

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

### **REGULAR MEETING – May 28, 2025**

#### **1. CALL TO ORDER**

The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, May 28, 2025, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720.

#### **2. ROLL CALL**

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

Staff: Ron Noda, Deputy City Manager/Development  
Services Director  
Irving Montenegro Jr., Development Services  
Manager  
Michael Daudt, City Attorney  
Gabriela Martinez, Department Secretary

#### **3. PLEDGE OF ALLEGIANCE**

Chair Culty led the Pledge of Allegiance.

#### **4. PRESENTATION**

##### **A. Presentation of National Pollutant Discharge Elimination Systems (NPDES)**

Development Services Manager Montenegro Jr. shared the PowerPoint presentation of the National Pollutant Discharge Elimination Systems (NPDES).

Chair Culty asked if home car washing businesses would fall under following NPDES.

Development Services Manager Montenegro Jr. provided further clarification on home car washes business and the proper protocol the business should be abiding by with proper water disposal.

Commissioner Legere asked for further insight into the process if improper pool drainage was observed.

Development Services Manager Montenegro Jr. provided clarity on who to contact if improper pool drainage is witnessed.

Vice Chair Hastie shared insight on the cost of water being a factor for individuals properly draining and maintaining a pool then inquired on what the City process is if someone wanted to drain their pool and/or spa.

Deputy City Manager/Development Services Director Noda clarified that water can be drained into the gutter if it is clean water. Filters can be purchased to help make pool water dechlorinated as possible before draining into the gutter.

Chair Culty inquired about saltwater pool draining.

Deputy City Manager/Development Services Director Noda shared there would need to be clarification to confirm if saltwater drainage is okay but if any chemical is used to filter a saltwater pool, then it has to be properly cleaned before discarding the water.

Development Services Manager Montenegro Jr. completed the NPDES PowerPoint presentation.

## **5. ORAL COMMUNICATIONS**

Chair Culty opened oral communication.

Chair Culty closed oral communication.

## **6. CONSENT CALENDAR**

### **A. Approval of April 23, 2025, Planning Commission Minutes**

Motion/Second: Legere/Hastie

Carried 5/0 (5/0): The Planning Commission approved April 23, 2025, Planning Commission Minutes.

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

Deputy City Manager/Development Services Director Noda and Development Services Manager Montenegro Jr. briefly discussed the following:

- City Staff is currently working on a list of vacant properties within the city per Vice Chair Hastie's request and should be ready to present at the June Planning Commission Meeting.
- The City Council has approved the budget for the next Fiscal Year 2025-26.
- The Summer Concert Series kicking off on June 12<sup>th</sup> from 6:30pm – 8:30pm happening every Thursday until August 7<sup>th</sup>. No concert on July 3 in preparation of the 3<sup>rd</sup> of July Fireworks Spectacular event at the JFTB.

- The 3<sup>rd</sup> of July event will be taking place at the Los Alamitos Joint Forces Training Base. Gates open at 4:00pm with the fireworks show starting at 9:00pm.
- Nites on Pine events will be taking place after the Receptions Summer Concert Series starting on August 14<sup>th</sup>, September 11<sup>th</sup>, and October 9<sup>th</sup>.
- Improvement to the I-605 on ramp & off ramp and sections of Katella Avenue construction project will roughly be an 18-month endeavor starting in late June.

Commissioner Legere asked if there is a dedicated page on the City website where residents can find further information on the project.

Development Services Manager Montenegro Jr. shared where it will be listed on the City website.

## **11. COMMISSIONER REPORTS**

Commissioner Heichman shared the following:

- Her attendance to the Arbor Day Celebration and shared her thanks to the city staff for hosting the event.
- The Neighborhood Clean Up Event was very well organized and had a great turn out of city residents.
- Her attendance to the Webinar for the I-605/Katella Avenue Improvement Project.
- Inquired if Orange County Transportation Authority (OCTA) will be presenting again at a future City Council meeting to provide updates to the project.

Deputy City Manager/Development Services Director Noda answered yes, OCTA will return further City Council Meetings, and the dates will be dependent on construction.

Commissioner Heichman inquired about the effect the project will have on the bike lanes.

Deputy City Manager/Development Services Director Noda provided insight on the extension of the bike lanes from Long Beach into the City.

Commissioner Heichman asked if the Veteran sundial will at all be affected with the future construction.

Vice Chair Hastie shared appreciation of the Arbor Day Event and asked for updates on the Lexington Drive Project and Cerritos Avenue Street project.

Deputy City Manager/Development Services Director Noda provided clarity and a brief timeline for both projects.

Vice Chair Hastie inquired if the Planning Commission could receive an update on the Lampson Park Place project at the June Meeting.

Deputy City Manager/Development Services Director Noda said there is currently no update but as changes arise, they will be shared with the Planning Commission.

Commissioner Griego shared her appreciation for the Neighborhood Clean Up Event and is excited to see what is to come for with the bike lane updates.

The Planning Commissioners discussed the bike lane at Cerritos and Los Alamitos Boulevard.

Deputy City Manager/Development Services Director Noda shared the overview statistics of the Neighborhood Clean Up Event along with a possibility of maybe do a secondary event.

Vice Chair Hastie inquired about residents trying to dispose of hazardous waste.

Development Services Manager Montenegro Jr. provided insight on the overall items that were brought to the event for disposal.

Vice Chair Hastie shared his experience with dropping off hazardous waste items at the Huntington Beach location.

Chair Culty asked if changing the start time from 7p.m. to 6p.m. must be agendized or not.

City Attorney Daudt stated it would have to be agendized and that is something the City can do for the next meeting.

## 11. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:41 p.m. to June 25, 2025.

ATTEST:

Signed by:

*Mary Anne Culty*

Mary Anne Culty, Chair

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*Gabriela Martinez*

Gabriela Martinez, Department Secretary

