

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, June 25, 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 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 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 Cuilty
Vice Chair Hastie
Commissioner Griego
Commissioner Heichman
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. 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 May 28, 2025 Planning Commission Minutes

Recommendation:

Receive and File.

6. PUBLIC HEARING

A. Zoning Ordinance Amendment (ZOA) 25-02 - Regulation of Group Homes and Sober Living Homes

Consideration of Zoning Ordinance Amendment (ZOA) 25-02, an amendment to Title 5 (Business Licenses and Regulations) and Title 17 (Zoning) of the Los Alamitos Municipal Code concerning the regulation of group homes and sober living facilities.

Applicant:

City Initiated

Location:

Residential Zoning Districts (R-1, R-2, R-3, R-4, M-H)

Environmental:

Public Resources Code § 21065 defines “project” as “an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed Resolution does not have the potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, as the resolution does not call for any change in the existing environmental conditions within the City. Instead, the proposed Resolution merely recommends that the City Council adopt Ordinance No. TBD. Accordingly, the proposed Resolution is not a “project” subject to the California Environmental Quality Act (CEQA). (Public Resources Code § 21065; CEQA Guidelines §

15378(a).)

Recommendation:

Even if this action could be construed to be a project subject to CEQA, the proposed Resolution is exempt pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Planning Commission, as a recommending body, does not commit the City to any specific course of action, and the proposed Resolution does not constitute “approval” of any identifiable projects.

Approval Criteria:

If changes to the Zoning Code are recommended by the Planning Commission, they shall adopt the resolution recommending to the City Council approval, or approval in modified form, an amendment based on the findings contained in Section 17.58.060 (Findings and Decision) of the Los Alamitos Municipal Code (LAMC). The recommendations of the Planning Commission on a proposed amendment shall be adopted by a majority of the total voting members of the Planning Commission (LAMC § 17.58.040).

Noticing:

On June 2, 2025, a Notice of Public Hearing was posted at City Hall. It was also published in the Orange County Reporter on June 2, 2025 as a 1/8th of a page notice.

Recommendation:

1. Open the Public Hearing: and,
2. Consider the draft ordinance; and, if appropriate,
3. Planning Commission adopt Resolution No. 2025-02, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL TO ADOPT ZONING ORDINANCE AMENDMENT (ZOA) 25-02, ORDINANCE NO. 2025-TBD ADDING

CHAPTER 5.52 (GROUP HOMES) AND SECTION 17.28.290 (GROUP HOMES) TO THE LOS ALAMITOS MUNICIPAL CODE AND AMENDING SECTION 17.08.020 (ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONES) OF THE LOS ALAMITOS MUNICIPAL CODE.”

7. **DISCUSSION**
8. **STAFF REPORT**
9. **ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT**
10. **COMMISSIONER REPORTS**
11. **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.



Gabriela Martinez
Department Secretary