

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, January 24, 2024 – 7:00 PM

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

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

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

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

If you are unable to attend this meeting in person, you may submit comments on any agenda item or on any item not on the agenda by email to gmartinez@cityoflosalamitos.org with the subject line "PLANNING COMMISSION PUBLIC COMMENT". Comments received by 3:00 p.m. the day of the meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read email comments at the meeting.

If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Development Services Department at (562) 431-3538, extension 500, 48 hours prior to the meeting so that reasonable arrangements may be made.

1. CALL TO ORDER

2. ROLL CALL

Chair Loe
Vice Chair Cuilty
Commissioner DeBolt
Commissioner Grose
Commissioner Zellmer
Commissioner Hastie
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. PLANNING COMMISSION REORGANIZATION

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

6. CONSENT CALENDAR

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

A. Approve the Minutes of the Special Meeting of December 5, 2024

Recommendation:

B. Acceptance of Street Dedication along Katella Avenue at 3131 Katella Avenue for Street Purposes as part of the Orange County Transportation Authority (OCTA) Interchange Improvement Project at Interstate 605 (I-605) (Development Services)

Consideration of a recommendation to the City Council to approve the recordation of a 4,011 S.F. Dedication to be transferred to the City of Los Alamitos which is needed for the widening of Katella Avenue for construction of a new sidewalk, from Fine US Long Beach LLC, a Delaware limited liability company's property that is identified as Caltrans Parcel No. 202111-1, -2, located at 3131 Katella Avenue, Los Alamitos, CA 90720. The sidewalk is located within the overall project area of the upcoming Orange County Transportation Authority (OCTA) interchange improvement project located at Interstate 605 (I-605) and Katella Avenue.

Recommendation:

Adopt Resolution No. 2024-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING

THAT THE CITY COUNCIL ACCEPT A PORTION OF PARCEL NO. 202111-1 COMPRISING OF 4,011 S.F. OF RIGHT OF WAY FOR STREET PURPOSES TO BE TRANSFERRED TO THE CITY OF LOS ALAMITOS NEEDED FOR WIDENING KATELLA AVENUE AND CONSTRUCTING A NEW SIDEWALK, FROM FINE US LONG BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, PROPERTY LOCATED AT 3131 KATELLA AVENUE.

7. PUBLIC HEARING

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

Consideration of a Conditional Use Permit for the use of a tutoring and education center in four units in the Town Center Mixed Use (TCMU) Zoning District at 10900 Los Alamitos Blvd., Suites 145, 146, 148, & 150, APN 242-171-08 (Applicant: Christina Simonson, FirstSteps for Kids).

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 24-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, Approving CONDITIONAL USE PERMIT (CUP) 23-02 TO ALLOW A Tutoring and education center in four units in a structure in the Town Center Mixed Use (TCMU) Zoning District at 10900 Los Alamitos Blvd, Suites 145, 146, 148, & 150 (Applicant: Christina Simonson, FirstSteps for Kids), APN 242-171-08."

8. DISCUSSION

9. STAFF REPORT

10. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

11. COMMISSIONER REPORTS

12. 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.

A handwritten signature in black ink, appearing to read 'Gabriela Martinez', with a long horizontal flourish extending to the right.

Gabriela Martinez
Department Secretary
