

City of Los Alamitos

Agenda Report Discussion Items

February 16, 2010
Item No: 9A

To: Mayor Marilyn Poe & Members of the City Council

Via: Jeffrey L. Stewart, City Manager

From: Steven A. Mendoza, Community Development Director

Subject: Provide City Council with an Update on the Property at 4141 Katella Avenue

Summary: This staff report provides City Council with an update and the history of the zone change from industrial to retail at 4141 Katella Avenue.

Recommendation: Receive and file.

Background

During the January 19, 2010 meeting, the City Council requested a status update on the property at 4141 Katella Avenue. The property, previously a 15,012 sq. ft. 24 Hour Fitness, is undergoing improvements for tenant Davita Kidney Dialysis. The remainder of the building is vacant but was intended for the Melting Pot restaurant. The property owner, Don Gibbs is improving the parking area and landscaping for the tenant. This item was moved from the February 1, 2010 agenda to accommodate a full Council. Councilmember Zarkos was not in attendance at the February 1 meeting.

To date, the Tenant Improvements on the 8,763 sq. ft. Davita portion of the building are nearly complete. The 6,249 sq. ft. Melting Pot has all but abandoned their intent and has not indicated any movement forward until they can obtain a construction loan. Staff last had contact with Doug Nichols in December 2009, where he was reminded that his building permit had expired and his alcohol Conditional Use Permit had expired. After being notified, there has been no movement by Mr. Nichols to remedy either issue.

Mr. Gibbs is out of town this evening and neither he, nor his representatives will be in attendance.

Project History

On January 16, 2008, on behalf of property owner Don Gibbs, Urban Concepts submitted applications for General Plan Amendment, Zoning Ordinance Amendment,

for 4141 Katella Avenue and 10909 Portal Drive, a single parcel, and Conditional Use Permit (for on-site alcohol sales) for just 4141 Katella Avenue. Mr. Gibbs had been unable to achieve any tenancy that would be in compliance with the allowed uses in the P-M zone for over four years.

At its meeting on June 9, 2008, the Planning Commission adopted Resolution 08-05 recommending the City Council approve a change to General Commercial (C-G) instead, to Mr. Gibbs' agreement. The C-G designation restricts office uses to fifteen (15) percent of the first floor, and medical uses would require approval of a Conditional Use Permit. This allowed Mr. Gibbs' two prospective tenants, The Melting Pot restaurant and Davita Dialysis (with approval of a CUP).

The General Plan Amendment GPA08-01 was adopted by the City Council on July 21, 2008 and Zoning Ordinance Amendment ZOA08-01 was adopted on August 4, 2008. The minutes of the Council Meetings have been included.

Submitted By:

Approved By:

Steven A. Mendoza
Community Development Director

Jeffrey L. Stewart
City Manager

Attachment: 1. City Council Minutes for July 21, 2008
2. City Council Minutes for August 4, 2008