/18/2024 8:41 PM
23	Quiet, calm, historic	7/18/2024 12:22 PM
24	Peaceful, up and coming, safe	7/15/2024 2:23 PM
25	HOA Neighborhood Homes	7/14/2024 3:19 PM
26	Quiet and peaceful	7/14/2024 12:25 PM
27	Family oriented community	7/13/2024 10:24 PM
28	Nice, clean, quiet	7/13/2024 9:32 PM
29	Peaceful, family, open	7/12/2024 5:20 PM
30	Quiet, safe, friendly	7/12/2024 12:48 PM
31	peaceful, friendly, small	7/12/2024 10:47 AM
32	crowded	7/10/2024 8:37 PM
33	Safe, patriotic, and community	7/10/2024 7:08 PM

34	it's just fine as is...No signs needed	7/10/2024 12:00 PM
35	Convenient, pedestrian friendly, green landscapegree	7/10/2024 8:01 AM
36	Friendly, clean, safe and multicultural.	7/9/2024 1:28 PM
37	calm, quiet, road repair	7/8/2024 10:06 AM
38	Active, busy, diverse	7/7/2024 9:24 PM
39	Carrier Row	7/7/2024 8:03 PM
40	Have Parkewood Sign	7/7/2024 2:37 PM
41	Stable, quiet, pleasant	7/7/2024 1:30 PM
42	Quiet and green.	7/6/2024 3:31 PM
43	clean, suburban, well kept	7/6/2024 2:35 PM
44	Overrun with e-bikes	7/6/2024 1:45 PM
45	Quaint, quiet, friendly	7/6/2024 8:27 AM
46	Great	7/6/2024 7:37 AM
47	Excellent Place To Live	7/5/2024 11:18 PM
48	Kind, calm, friendly	7/5/2024 7:09 PM
49	Quite friendly diverse	7/5/2024 6:17 PM
50	Hidden gem	7/5/2024 2:42 PM
51	Peaceful and friendly	7/5/2024 1:48 PM
52	Family, students, fire station	7/5/2024 1:00 PM
53	Friendly, Family, Values	7/4/2024 6:40 PM
54	Quiet, Friendly, Fun	7/4/2024 12:08 PM
55	Quite, but friendly	7/1/2024 8:52 PM
56	densed	7/1/2024 10:24 AM
57	Friendly and comfortable	7/1/2024 7:45 AM
58	Safe, comfortable, family	6/30/2024 5:20 PM
59	Trees	6/30/2024 3:39 PM
60	Nostalgic Mayberry hometown	6/29/2024 12:03 PM
61	Family, close, dense	6/29/2024 8:04 AM
62	family oriented neighborhood	6/29/2024 7:56 AM
63	old comfy trees	6/28/2024 9:25 PM
64	Quiet, safe, aloof	6/28/2024 4:35 PM
65	Vibrant, safe and caring	6/28/2024 12:39 PM
66	Very Well established.	6/28/2024 12:33 PM
67	Old town	6/28/2024 12:16 PM
68	Town center	6/28/2024 12:14 PM
69	Single family living	6/26/2024 9:47 PM
70	Good	6/26/2024 3:29 PM
71	Family, Vibrant, Sunshine	6/26/2024 2:24 PM

City of Los Alamitos Neighborhood Sign Survey

72	tightknit, peaceful (except for first week of July since council allows sale of fireworks now!!!), family oriented	6/26/2024 11:37 AM
73	Dense, walkable, safe	6/26/2024 10:32 AM
74	Quiet , friendly , close-knit	6/26/2024 9:51 AM
75	Quite /busy	6/26/2024 8:33 AM
76	Friendly , Caring, Concerned, Supportive of the base, Animal lovers	6/26/2024 6:02 AM
77	huytrdfgui	6/26/2024 2:29 AM
78	Quiet , friendly , beautiful	6/25/2024 10:11 PM
79	nice and quiet	6/25/2024 1:59 PM
80	Peaceful tree lined older	6/25/2024 11:58 AM
81	Quiet , peaceful , polite	6/25/2024 11:18 AM
82	Old, walkable and pleasant	6/25/2024 9:38 AM
83	Quiet clean family	6/25/2024 8:41 AM
84	Active, transient, central	6/24/2024 8:03 PM
85	Quaint, family friendly & cozy	6/24/2024 5:04 PM
86	Family Friendly Community	6/24/2024 5:04 PM
87	Quaint nostalgic friendly	6/24/2024 2:37 PM
88	Clean, safe , and friendly .	6/24/2024 1:38 PM
89	spacious, shopping, breezy, trees	6/24/2024 1:11 PM
90	Safe , comfortable, noisy	6/24/2024 7:43 AM
91	Temporary Alamito Residents	6/23/2024 11:52 PM
92	Quiet , mature, pleasant	6/23/2024 5:50 PM
93	Safe , friendly , happy	6/22/2024 9:04 PM
94	Quiet , Safe , Bland	6/22/2024 5:23 PM
95	quiet apartments	6/22/2024 5:16 PM
96	Average middle class	6/22/2024 11:11 AM
97	Family Friendly atmosphere	6/22/2024 8:50 AM
98	Quiet , fulfilling, peaceful	6/22/2024 7:30 AM
99	Family Safe Friendly	6/22/2024 1:17 AM
100	Diverse, Friendly , Community	6/21/2024 10:00 PM
101	formerly small homes	6/21/2024 9:12 PM
102	Rossmoor imitation wannabe	6/21/2024 9:08 PM
103	Quiet , forgotten, old	6/21/2024 5:44 PM
104	Family oriented safe	6/21/2024 4:42 PM
105	Multigenerational, friendly , safe	6/21/2024 4:30 PM
106	It's the people who should form the character.	6/21/2024 3:37 PM
107	Modern	6/21/2024 3:04 PM
108	Diverse, friendly , clean	6/21/2024 2:11 PM
109	Neglected, overlooked, unappreciated	6/21/2024 2:09 PM

City of Los Alamitos Neighborhood Sign Survey

110	Very Well established.	6/21/2024 1:34 PM
111	Community and Friendliness	6/21/2024 1:33 PM
112	Friendly , quiet , nice.	6/21/2024 1:26 PM
113	Quiet , residential, ?	6/21/2024 12:39 PM
114	Needs a Park	6/21/2024 12:23 PM
115	Friendly , family oriented, convenient	6/21/2024 12:18 PM
116	separate, not a community, housing tract	6/21/2024 12:16 PM
117	Neighorly	6/21/2024 12:04 PM
118	Family , comfortable, pets	6/21/2024 9:20 AM
119	Working class neighborhood	6/21/2024 8:47 AM
120	Secluded	6/21/2024 7:40 AM
121	Being OVERBUILT with ADU	6/20/2024 10:53 PM
122	Friendly , traditional, classic	6/20/2024 8:47 PM
123	Charming, family -oriented, Mayberry	6/20/2024 6:14 PM
124	Family , fun, friendly	6/20/2024 5:26 PM
125	single family residential	6/20/2024 4:52 PM
126	Busy Loud Inconsiderate	6/20/2024 1:34 PM
127	Older houses, quiet, safe	6/20/2024 1:28 PM
128	Family , Safe , Community	6/20/2024 1:24 PM
129	Clean quiet comfortable	6/20/2024 1:11 PM
130	Proud & Family friendly	6/20/2024 10:04 AM
131	quiet	6/20/2024 9:06 AM
132	Friendly , family , fun	6/20/2024 8:06 AM
133	It's getting ghetto	6/20/2024 7:57 AM
134	Quiet , peaceful , safe	6/19/2024 8:29 PM
135	family friendly average	6/19/2024 6:37 PM
136	Small homey non-descript	6/19/2024 6:32 PM
137	family-friendly pleasant	6/19/2024 6:20 PM
138	Quiet , Traditional, Peaceful	6/19/2024 5:48 PM
139	Not Rossmoor	6/19/2024 4:49 PM
140	Diverse, cozy, quiet	6/19/2024 12:55 PM
141	N/A	6/19/2024 11:44 AM
142	the base, boats & trailers & trucks, residential	6/19/2024 10:35 AM
143	Friendly	6/19/2024 10:22 AM
144	Apts, condos, homes	6/19/2024 10:07 AM
145	Family friendly neighborly	6/19/2024 9:54 AM
146	hardworking and friendly	6/19/2024 9:41 AM
147	Pleasant, parking congested, access	6/18/2024 9:54 PM

City of Los Alamitos Neighborhood Sign Survey

148	Friendly, accomidating and patriotic.	6/18/2024 8:39 PM
149	Busy yet peaceful	6/18/2024 8:39 PM
150	Community, friendly, safe	6/18/2024 6:13 PM
151	Mixed residences	6/18/2024 6:03 PM
152	conservative, patriotic, strong	6/18/2024 5:25 PM
153	peaceful, comfortable, stable	6/18/2024 5:04 PM
154	Family oriented, safe	6/18/2024 4:10 PM
155	Mostly 1960s home styles.	6/18/2024 4:00 PM
156	Quiet, quaint, tree lined	6/18/2024 3:42 PM
157	Family friendly, convenient	6/18/2024 3:35 PM
158	Quiet, Safe, Friendly	6/18/2024 3:23 PM
159	Family Friendly	6/18/2024 2:02 PM
160	Family, Friends, Neighborly	6/18/2024 1:48 PM
161	Neighborly, traditional, and pride of ownership	6/18/2024 1:48 PM
162	Homey, friendly, pleasing	6/18/2024 12:51 PM
163	A nice place	6/18/2024 12:50 PM
164	Friendly, clean, happy	6/18/2024 12:17 PM
165	Single Family Homes	6/18/2024 12:12 PM
166	Quiet, calm, safe	6/18/2024 12:10 PM
167	family friendly neighborhood	6/18/2024 12:05 PM
168	Quaint Friendly comfortable	6/18/2024 11:30 AM
169	quiet, clean, neighborly	6/18/2024 11:15 AM
170	friendly and beautiful	6/18/2024 11:01 AM
171	Quiet, Friendly, Involved	6/18/2024 11:00 AM
172	Friendly	6/18/2024 10:21 AM
173	Community, friendly, safe	6/18/2024 10:15 AM
174	Peaceful, family oriented	6/18/2024 9:40 AM
175	Single Family Homes	6/18/2024 9:16 AM
176	First-rate, friendly and fun	6/18/2024 8:08 AM
177	Cheaply built housing	6/18/2024 7:42 AM
178	Family, Friendly and United	6/17/2024 11:42 PM
179	Tranquil, well-maintained, neighborly	6/17/2024 11:36 PM
180	Friendly, Caring, Supportive	6/17/2024 10:59 PM
181	diverse	6/17/2024 10:54 PM
182	Quiet, friendly, peaceful	6/17/2024 10:25 PM
183	Quaint, friendly, clean	6/17/2024 9:10 PM
184	friendly, peaceful, family	6/17/2024 9:04 PM
185	Friendly, active, festive	6/17/2024 8:57 PM

City of Los Alamitos Neighborhood Sign Survey

186	FAMILY FRIENDLY CURTEOUS	6/17/2024 8:42 PM
187	Family, backyard, nice	6/17/2024 8:21 PM
188	Old timey neighborhood	6/17/2024 8:07 PM
189	Beautiful established quiet	6/17/2024 7:47 PM
190	Quiet, in between	6/17/2024 7:40 PM
191	Friendly, streets signage is clearly labeled	6/17/2024 7:40 PM
192	Quiet, friendly, homey	6/17/2024 7:37 PM
193	Los Alamitos Stepchild	6/17/2024 7:27 PM
194	Family- oriented, manicured, close-knit	6/17/2024 7:25 PM
195	Streets named after CA counties. (Humbolt misspelled)	6/17/2024 7:20 PM
196	It's Apartment Row	6/17/2024 7:13 PM
197	Spanish architecture influenced	6/17/2024 7:13 PM
198	Family-friendly, urban, walkable	6/17/2024 5:51 PM
199	Pleasant	6/17/2024 5:43 PM
200	No specific character. There's single family, duplex, apartments, condos, small businesses, franchise businesses, school, restaurants... There's no predominant use or unique neighborhood character.	6/17/2024 5:32 PM
201	1990 middle class	6/17/2024 5:23 PM
202	intelligent curiosity brave	6/17/2024 5:19 PM
203	crowded friendly safe	6/17/2024 4:58 PM
204	Friendly Quiet private	6/17/2024 4:45 PM
205	Friendly, quiet, safe	6/17/2024 4:41 PM
206	Friendly, beautiful	6/17/2024 4:17 PM
207	Mismatch, hodgepodge, variegated	6/17/2024 4:10 PM
208	timeless, classic, elegant	6/17/2024 3:15 PM
209	Rossmoor Highlands	6/17/2024 2:15 PM

Q7 Are there any colors that you think exemplify the character of your neighborhood?

Answered: 198 Skipped: 146

#	RESPONSES	DATE
1	Blue a color of strength	8/2/2024 6:37 PM
2	Not really.	8/2/2024 3:49 PM
3	No	8/2/2024 3:44 PM
4	Red white and blue since we are located next to the base and our neighborhood was named using a military theme	8/1/2024 11:58 PM
5	earth tones	8/1/2024 7:21 PM
6	Green, blue	8/1/2024 1:05 PM
7	Green	7/27/2024 1:08 PM
8	Blue	7/26/2024 9:32 PM
9	No	7/26/2024 7:18 PM
10	What does this even mean or relate to?	7/26/2024 5:31 PM
11	No	7/26/2024 12:23 PM
12	Green	7/25/2024 1:39 PM
13	No	7/23/2024 4:24 PM
14	No color can exemplify the character or characteristics of a neighborhood as we are all different and each of us make the it a "community"	7/20/2024 1:58 PM
15	NA	7/19/2024 10:43 PM
16	No	7/19/2024 6:34 PM
17	no	7/19/2024 6:31 PM
18	Beiges	7/19/2024 4:22 PM
19	no	7/19/2024 1:49 PM
20	No	7/19/2024 7:58 AM
21	Green Blue	7/18/2024 8:41 PM
22	Neutral colors	7/18/2024 12:22 PM
23	Blue	7/15/2024 2:23 PM
24	Green	7/14/2024 3:19 PM
25	Green & brown	7/14/2024 12:25 PM
26	Baby blue, light purple, light yellow	7/13/2024 10:24 PM
27	Green	7/13/2024 9:32 PM
28	Green	7/12/2024 5:20 PM
29	Red, white and blue	7/12/2024 12:48 PM
30	no	7/12/2024 10:47 AM

31	no	7/10/2024 8:37 PM
32	red, white and blue	7/10/2024 7:08 PM
33	no	7/10/2024 12:00 PM
34	Green	7/10/2024 8:01 AM
35	Blue, green and yellow	7/9/2024 1:28 PM
36	dark green	7/8/2024 10:06 AM
37	Green	7/7/2024 9:24 PM
38	Red	7/7/2024 8:03 PM
39	Existing sign good	7/7/2024 2:37 PM
40	Green blue yellow	7/7/2024 1:30 PM
41	Green	7/6/2024 3:31 PM
42	No, but more colorful flowers would be nice like purple.	7/6/2024 1:45 PM
43	No	7/6/2024 8:27 AM
44	No	7/6/2024 7:37 AM
45	Green	7/5/2024 11:18 PM
46	Green or blue	7/5/2024 7:09 PM
47	Green	7/5/2024 6:17 PM
48	Orange	7/5/2024 2:42 PM
49	No	7/5/2024 1:48 PM
50	Red and royal blue	7/5/2024 1:00 PM
51	Blue, Tan, Green	7/4/2024 6:40 PM
52	Beige - which is not fun - too boring and conservative	7/4/2024 12:08 PM
53	Green - good energy	7/1/2024 8:52 PM
54	no comment	7/1/2024 10:24 AM
55	No	7/1/2024 7:45 AM
56	Green	6/30/2024 3:39 PM
57	Red, white, blue. Patriotic colors.	6/29/2024 12:03 PM
58	Brown	6/29/2024 8:04 AM
59	no	6/29/2024 7:56 AM
60	green	6/28/2024 9:25 PM
61	no	6/28/2024 4:35 PM
62	Red white and blue	6/28/2024 12:39 PM
63	Like the personal choices of my neighbors.	6/28/2024 12:33 PM
64	No	6/28/2024 12:14 PM
65	No	6/26/2024 3:29 PM
66	green, lavender (jacarandas)	6/26/2024 11:37 AM
67	Olive drab green as it is fitting to cottonwood Park as focus of area and prox. to JFTB	6/26/2024 10:32 AM
68	No	6/26/2024 9:51 AM

City of Los Alamitos Neighborhood Sign Survey

69	Blue	6/26/2024 8:33 AM
70	Red, White and Blue	6/26/2024 6:02 AM
71	green orange	6/26/2024 2:29 AM
72	Green	6/25/2024 10:11 PM
73	no	6/25/2024 1:59 PM
74	No	6/25/2024 11:58 AM
75	Blue and white	6/25/2024 11:18 AM
76	Orange	6/25/2024 9:38 AM
77	NA	6/25/2024 8:41 AM
78	Not really	6/24/2024 8:03 PM
79	Blue and green	6/24/2024 5:04 PM
80	Green and blue	6/24/2024 5:04 PM
81	Green	6/24/2024 2:37 PM
82	Green, blue	6/24/2024 1:11 PM
83	Beige, white, green	6/24/2024 7:43 AM
84	Blue	6/23/2024 11:52 PM
85	No	6/23/2024 5:50 PM
86	Baby blue	6/22/2024 9:04 PM
87	Our current sign is fine, but I hate the name Suburbia.	6/22/2024 5:23 PM
88	no	6/22/2024 5:16 PM
89	Light grey	6/22/2024 11:11 AM
90	Red/White/Blue	6/22/2024 8:50 AM
91	No	6/22/2024 1:17 AM
92	Gold	6/21/2024 10:00 PM
93	no	6/21/2024 9:12 PM
94	no	6/21/2024 9:08 PM
95	Why are we even talking about "neighborhoods" and "signage" in a city the size of Los Alamitos? We should be uniting rather than fragmenting our city.	6/21/2024 6:00 PM
96	Green	6/21/2024 5:44 PM
97	Blue, Green, Brown	6/21/2024 4:42 PM
98	Brown, blue & green	6/21/2024 4:30 PM
99	Okay, now I know where you're going with this survey. I think the money could be much better spent than on ways to make a community more divisive with particular names & signage.	6/21/2024 3:37 PM
100	Grey, brown, beige	6/21/2024 2:11 PM
101	Green	6/21/2024 2:09 PM
102	Most houses are fairly neutral.	6/21/2024 1:34 PM
103	No	6/21/2024 1:33 PM
104	No	6/21/2024 1:26 PM
105	No	6/21/2024 12:54 PM

City of Los Alamitos Neighborhood Sign Survey

106	No	6/21/2024 12:39 PM
107	Navy Blue!	6/21/2024 12:23 PM
108	No	6/21/2024 12:18 PM
109	Yellow, Teal	6/21/2024 12:16 PM
110	Green and brown	6/21/2024 12:04 PM
111	Orange, green	6/21/2024 9:20 AM
112	Green	6/21/2024 8:47 AM
113	red-white-blue	6/21/2024 7:40 AM
114	Earth colors NOT BRIGHT	6/20/2024 10:53 PM
115	No	6/20/2024 10:00 PM
116	Neutrals	6/20/2024 8:47 PM
117	Very classic colors, nothing bold, bright or modern	6/20/2024 6:14 PM
118	Yellow	6/20/2024 5:26 PM
119	No	6/20/2024 1:34 PM
120	No	6/20/2024 1:28 PM
121	Black	6/20/2024 1:24 PM
122	Yellow	6/20/2024 1:11 PM
123	Red white and blue for sure	6/20/2024 10:04 AM
124	no	6/20/2024 9:06 AM
125	Red, white & blue	6/20/2024 8:06 AM
126	Like gang colors? Green then	6/20/2024 7:57 AM
127	Light blue, brown, and light green	6/19/2024 8:29 PM
128	neutrals	6/19/2024 6:37 PM
129	Nuetral	6/19/2024 6:32 PM
130	blue, green	6/19/2024 6:20 PM
131	Red white and blue	6/19/2024 6:15 PM
132	Green	6/19/2024 5:48 PM
133	No. What does that even mean??	6/19/2024 4:49 PM
134	Neutrals	6/19/2024 12:55 PM
135	N/A	6/19/2024 11:44 AM
136	red, white, & blue	6/19/2024 10:35 AM
137	Green	6/19/2024 9:54 AM
138	Green	6/18/2024 9:54 PM
139	No	6/18/2024 9:38 PM
140	Shades of blue (The Blue Angels were stationed here).	6/18/2024 8:39 PM
141	Green and tan	6/18/2024 8:39 PM
142	Blue	6/18/2024 6:13 PM
143	no	6/18/2024 6:03 PM

City of Los Alamitos Neighborhood Sign Survey

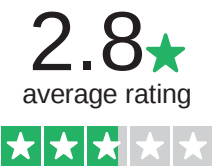
144	red, white, and blue	6/18/2024 5:25 PM
145	bright, happy colors	6/18/2024 5:04 PM
146	no	6/18/2024 4:00 PM
147	Green	6/18/2024 3:42 PM
148	no	6/18/2024 3:35 PM
149	Multi-colored units mostly in grey and browns.	6/18/2024 3:23 PM
150	Green	6/18/2024 2:02 PM
151	Blue and Red	6/18/2024 1:48 PM
152	Dark Green, like the color of the leaves of our trees	6/18/2024 1:48 PM
153	Green	6/18/2024 12:51 PM
154	No	6/18/2024 12:50 PM
155	Green	6/18/2024 12:17 PM
156	No	6/18/2024 12:12 PM
157	No	6/18/2024 12:10 PM
158	Green	6/18/2024 12:05 PM
159	Spring bloom colors	6/18/2024 11:42 AM
160	No	6/18/2024 11:30 AM
161	Green	6/18/2024 11:15 AM
162	green	6/18/2024 11:01 AM
163	No	6/18/2024 10:21 AM
164	Black and tan	6/18/2024 10:15 AM
165	Orange	6/18/2024 9:40 AM
166	NO	6/18/2024 9:16 AM
167	Sage Green, Bright Gold or White	6/18/2024 8:08 AM
168	Gray	6/18/2024 7:42 AM
169	I like vintage colors that represents historical preservation.	6/17/2024 11:42 PM
170	Green Purple	6/17/2024 11:36 PM
171	Bright	6/17/2024 10:59 PM
172	red, white & blue	6/17/2024 10:54 PM
173	muted	6/17/2024 10:25 PM
174	No	6/17/2024 9:10 PM
175	no	6/17/2024 9:04 PM
176	No	6/17/2024 8:57 PM
177	RED WHITE BLUE OR YELLOW ORANGE	6/17/2024 8:42 PM
178	no	6/17/2024 8:19 PM
179	Green	6/17/2024 7:47 PM
180	Neutral	6/17/2024 7:40 PM
181	No	6/17/2024 7:40 PM

City of Los Alamitos Neighborhood Sign Survey

182	Green, periwinkle (for the jacaranda blossoms)	6/17/2024 7:37 PM
183	Blue "colar"	6/17/2024 7:27 PM
184	Green, black, red	6/17/2024 7:25 PM
185	Red	6/17/2024 7:20 PM
186	Green	6/17/2024 7:13 PM
187	Red tile roofs Red/orange brick Earth colors	6/17/2024 7:13 PM
188	Green	6/17/2024 5:51 PM
189	No	6/17/2024 5:43 PM
190	Drab beige, light beige, dirty plaster, good 'ol beige...	6/17/2024 5:32 PM
191	beige	6/17/2024 5:23 PM
192	blue and white	6/17/2024 5:19 PM
193	sky blue	6/17/2024 4:58 PM
194	Green	6/17/2024 4:45 PM
195	No	6/17/2024 4:41 PM
196	Red White & Blue	6/17/2024 4:10 PM
197	navy blue	6/17/2024 3:15 PM
198	Green	6/17/2024 2:15 PM

Q8 On a scale of 1 to 5 (with 1 being not at all important and 5 being very important), how important is the use of local symbols and/or neighborhood specific emblems on neighborhood signage?

Answered: 225 Skipped: 119

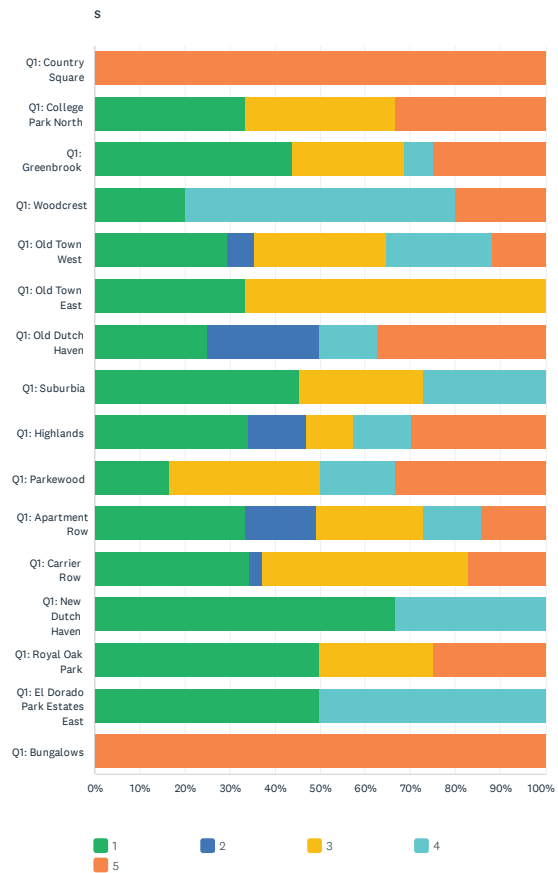


	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	34.22% 77	8.89% 20	24.00% 54	12.89% 29	20.00% 45	225	2.76

City of Los Alamitos Neighborhood Sign Survey

Q8 On a scale of 1 to 5 (with 1 being not at all important and 5 being very important), how important is the use of local symbols and/or neighborhood specific emblems on neighborhood signage?

Answered: 225 Skipped: 100



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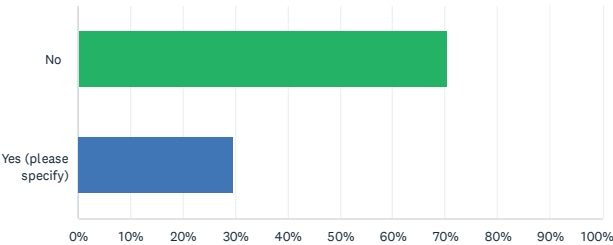
City of Los Alamitos Neighborhood Sign Survey

★	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Q1: Country Square	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.44% 1	5.00
Q1: College Park North	33.33% 1	0.00% 0	33.33% 1	0.00% 0	33.33% 1	1.33% 3	3.00
Q1: Greenbrook	43.75% 7	0.00% 0	25.00% 4	6.25% 1	25.00% 4	7.11% 16	2.69
Q1: Woodcrest	20.00% 1	0.00% 0	0.00% 0	60.00% 3	20.00% 1	2.22% 5	3.60
Q1: Old Town West	29.41% 5	5.88% 1	29.41% 5	23.53% 4	11.76% 2	7.56% 17	2.82
Q1: Old Town East	33.33% 1	0.00% 0	66.67% 2	0.00% 0	0.00% 0	1.33% 3	2.33
Q1: Old Dutch Haven	25.00% 2	25.00% 2	0.00% 0	12.50% 1	37.50% 3	3.56% 8	3.13
Q1: Suburbia	45.45% 5	0.00% 0	27.27% 3	27.27% 3	0.00% 0	4.89% 11	2.36
Q1: Highlands	34.04% 16	12.77% 6	10.64% 5	12.77% 6	29.79% 14	20.89% 47	2.91
Q1: Parkewood	16.67% 1	0.00% 0	33.33% 2	16.67% 1	33.33% 2	2.67% 6	3.50
Q1: Apartment Row	33.33% 21	15.87% 10	23.81% 15	12.70% 8	14.29% 9	28.00% 63	2.59
Q1: Carrier Row	34.29% 12	2.86% 1	45.71% 16	0.00% 0	17.14% 6	15.56% 35	2.63
Q1: New Dutch Haven	66.67% 2	0.00% 0	0.00% 0	33.33% 1	0.00% 0	1.33% 3	2.00
Q1: Royal Oak Park	50.00% 2	0.00% 0	25.00% 1	0.00% 0	25.00% 1	1.78% 4	2.50
Q1: El Dorado Park Estates East	50.00% 1	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.89% 2	2.50
Q1: Bungalows	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.44% 1	5.00

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Q9 Is there a particular symbol/emblem that you feel exemplifies your neighborhood?

Answered: 232 Skipped: 112

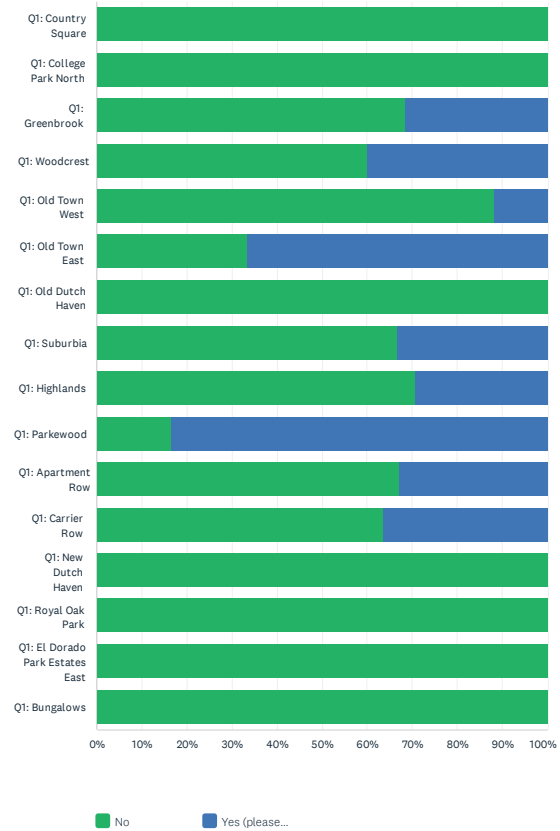


ANSWER CHOICES	RESPONSES	
No	70.26%	163
Yes (please specify)	29.74%	69
TOTAL		232

City of Los Alamitos Neighborhood Sign Survey

Q9 Is there a particular symbol/emblem that you feel exemplifies your neighborhood?

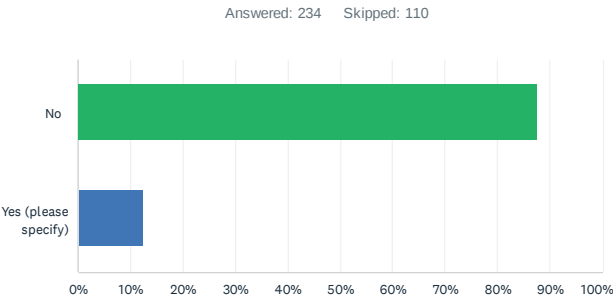
Answered: 232 Skipped: 93



City of Los Alamitos Neighborhood Sign Survey

	NO	YES (PLEASE SPECIFY)	TOTAL
Q1: Country Square	100.00% 1	0.00% 0	0.43% 1
Q1: College Park North	100.00% 3	0.00% 0	1.29% 3
Q1: Greenbrook	68.42% 13	31.58% 6	8.19% 19
Q1: Woodcrest	60.00% 3	40.00% 2	2.16% 5
Q1: Old Town West	88.24% 15	11.76% 2	7.33% 17
Q1: Old Town East	33.33% 1	66.67% 2	1.29% 3
Q1: Old Dutch Haven	100.00% 8	0.00% 0	3.45% 8
Q1: Suburbia	66.67% 8	33.33% 4	5.17% 12
Q1: Highlands	70.83% 34	29.17% 14	20.69% 48
Q1: Parkewood	16.67% 1	83.33% 5	2.59% 6
Q1: Apartment Row	67.16% 45	32.84% 22	28.88% 67
Q1: Carrier Row	63.64% 21	36.36% 12	14.22% 33
Q1: New Dutch Haven	100.00% 3	0.00% 0	1.29% 3
Q1: Royal Oak Park	100.00% 4	0.00% 0	1.72% 4
Q1: El Dorado Park Estates East	100.00% 2	0.00% 0	0.86% 2
Q1: Bungalows	100.00% 1	0.00% 0	0.43% 1
Total Respondents	163	69	232

Q10 Do you know a specific font type that represents your neighborhood?

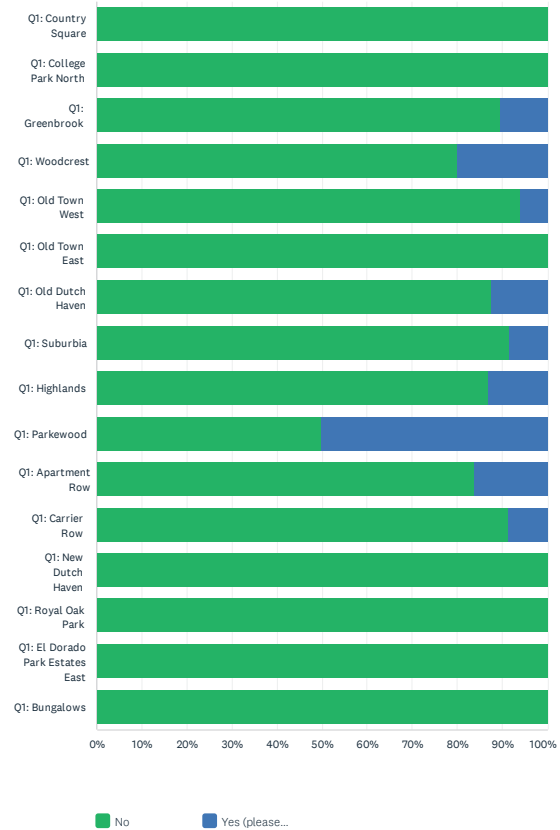


ANSWER CHOICES	RESPONSES	
No	87.61%	205
Yes (please specify)	12.39%	29
TOTAL		234

City of Los Alamitos Neighborhood Sign Survey

Q10 Do you know a specific font type that represents your neighborhood?

Answered: 234 Skipped: 91

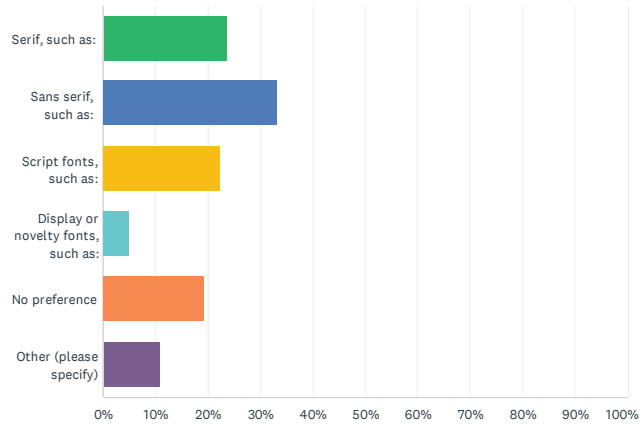


City of Los Alamitos Neighborhood Sign Survey

	NO	YES (PLEASE SPECIFY)	TOTAL
Q1: Country Square	100.00% 1	0.00% 0	0.43% 1
Q1: College Park North	100.00% 3	0.00% 0	1.28% 3
Q1: Greenbrook	89.47% 17	10.53% 2	8.12% 19
Q1: Woodcrest	80.00% 4	20.00% 1	2.14% 5
Q1: Old Town West	94.12% 16	5.88% 1	7.26% 17
Q1: Old Town East	100.00% 4	0.00% 0	1.71% 4
Q1: Old Dutch Haven	87.50% 7	12.50% 1	3.42% 8
Q1: Suburbia	91.67% 11	8.33% 1	5.13% 12
Q1: Highlands	86.96% 40	13.04% 6	19.66% 46
Q1: Parkewood	50.00% 3	50.00% 3	2.56% 6
Q1: Apartment Row	83.82% 57	16.18% 11	29.06% 68
Q1: Carrier Row	91.43% 32	8.57% 3	14.96% 35
Q1: New Dutch Haven	100.00% 3	0.00% 0	1.28% 3
Q1: Royal Oak Park	100.00% 4	0.00% 0	1.71% 4
Q1: El Dorado Park Estates East	100.00% 2	0.00% 0	0.85% 2
Q1: Bungalows	100.00% 1	0.00% 0	0.43% 1
Total Respondents	205	29	234

Q11 Do you prefer signage fonts that are:

Answered: 237 Skipped: 107

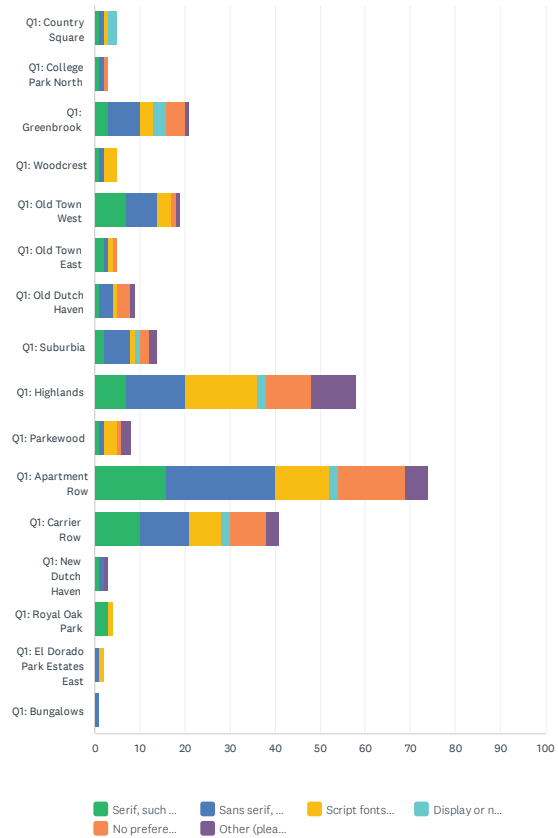


ANSWER CHOICES	RESPONSES	
Times New Roman Garamond Georgia Courier New Serif, such as:	23.63%	56
Arial Helvetica Verdana Sans serif, such as:	33.33%	79
Brush Script MT Cursive Calligraphy Baskerville Script fonts, such as:	22.36%	53
Impact Papyrus Baskerville Display or novelty fonts, such as:	5.06%	12
No preference	19.41%	46
Other (please specify)	10.97%	26
Total Respondents: 237		

City of Los Alamitos Neighborhood Sign Survey

Q11 Do you prefer signage fonts that are:

Answered: 237 Skipped: 88

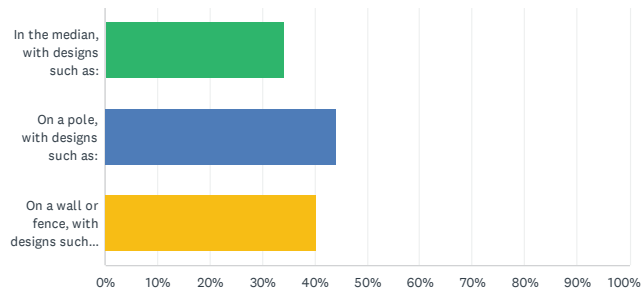


City of Los Alamitos Neighborhood Sign Survey

	SERIF, SUCH AS:	SANS SERIF, SUCH AS:	SCRIPT FONTS, SUCH AS:	DISPLAY OR NOVELTY FONTS, SUCH AS:	NO PREFERENCE	OTHER (PLEASE SPECIFY)	TOTAL
Q1: Country Square	50.00% 1	50.00% 1	50.00% 1	100.00% 2	0.00% 0	0.00% 0	2.11% 5
Q1: College Park North	33.33% 1	33.33% 1	0.00% 0	0.00% 0	33.33% 1	0.00% 0	1.27% 3
Q1: Greenbrook	16.67% 3	38.89% 7	16.67% 3	16.67% 3	22.22% 4	5.56% 1	8.86% 21
Q1: Woodcrest	20.00% 1	20.00% 1	60.00% 3	0.00% 0	0.00% 0	0.00% 0	2.11% 5
Q1: Old Town West	41.18% 7	41.18% 7	17.65% 3	0.00% 0	5.88% 1	5.88% 1	8.02% 19
Q1: Old Town East	50.00% 2	25.00% 1	25.00% 1	0.00% 0	25.00% 1	0.00% 0	2.11% 5
Q1: Old Dutch Haven	12.50% 1	37.50% 3	12.50% 1	0.00% 0	37.50% 3	12.50% 1	3.80% 9
Q1: Suburbia	16.67% 2	50.00% 6	8.33% 1	8.33% 1	16.67% 2	16.67% 2	5.91% 14
Q1: Highlands	14.58% 7	27.08% 13	33.33% 16	4.17% 2	20.83% 10	20.83% 10	24.47% 58
Q1: Parkewood	16.67% 1	16.67% 1	50.00% 3	0.00% 0	16.67% 1	33.33% 2	3.38% 8
Q1: Apartment Row	23.53% 16	35.29% 24	17.65% 12	2.94% 2	22.06% 15	7.35% 5	31.22% 74
Q1: Carrier Row	27.78% 10	30.56% 11	19.44% 7	5.56% 2	22.22% 8	8.33% 3	17.30% 41
Q1: New Dutch Haven	33.33% 1	33.33% 1	0.00% 0	0.00% 0	0.00% 0	33.33% 1	1.27% 3
Q1: Royal Oak Park	75.00% 3	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	1.69% 4
Q1: El Dorado Park Estates East	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.84% 2
Q1: Bungalows	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.42% 1
Total Respondents	56	79	53	12	46	26	237

Q12 If neighborhood signage were installed, at which location(s) (if applicable) would you prefer to have the signs located?

Answered: 211 Skipped: 133

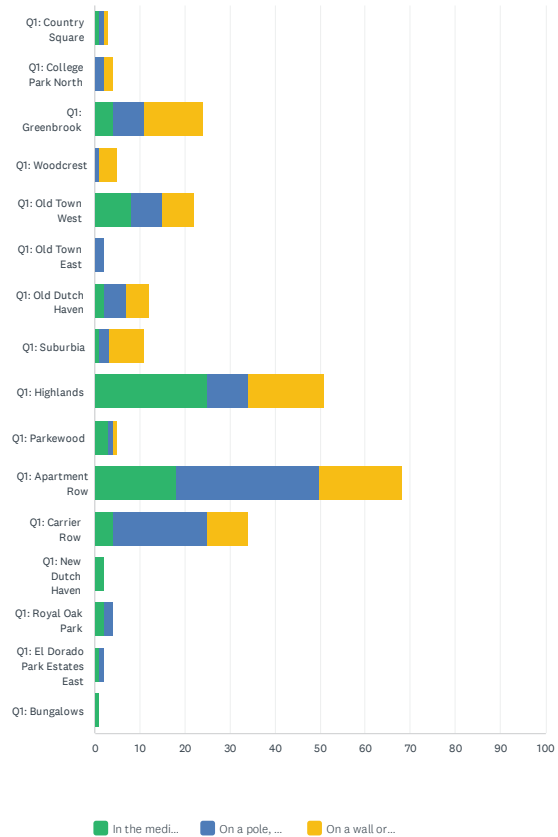


ANSWER CHOICES	RESPONSES	
 In the median, with designs such as:	34.12%	72
 On a pole, with designs such as:	44.08%	93
 On a wall or fence, with designs such as:	40.28%	85
Total Respondents: 211		

City of Los Alamitos Neighborhood Sign Survey

Q12 If neighborhood signage were installed, at which location(s) (if applicable) would you prefer to have the signs located?

Answered: 211 Skipped: 114



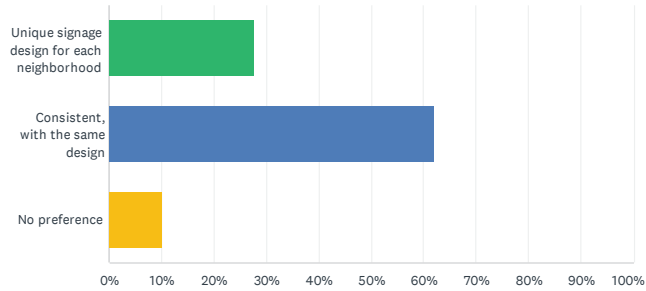
City of Los Alamitos Neighborhood Sign Survey

	IN THE MEDIAN, WITH DESIGNS SUCH AS:	ON A POLE, WITH DESIGNS SUCH AS:	ON A WALL OR FENCE, WITH DESIGNS SUCH AS:	TOTAL
Q1: Country Square	50.00% 1	50.00% 1	50.00% 1	1.42% 3
Q1: College Park North	0.00% 0	66.67% 2	66.67% 2	1.90% 4
Q1: Greenbrook	22.22% 4	38.89% 7	72.22% 13	11.37% 24
Q1: Woodcrest	0.00% 0	20.00% 1	80.00% 4	2.37% 5
Q1: Old Town West	50.00% 8	43.75% 7	43.75% 7	10.43% 22
Q1: Old Town East	0.00% 0	100.00% 2	0.00% 0	0.95% 2
Q1: Old Dutch Haven	25.00% 2	62.50% 5	62.50% 5	5.69% 12
Q1: Suburbia	9.09% 1	18.18% 2	72.73% 8	5.21% 11
Q1: Highlands	58.14% 25	20.93% 9	39.53% 17	24.17% 51
Q1: Parkewood	75.00% 3	25.00% 1	25.00% 1	2.37% 5
Q1: Apartment Row	30.51% 18	54.24% 32	30.51% 18	32.23% 68
Q1: Carrier Row	12.90% 4	67.74% 21	29.03% 9	16.11% 34
Q1: New Dutch Haven	100.00% 2	0.00% 0	0.00% 0	0.95% 2
Q1: Royal Oak Park	50.00% 2	50.00% 2	0.00% 0	1.90% 4
Q1: El Dorado Park Estates East	50.00% 1	50.00% 1	0.00% 0	0.95% 2
Q1: Bungalows	100.00% 1	0.00% 0	0.00% 0	0.47% 1
Total Respondents	72	93	85	211

City of Los Alamitos Neighborhood Sign Survey

Q13 In your opinion, should the City's neighborhood signage be unique to each neighborhood or maintain a consistent design aesthetic across all neighborhoods?

Answered: 227 Skipped: 117

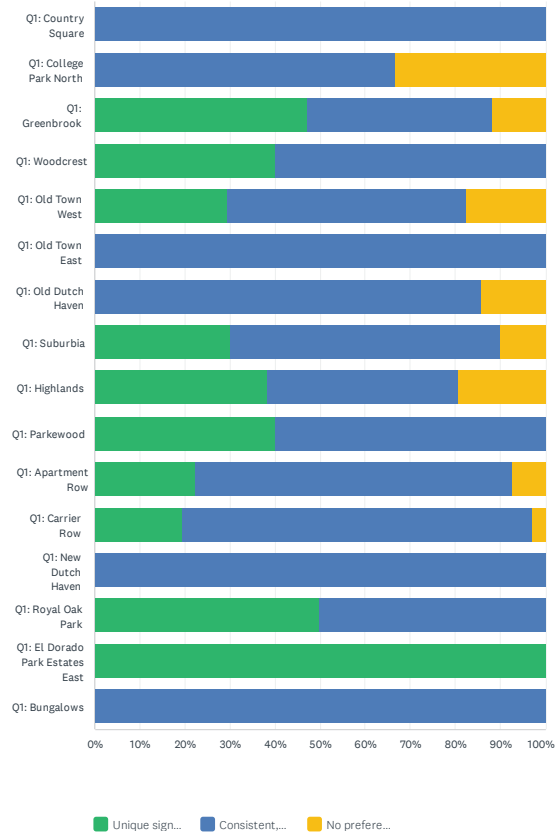


ANSWER CHOICES	RESPONSES	
Unique signage design for each neighborhood	27.75%	63
Consistent, with the same design	62.11%	141
No preference	10.13%	23
TOTAL		227

City of Los Alamitos Neighborhood Sign Survey

Q13 In your opinion, should the City's neighborhood signage be unique to each neighborhood or maintain a consistent design aesthetic across all neighborhoods?

Answered: 227 Skipped: 98



City of Los Alamitos Neighborhood Sign Survey

	UNIQUE SIGNAGE DESIGN FOR EACH NEIGHBORHOOD	CONSISTENT, WITH THE SAME DESIGN	NO PREFERENCE	TOTAL
Q1: Country Square	0.00% 0	100.00% 1	0.00% 0	0.44% 1
Q1: College Park North	0.00% 0	66.67% 2	33.33% 1	1.32% 3
Q1: Greenbrook	47.06% 8	41.18% 7	11.76% 2	7.49% 17
Q1: Woodcrest	40.00% 2	60.00% 3	0.00% 0	2.20% 5
Q1: Old Town West	29.41% 5	52.94% 9	17.65% 3	7.49% 17
Q1: Old Town East	0.00% 0	100.00% 4	0.00% 0	1.76% 4
Q1: Old Dutch Haven	0.00% 0	85.71% 6	14.29% 1	3.08% 7
Q1: Suburbia	30.00% 3	60.00% 6	10.00% 1	4.41% 10
Q1: Highlands	38.30% 18	42.55% 20	19.15% 9	20.70% 47
Q1: Parkewood	40.00% 2	60.00% 3	0.00% 0	2.20% 5
Q1: Apartment Row	22.39% 15	70.15% 47	7.46% 5	29.52% 67
Q1: Carrier Row	19.44% 7	77.78% 28	2.78% 1	15.86% 36
Q1: New Dutch Haven	0.00% 0	100.00% 2	0.00% 0	0.88% 2
Q1: Royal Oak Park	50.00% 2	50.00% 2	0.00% 0	1.76% 4
Q1: El Dorado Park Estates East	100.00% 1	0.00% 0	0.00% 0	0.44% 1
Q1: Bungalows	0.00% 0	100.00% 1	0.00% 0	0.44% 1
Total Respondents	63	141	23	227