

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 Cuijty 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 Cuijty 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:

Signed by:

Mary Anne Culty

Mary Anne Culty, Chair

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Irving Montenegro Jr.

Irving Montenegro, Jr., Development Services Manager