

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, August 27, 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 June 25, 2025 Planning Commission Minutes

Recommendation:

Receive and File.

6. PUBLIC HEARING

A. Zoning Ordinance Amendment (ZOA) 25-03

This item is for the consideration of Zoning Ordinance Amendment (ZOA) 25-03, an amendment to Title 17 (Zoning) of the Los Alamitos Municipal Code concerning the regulation of thrift stores and donation boxes, front yard landscaping requirements, screening of mechanical equipment, and to correct clerical errors and omissions, and to maintain internal consistency.

Recommendation:

1. Open the Public Hearing: and,
2. Consider the draft ordinance; and, if appropriate,
3. Planning Commission adopt Resolution No. 2025-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE ORDINANCE NO. 2025-03, AMENDING VARIOUS PROVISIONS OF TITLE 17 (ZONING) OF THE LOS ALAMITOS MUNICIPAL CODE CONCERNING THE REGULATION OF THRIFT STORES AND DONATION BOXES, FRONT YARD LANDSCAPING REQUIREMENTS, SCREENING OF MECHANICAL EQUIPMENT, AND TO CORRECT CLERICAL ERRORS AND OMISSIONS TO MAINTAIN INTERNAL CONSISTENCY (ZOA 25-03) (CITY INITIATED)."

B. Conditional Use Permit- Permanent Makeup

This item is for the consideration of a Conditional Use Permit (CUP 25-02) for the land use of a Personal Services, Restricted (Permanent Make-up/Microblading/Tattoo) Business in a 1,000 square-foot salon in a legal non-nonconforming commercial building. The building is located at 5072 Katella Avenue, APN 222-181-02, in the Multi-Family Residential (R-4) Zoning District (Applicant: Yen Jenny Dinh, Yenbrows and Beyond).

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 25-03, entitled, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 25-02 TO ALLOW A PERMANENT MAKE-UP/MICROBLADING/TATTOO BUSINESS (PERSONAL SERVICES, RESTRICTED) IN A 1,000 SQUARE-FOOT SALON/SPA, IN A LEGAL NONCONFORMING GENERAL COMMERCIAL BUILDING, IN THE MULTI-FAMILY RESIDENTIAL – 36 (R-4) ZONING DISTRICT AT 5072 KATELLA AVENUE, APN 222-181-02 (APPLICANT: YEN JENNY DINH, YENBROWS AND BEYOND)"

7. DISCUSSION

A. Community Development Block Grant (CDBG)

The Orange County Community Resources Department requests that the City hold a community meeting to discuss the use and priority of Community Development Block Grant (CDBG) funds with interested community members. The Planning Commission is acting as a conduit to provide an opportunity for interested parties to provide comments. This item is for the discussion and consideration of the recommended Staff's project of street improvement to Reagan Street from Katella Avenue to Farquhar Avenue.

Recommendation:

1. Hold the community meeting; and,
2. Take testimony as necessary; and,
3. Approve Staff's recommendation to utilize the 2025-26 CDBG Funding for Street Repair on Reagan Street between Katella Avenue and Farquhar Avenue.

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.

A handwritten signature in dark ink, appearing to read 'Gabriela Martinez', with a horizontal line drawn through the middle of the signature.

Gabriela Martinez
Department Secretary