



SITE INFORMATION
 Address: 4665 Lampson Ave. #C
 City: Los Alamitos
 County: Orange County
 APN: 130-012-35
 Current Zoning: C-F Community Facilities
 Proposed Zoning: Adopted R-3 Ordinance (Pending)
 Building Height: 35' to Roof (Exemption - 17.16.040 to 41')
 Front Street Setback: 20' Avg. (15' Min.)
 Rear Setback: 10'
 Side Setback (Interior): 5'

SITE SUMMARY COMBINED DATA

	Net Site	Gross Site
Site Area:	±12.1 Acres ^A	±12.3 Acres
Total Units for SITE:	246 Units	246 Units
Mixed Density:	20.33 DUA	20.0 DUA
Combined Parking Required:	440 Spaces	
Combined Provided Parking:	573 Spaces	
Surplus Parking:	133 Spaces	

	Required	Provided
Open Space		
Common Open Space (COS)	49,200sf (200sf/Unit)	16,160sf (67sf/Unit)
(Per Section 17.08.030 Development Standard in Residential)		
Private Open Space (POS)	14,760sf (60sf /Unit)	51,320sf (216sf/Unit)
(Includes all Decks and Private Patios. See Landscape Sheet L-7)		

FOR SALE PRODUCT - Single Family Detached/Townhomes

Site Area:	±10.1 Acres
Density (SFD/Towns):	16.73 DUA
Total Units:	169

Plan/Unit Types

Detached SFD (Gross sf):

- 2 units - Plan 1 ALT - 1719 sf - 3Bd/2.5Ba, Bonus/Loft - 2 Story
- 18 units - Plan 1X - 2214 sf - 4Bd/3.5Ba, Bonus/Loft - 3 Story
- 19 units - Plan 2X - 2679 sf - 4Bd/3.5Ba, Bonus/Loft - 3 Story
- 10 units - Plan 3 - 2187 sf - 4Bd/3Ba, Loft/Opt.Bd/Den - 2 Story
- 6 units - Plan 3X - 2815 sf - 4Bd/4Ba, Bonus,Loft/Opt. Bd/Den/ - 3 Story
- 55 units (Total) 132,951sf

Townhomes (Gross sf):

- 10 units - Plan 1 - 1325sf - 2bd/2.5ba - 73sf Deck (Carriage)
- 19 units - Plan 1X - 1376sf - 2bd/2.5ba - 68sf Deck (Carriage)
- 9 units - Plan 1Y - 1266sf - 2bd/2.5ba - 71sf Deck (Carriage)
- 34 units - Plan 2 - 1803sf - 3bd/3.5ba (side/side)
- 7 units - Plan 2X - 1837sf - 3bd/3.5ba(side/side)
- 35 units - Plan 3 - 1928sf - 4bd/3.5ba - 72sf Deck (side/side)
- 114 units (Total) 192,429sf 5,181sf
- (A) - Accessible Unit Provided at 10% (12 Units of Plan 2)

Parking Data

Parking Required (Per State Density Bonus, Section 65915):

2Bd:	38 units x 1.5 sp/unit =	57 spaces
3Bd:	43 units x 1.5 sp/unit =	65 spaces
4Bd (or more):	88 units x 2.5 sp/unit =	220 spaces
Total Required: (Max Parked)		342 spaces

Parking Provided:

Garages	338 spaces
(D) Driveways	51 spaces
(P) Open Parking**	86 spaces
Total Parking Provided	475 spaces (2.8 sp/unit)

(**) Required Four(4) Motor Cycle Parking Spaces to be provided at (MC) Open Spaces (Per 17.22.060 - 1 space : 20 Car Spaces)

ENERGY CODE NOTES

- The Project will include solar photovoltaic panels with the capability to generate up to 1,229,520 kWh/annually.
- The Project will be 100% electric and will not include natural gas.
- The Project's parking areas will be designed to provide electric vehicle (EV) charging stations. At minimum, the number of EV charging stations will equal the Tier 2 Residential Voluntary Measures of the California Green Building Standards Code, Section A4.106.8.2.1.

FOR RENT AFFORDABLE APARTMENTS

Site Area :	±2.0 Acres
Density:	38.5 DUA
Open Space Provided	See Landscape for Open Space Calcs (Sheet L-7)

Unit Types

1 Bedroom	36 Units (46.8%)
Plan 1-1, 665 sf - 1 Bd/1 Ba - Deck 72 sf	
Plan 1-2, 667 sf 1 Bd/1 Ba - Deck 76 sf	
2 Bedroom	20 Units (26.0%)
Plan 2-1, 809 sf 2 Bd/1 Ba - Deck 64 sf	
Plan 2-2, 802 sf 2 Bd/1 Ba - Deck 60 sf	
Plan 2-3, 914 sf 2 Bd/1 Ba - Deck 66 sf	
3 Bedroom	21 Units (27.3%)
Plan 3-1, 1081 sf 3 Bd/2 Ba - Deck 71 sf	
Plan 3-1 Alt, 1112 sf 3 Bd/2 Ba - Deck 71 sf	
Plan 3-2, 1034 sf 3 Bd/2 Ba - Deck 68 sf	
Plan 3-3, 1168 sf 3 Bd/2 Ba - Deck 62 sf	
Total Units -	77

Parking Data

Required:	
1Bd - 36 Un. x 1.0* =	36 Spaces
2Bd - 20 Un. x 1.5* =	30 Spaces
3Bd - 21 Un. x 1.5* =	31.5 Spaces
Total - 97.5 =	98 Spaces
(*) Parking Ratio	
Provided:	
Garages	30 Spaces
Open Spaces	68 Spaces
Total (1.27sp/Unit) 98 Spaces	



1



2



3



4



5



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LAMPSON - LOS ALAMITOS
LOS ALAMITOS, CA # 2021-0812

SCHEMATIC DESIGN
Plot Date: 02.17.2023
Pre-App Submittal: 01.28.2022
1st Planning Submittal: 06.30.2022
2nd Planning Submittal: 10.10.2022
3rd Planning Submittal: 02.17.2023

INSPIRATION/PRECEDENT IMAGES

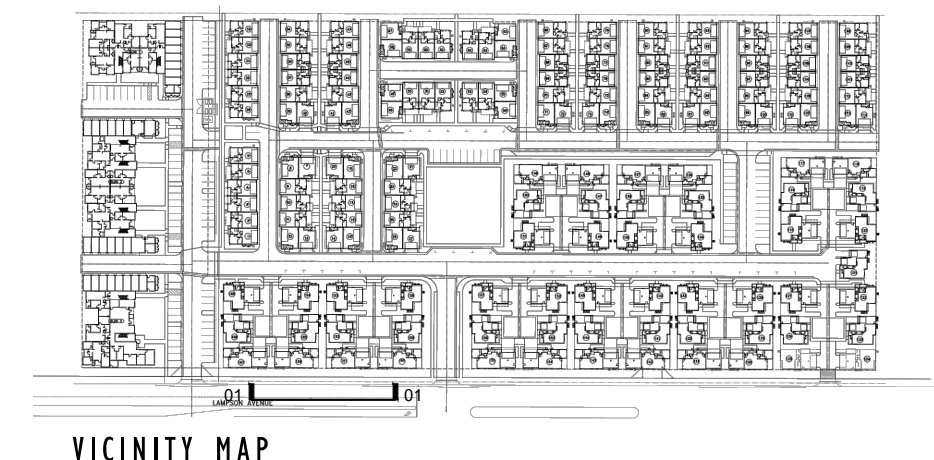
A1.1



PLAN 3A

PLAN 3B

LAMPSON STREET SCENE



VICINITY MAP



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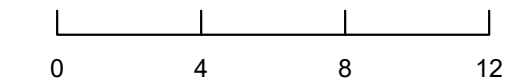


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STREET SCENE 01
 ELEVATION

A1.2



PLAN 2XA 3-STORY

ALLEY ENTRY

PLAN 2XB 3-STORY

PLAN 2XA 3-STORY



PLAN 2XA 3-STORY

ALLEY ENTRY

PLAN 2XB 3-STORY

CLUSTER HOMES STREET SCENE



VICINITY MAP



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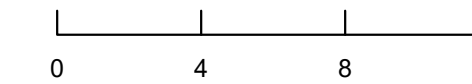


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STREET SCENE 02
ELEVATION

A1.3



PLAN IXB

PLAN IYB

ALLEY ENTRY

PLAN IYA

PLAN IXA

ALLEY ENTRY

PLAN 3B

PLAN 2B



PLAN 2B

PLAN 3B

ALLEY ENTRY

PLAN 3A

PLAN 2A

PLAN 2A

PLAN 1A

TOWNHOMES STREET SCENE



VICINITY MAP

STREET SCENE 03
ELEVATION

A1.4



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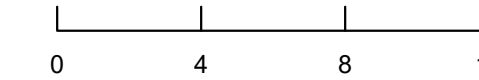


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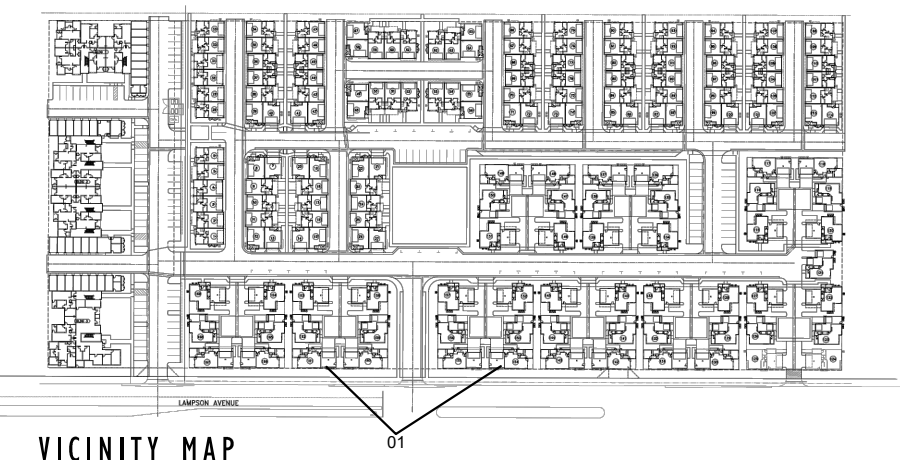
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MAGILIGHT



VICINITY MAP

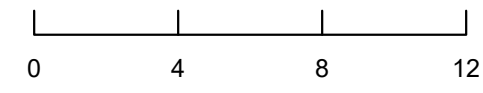


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STREET RENDERING
 VIEW 1

A1.5



MACILIGHT



VICINITY MAP

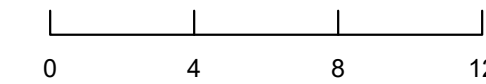


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STREET RENDERING
 VIEW 2

A1.6



VICINITY MAP

STREET RENDERING
VIEW 3

A1.7

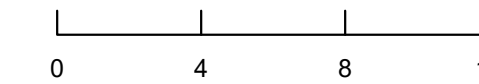


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VICINITY MAP

STREET RENDERING
VIEW 4

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