

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

**PLANNING COMMISSION/SUBDIVISION COMMITTEE**  
**AGENDA**  
**REGULAR MEETING**

**Wednesday, April 23, 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](http://www.cityoflosalamitos.org) once the agenda has been publicly posted.

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

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

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

If you are unable to attend this meeting in person, you may submit comments on any agenda item or on any item not on the agenda by email to [gmartinez@cityoflosalamitos.org](mailto: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 110, 48 hours prior to the meeting so that reasonable arrangements may be made.

- 1. CALL TO ORDER**
- 2. ROLL CALL**  
Chair Cuiilty  
Vice Chair Hastie  
Commissioner Griego  
Commissioner Heichman  
Commissioner Legere
- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESENTATION**

**A. Presentation of the Fiscal Year 2025-26 Annual Operating Budget  
(Development Services)**

Recommendation:

Recieve & File.

**5. ORAL COMMUNICATIONS**

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

**6. CONSENT CALENDAR**

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

**A. Approval of February 26, 2025 Planning Comission Minutes**

Recommendation:

**7. PUBLIC HEARING**

**8. DISCUSSION**

**9. STAFF REPORT**

**10. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT**

**11. COMMISSIONER REPORTS**

**12. ADJOURNMENT**

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**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.

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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](http://www.cityoflosalamitos.org) not less than 72 hours prior to the meeting.

A handwritten signature in black ink, appearing to read 'Gabriela Martinez', written over a horizontal line.

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Gabriela Martinez  
Department Secretary

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

**REGULAR MEETING – February 26, 2025**

**1. CALL TO ORDER**

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, February 26, 2025, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720.

**2. ROLL CALL**

**Present:** Commissioners: Culty, Heichman, Griego, Hastie, Legere

Staff: Ron Noda, Deputy City Manager/Development Services Director  
Irving Montenegro Jr., Development Services Manager  
Michael Daudt, City Attorney  
Tom Oliver, Senior Planner

**3. PLEDGE OF ALLEGIANCE**

Commissioner Culty led the Pledge of Allegiance.

**4. ORAL COMMUNICATIONS**

Commissioner Culty opened oral communication.

Commissioner Culty closed oral communication.

**5. CONSENT CALENDAR**

**A. Annual Planning Commission Reorganization**

Development Services Manager Montenegro Jr. called for nominations for the position of Chair.

Commissioner Hastie nominated Commissioner Culty.

Development Services Manager Montenegro Jr. asked if there were any further nominations and there were not.

Development Services Manager Montenegro Jr. proceeded with voting for Commissioner Culty for the Office of Chair.

|                       |     |
|-----------------------|-----|
| Commissioner Culty    | Aye |
| Commissioner Griego   | Aye |
| Commissioner Hastie   | Aye |
| Commissioner Heichman | Aye |
| Commissioner Legere   | Aye |

Carried 5/0: The Planning Commission appointed Commissioner Culty as Chair.

Chair Culty asked if there were any nominations for the position of Vice Chair.

Commissioner Culty nominated Commissioner Hastie for the Office of Vice Chair.

Development Services Manager Montenegro Jr. conducted the vote for Commissioner Hastie for the Office of Vice Chair.

|                       |     |
|-----------------------|-----|
| Chair Culty           | Aye |
| Commissioner Heichman | Aye |
| Commissioner Hastie   | Aye |
| Commissioner Griego   | Aye |
| Commissioner Legere   | Aye |

Carried 5/0: The Planning Commission appointed Commissioner Hastie as Vice Chair.

## **B. Approval of September 25, 2024, Planning Commission Minutes**

Vice Chair Hastie requested a correction to the minutes by adding the word “not” to his statement on page 12 of the agenda packet.

Motion/Second: Hastie/ Legere

Carried 5/0 (5/0): The Planning Commission approved September 25, 2024, Planning Commission Minutes.

Deputy City Manager/Development Services Director Noda requested clarification on the voting for approval with the addition of new Planning Commissioners.

City Attorney Daudt provided clarification that it is fine for everyone to vote on the approval of the minutes having reviewed the printed form of the minutes within the agenda packet.

## **C. Approval of October 23, 2024 Planning Commission Minutes**

Motion/Second: Legere/Hastie

Carried 5/0 (5/0): The Planning Commission approved October 23, 2024, Planning Commission Minutes.

## **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**

Deputy City Manager/Development Services Director Noda introduced the item.

Senior Planner Oliver provided a summary of the item.

Deputy City Manager/Development Services Director Noda inquired if the business is up to date on their business license.

Senior Planner Oliver shared to be up to date on their business license, they need to have an approved Conditional Use permit (CUP).

Chair Culty asked the applicant to come up to speak.

Applicant Shelton shared they're trying to get current with what is needed to operate efficiently then asked the Commissioners for any questions.

Commissioner Legere inquired about the hours of operations and the class sizes.

Applicant Shelton provided the hours of operations of 5:00 a.m. – 6:00 p.m. along with no change to the class size of 3-6 participants.

Chair Culty acknowledged to never opening the Public Hearing in the beginning.

Chair Culty opened the Public Hearing.

Chair Culty closed the Public Hearing.

Chair Culty asked if this is the same landlord of another business within the city.

Senior Planner Oliver provided insight to the current property landlord history.

Vice Chair Hastie sought clarification on the following:

- Who developed the table for the Business Center?
- Clarity of the hours for usage and zoning restrictions.
- Similarities in time of other businesses.

Senior Planner Oliver provided insight into the code, zoning, and surrounding businesses.

Commissioner Hastie sought clarification on condition 12 and its fairness to other businesses.

Senior Planner Oliver elaborated more in depth on condition 12.

Deputy City Manager/Development Services Director Noda further explained that outside activity on public right away, like a sidewalk, is okay. Just not on private property like a parking lot.

Commissioner Hastie made a motion to approve.

Motion/Second: Hastie/Legere

Carried 5/0 (5/0): The Planning Commission approved the Conditional Use Permit (CUP) 25-01 Health/Fitness Facility - Large at 10579 Bloomfield Street, in the Planned Light Industrial (P-L-I) Zoning District.

## **B. Neighborhood Sign Assessment**

Deputy City Manager/Development Services Director Noda introduced the report.

Senior Planner Oliver presented the detailed statistics of the report.

Deputy City Manager/Development Services Director shared that the Highland neighborhood was the most vocal and voted highest for neighborhood signage.

Development Services Manager Montenegro Jr. presented the marketing, outreach timeline and efforts to encourage participation.

Chair Cuiilty sought clarification on the Planning Commission's role in their recommendation.

Deputy City Manager/Development Services Director Noda shared what the Planning Commission's role is with having this assessment presented to them.

Chair Cuiilty shared her thoughts on the potential costs for this possible project.

Deputy City Manager/Development Services Director Noda shared the difficulty of knowing the overall price as the design factor is not solidified at the present moment to know if it will be signage or monuments.

Vice Chair Hastie shared a design idea of adding the neighborhood name to the hanging cross street signs and used the City of La Mirada as a reference.

Chair Cuijly shared her agreement and likes to Vice Chair Hastie's idea.

Deputy City Manager/Development Services Director Noda indicated that it can be conducted under the City's Capital Improvement Program.

Commissioner Legere suggested that it could also be done by neighborhood choice, characterization of interest, or maybe city maintenance.

The Planning Commissioners shared a few ideas bouncing off Vice Chairs Hastie's idea.

Vice Chair Hastie recommended, to keep consistency, provide a standard design.

Commissioner Heichman agreed to conduct the implementation in phases. She also suggested incorporating designs into the citywide banners as an option.

Deputy City Manager/Development Services Director Noda shared insight into the requirements that go into having the citywide banners up/replaced.

Commissioner Griego shared her agreement with Vice Chair Hastie's design idea. She suggested considering small increments and less invasive.

Vice Chair Hastie made a motion to recommend moving forward with a form of signage that would be descriptive to neighborhoods and installed over existing street signs or be done as a deferred maintenance project to add the printing to the signs over time. Also, add banners to poles that are currently prohibited by a case-by-case basis.

Motion/Second: Hastie/Legere

Carried 5/0 (5/0): The Planning Commission approved to recommend moving forward with a form of signage that would be descriptive to neighborhoods and installed over existing street signs or be done as a deferred maintenance project to add the printing to the signs over time. Also, add banners to poles that are currently prohibited by a case-by-case basis.

## **9. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**

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

- Encouragement to stay connected to the city through social media, flyers, doorhangers, website, My Los Al app, and be informed on all City projects and programs.
- Announced the City's release of the Los Al Loop.

- Shared the City's intent to conduct assessments for the bike lane along Los Alamitos Boulevard and to be brought back to the City Council.

Development Services Manager Montenegro Jr. briefly discussed the following upcoming events:

- Arbor Day scheduled for Saturday, April 26, 2025, from 10:00 a.m. – 12:00 p.m.
- Neighborhood Clean Up Day scheduled for Saturday, May 17, 2025, from 8:00 a.m. – 11:00 a.m.

## **10. COMMISSIONER REPORTS**

Vice Chair Hastie thanked his peers for the election of Vice Chair and expressed his appreciation for the Commission Dinner. He also requested statistical representation of the City's vacancies for commercial and residential properties at a future meeting.

## **11. ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:42 p.m. to March 26, 2025.

ATTEST:

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Mary Anne Culty, Chair

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Irving Montenegro, Jr., Development Services Manager