

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

REGULAR MEETING – June 25, 2025

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, June 25, 2025, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720.

2. ROLL CALL

Present: Commissioners: Chair Cuijty (excused),
Heichman, Griego, Hastie, Legere

Staff: Irving Montenegro Jr., Development Services
Manager
Tom Oliver, Senior Planner
Michael Daudt, City Attorney
Gabriela Martinez, Department Secretary

3. PLEDGE OF ALLEGIANCE

Vice Chair Hastie led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Vice Chair Hastie opened oral communication.

Vice Chair Hastie closed oral communication.

5. CONSENT CALENDAR

A. Approval of May 28, 2025, Planning Commission Minutes

Motion/Second:

Carried 4/0 (Legere/Heichman) Cuijty excused: The Planning Commission approved May 28, 2025, Planning Commission Minutes.

6. PUBLIC HEARING

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

City Attorney Daudt shared the staff report.

Commissioner Griego inquired if the homes are voluntarily entered into or if a court order places individuals within them.

City Attorney Daudt shared residents would not be placed in the homes through a court order directly but may be ordered to participate in a recovery program.

Vice Chair Hastie shared that individuals can be placed by a court order to enter one of these homes.

Commissioner Legere inquired if there was any other process that has to take place in order for this to be approved to come to the city.

City Attorney Daudt said not necessarily due to the fact that these proposed homes will not be providing on-site medical treatment or more intensive therapies that would require a state license. It is simply meant to be a supportive environment for individuals going through recovery.

Commissioner Legere inquired about who will be monitoring the transportation of the individuals staying at these homes.

City Attorney Daudt provided clarity that both the City of Los Alamitos Code Enforcement Division and the Police Department.

Commissioner Legere inquired on the average length of stay for an individual in recovery.

City Attorney Daudt shared he can return with a more specific answer, but his understanding is 60-90 days but ultimately up to the individual.

Commissioner Heichman asked about the screening process on the participants staying in these homes.

City Attorney Daudt shared that information on the participants will be received but would not be subject to a live scan.

Commissioner Heichman inquired what the cap number of these homes are allowed within the city.

City Attorney Daudt shared there is not a specific cap number.

Vice Chair Hastie asked if the City of Costa Mesa has been successful in the 6 people or less in an R1 zone.

City Attorney Daudt shared that the City is trying to structure these homes on what the courts have reviewed and heard arguments on so having the City of Costa Mesa numbers & statistics within the report, they have been successful.

Vice Chair Hastie asked if an ADU, considered by the state as separate units, be turned into one of these homes.

City Attorney Daudt clarified that an ADU cannot be used as a home unless the primary residence is dedicated to that.

Vice Chair Hastie inquired if there are any similar residential care homes such as mental illness homes or elderly care within the city.

Senior Planner Oliver shared insight on the shelters that are regulated within the city.

City Attorney Daudt asked Senior Planner Oliver if the shelters previously mentioned were permitted in R1.

Senior Planner Oliver answered yes.

Commissioner Heichman asked for the case number for the City of Costa Mesa case.

City Attorney Daudt provided the answer to the name of the case to be The Ohio House LLC vs. City of Costa Mesa Ninth Circuit Court of Appeals.

Vice Chair Hastie opened the Public Hearing.

Vice Chair Hastie closed the Public Hearing.

Commissioner Heichman made a motion to approve the Zoning Ordinance Amendment (ZOA) 25-02 – Regulation of Group Homes and Sober Living Homes.

Motion/Second:

Carried 4/0 (Heichman/Griego) Culty excused: The Planning Commission approved the Zoning Ordinance Amendment (ZOA) 25-02 – Regulation of Group Homes and Sober Living Homes.

9. ITEMS FROM THE DEVELOPMENT SERVICES Department

Development Services Manager Montenegro Jr. discussed the following:

- The 3rd of July display will continue to take place with the alteration of in person attendance cut due to the Joint Forces Training Base restrictions.
- I-605/Katella Avenue Interchange Project has started staging and the city will continue to see more activity. The total duration of the project is estimated to be 18 months.

- Deputy City Manager/Development Services Director Noda will soon be sending an email including Vice Chair Hastie's requests for a list of vacancies within the city.
- The next Summer Concert is set to take place on July 24th and will consist of an 80's Tribute Band located on Pine Street.
- Universal Waste Systems' trash rates will increase slightly effectively July 1st.
- The cities new online parking permit center is now live through the city website.

10. COMMISSIONER REPORTS

Vice Chair Hastie thanked the city for continuing to have the 3rd of July fireworks display and being accommodating and flexible with sudden circumstances.

11. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:33p.m. to July 23, 2025.

ATTEST:

Signed by:



Joseph Hastie, Vice Chair

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Gabriela Martinez, Department Secretary