

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, February 25, 2026 – 6:00 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. Annual Planning Commission Reorganization

This report provides relevant information for the Planning Commission's annual reorganization, by the election of the Chair and Vice Chair.

Recommendation:

It is recommended that the Los Alamitos Planning Commission nominate and elect:

1. Chair
2. Vice Chair

B. Approval of Minutes

Recommendation:

Receive & File.

6. PUBLIC HEARING

A. Conditional Use Permit (CUP) 26-01 Commercial Recreation - Indoors at 10541 Calle Lee, Suite 115, in the Planned Light Industrial (P-L-I) Zoning District

Consideration of a Conditional Use Permit for the use of Commercial Recreation - Indoors in a 1,750 square foot warehouse in the Planned Light Industrial (P-L-I) Zoning District at 10541 Calle Lee, Suite 115, APN 241-251-39 (Applicant: Brendan Flynn).

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 26-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 26-01 TO ALLOW Commercial Recreation – Indoors (Golf) IN a 1,750 SQUARE FOOT WAREHOUSE IN a 20,320 square foot building in THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 10541 CALLE LEE, SUITE 115, APN 241-251-39, (APPLICANT: BRENDAN FLYNN, THE FLYNN GROUP)."

7. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

8. COMMISSIONER REPORTS

9. 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.

Vandine Ouk
Department Secretary
Date Posted: 2/19/2026

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: February 25, 2026

ITEM NUMBER: 5A

To: Chair Culty & Members of the Planning Commission

Presented By: Irving Montenegro Jr., Manager

Subject: Annual Planning Commission Reorganization

SUMMARY

This report provides relevant information for the Planning Commission's annual reorganization, by the election of the Chair and Vice Chair.

RECOMMENDATION

It is recommended that the Los Alamitos Planning Commission nominate and elect:

1. Chair
2. Vice Chair

BACKGROUND

The City's Municipal Code requires that the Planning Commission select a Chair and a Vice Chair at their regular meeting in January. The City's Municipal Code reads as follows.

"2.48.050 Officers—Election and vacancy.

A. The officers of the Planning Commission shall consist of a Chairman, a Vice Chairman and a Secretary. The Chairman and Vice Chairman shall be elected annually at the first regular meeting in the month of January, and shall hold office for a term of one year or until a successor is duly elected and qualified. Election shall be by a majority vote cast by those commissioners present and voting at the meeting at which the election is held. Officers shall assume office immediately."

DISCUSSION

After convening the item, the procedure calls for the Chair to temporarily relinquish the Chair to the Secretary in order that an election for the Office of Chair may be conducted. The newly-elected Chair would then conduct the election for the Office of Vice Chair. A second is not required for nominations and nominations will be considered in the order received if more than one Commissioner is nominated.

<u>Members</u>	<u>Appointment</u>	<u>Exp. Date</u>
Mary Anne Culty	December 2013	February 2028
Shannon Griego	February 2025	February 2028

Joseph Hastie	December 2023	December 2026
Linda Heichman	Feburary 2025	Feburary 2028
Jean Legere	December 2023	December 2026

FISCAL IMPACT

None.

Attachment: None

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: February 25, 2026

ITEM NUMBER: 5B

To: Chair Culty & Members of the Planning Commission

Presented By: Vandine Ouk, Department Secretary

Subject: Approval of Minutes

SUMMARY

RECOMMENDATION

Receive & File.

BACKGROUND

DISCUSSION

FISCAL IMPACT

Attachment: 1. PC Regular 10.22.25 Minutes

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

REGULAR MEETING – October 22, 2025

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 6:00 p.m., Wednesday, October 22, 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 (absent)

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

3. PLEDGE OF ALLEGIANCE

Chair Culty led the Pledge of Allegiance.

5. ORAL COMMUNICATIONS

Chair Culty opened oral communication.

Business Owner Hillman shared her desire for the rezoning of 11021 Winner Circle.

City Attorney Daudt explained the distinction between an agendized item and a non-agendized item and advised Business Owner Hillman to discuss her matter further with Senior Planner Oliver for possible inclusion at a future Planning Commission meeting.

Chair Culty closed oral communication.

6. CONSENT CALENDAR

A. Approval of September 24, 2025, Planning Commission Minutes

Motion/Second: Hastie/Heichman

Carried 4/0 (Legere absent): The Planning Commission approved September 24, 2025, Planning Commission Minutes.

7. PUBLIC HEARING

A. Conditional Use Permit (CUP) 25-03 – Wrought-iron Fences in the Community Facilities (C-F) Zone in Front of St. Hedwig Catholic School's Modular Buildings and Playground

Development Services Manager Montenegro Jr. introduced the staff report.

Senior Planner Oliver shared the staff report.

Chair Cuijty opened the Public Hearing.

Principal McGuinness of St. Hedwig Catholic School expressed support for the addition of a wrought-iron fence at the school.

The Planning Commission asked and received clarification from Principal McGuinness and Facility Manager Hunt on the following items:

- The extent and placement of the proposed fence.
- The complete estimated duration of the fence installation.

Chair Cuijty closed public hearing.

Vice Chair Hastie asked and received clarification from Senior Planner Oliver on Community Facility Zoning and Institutional Zoning.

Commissioner Heichman made a motion to approve Resolution 25-06 approve a Conditional Use Permit (CUP 25-03) for a seven-foot tall wrought-iron fence with gates to be constructed in front of St. Hedwig Catholic School modular buildings and playground.

Motion/Second: Heichman/Griego

Carried 4/0 (Legere absent): The Planning Commission approved Resolution 25-06 approve a Conditional Use Permit (CUP 25-03) for a seven-foot tall wrought-iron fence with gates to be constructed in front of St. Hedwig Catholic School modular buildings and playground.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Development Services Manager Montenegro Jr. announced canceling the November 26th Regular Planning Commission Meeting due to it landing during the Thanksgiving holiday closure. He also solicited availability to hold a Special Planning Commission Meeting on Wednesday, November 12th, in its place.

The Planning Commission agreed to hold a Special Meeting on November 12th, if items arise that need to be brought before the Commission.

11. COMMISSIONER REPORTS

Commissioner Heichman shared seeing signs pertaining to Accessory Dwelling Units (ADUs) throughout town and online.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 6:16 p.m. to November 12, 2025.

ATTEST:

Mary Anne Culty, Chair

Gabriela Martinez, Department Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: February 25, 2026

ITEM NUMBER: 6A

To: Chair Culty & Members of the Planning Commission

Presented By: Tom Oliver, Associate Planner

Subject: Conditional Use Permit (CUP) 26-01 Commercial Recreation - Indoors at 10541 Calle Lee, Suite 115, in the Planned Light Industrial (P-L-I) Zoning District

SUMMARY

Consideration of a Conditional Use Permit for the use of Commercial Recreation - Indoors in a 1,750 square foot warehouse in the Planned Light Industrial (P-L-I) Zoning District at 10541 Calle Lee, Suite 115, APN 241-251-39 (Applicant: Brendan Flynn).

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 26-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 26-01 TO ALLOW Commercial Recreation – Indoors (Golf) IN a 1,750 SQUARE FOOT WAREHOUSE IN a 20,320 square foot building in THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 10541 CALLE LEE, SUITE 115, APN 241-251-39, (APPLICANT: BRENDAN FLYNN, THE FLYNN GROUP)."

BACKGROUND

Applicant, Brendan Flynn, has submitted a Conditional Use Permit (CUP) application to ask that the City permit "Commercial Recreation – Indoors" in a 1,750 square foot warehouse unit at 10541 Calle Lee, Suite 115, in the Planned Light (P-L-I) Industrial Zone. The building that this unit is within a building that contains 20,320 square feet of industrial units. This location is one of many industrial condominium units in the Corporate Center Business Park. The business would make use of the warehouse as a primary training area for golf putting, a side room for a driving/hitting bay, and a small storage room. The Applicant tells Staff they will not sell equipment at this location.

DISCUSSION

The parcel and building for this request are in the City's industrial area. The Conditional Use Permit application ("Commercial Recreation - Indoors") measures the appropriateness of this location. Concerns such as noise, parking, and safety should be considered. A CUP

is approved or denied by the Planning Commission in accordance with the findings in LAMC Chapter 17.32 (Conditional Use Permits).

According to the Zoning Code, "The Planned Light Industrial (P-L-I) zone is established to accommodate manufacturing, research and development, product assembly, equipment repair, and other light manufacturing businesses that have limited environmental impact in terms of noise, traffic, odors, hazardous materials use/production, and vibration. Other allowed uses include indoor commercial recreation uses such as fitness studios, sports courts/fields, and sports instructional facilities, provided such uses can be found compatible with and not detrimental to the operations of the primary permitted light industrial uses. The regulation of uses and standards of development identified for the P-L-I zone are those deemed necessary to provide the proper environment for industrial businesses and to provide the proper safeguards to protect nearby residential, commercial, and public uses. The P-L-I zone implements the General Plan Planned Industrial land use designation."

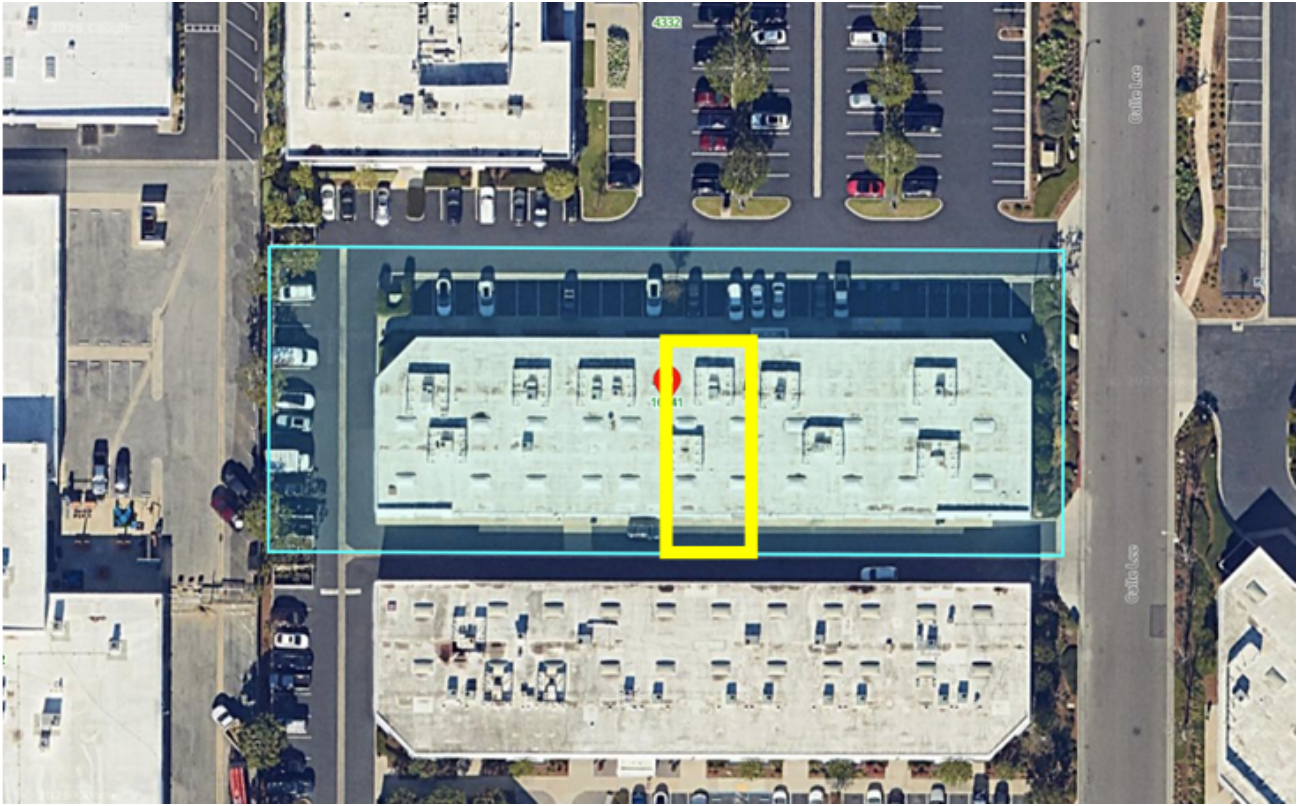
Here is how the applicant describes the business:

"The property includes a singular putting green in the rear of the unit and a golf swing area including a golf mat and a typical golf projection screen. The interior also includes one gender-neutral bathroom and a small office/storage area. As this is a private, appointment-only practice, there will be a maximum of two students and two coaches utilizing the facility at one time. There will be no sale of goods or physical products, solely services. Business will be conducted under the name B/G Flynn, Inc."

"To further expand this business, it will be a space for highly skilled/successful college and professional golfers to practice in an indoor space. The business will be centered around putting practice/lessons while also giving players the opportunity to practice their golf swing in the projection screen area. Swing lessons from a private coach will also be available to players."

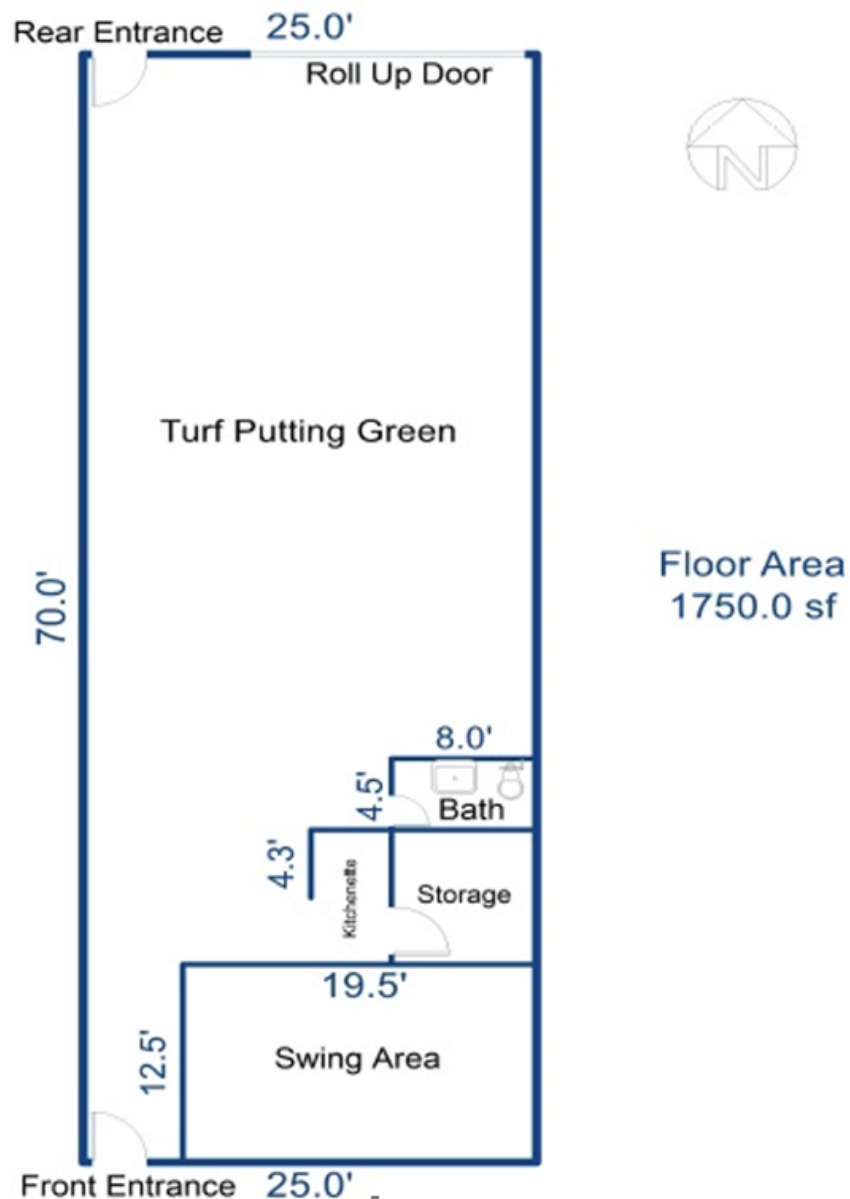
Location

-



The proposed unit, in the area denoted by the yellow box in the above picture, is in the Corporate Center Business Park. The buildings on all sides are Industrial Buildings in the Planned Light Industrial (P-L-I) Zone.

B/G Flynn Inc. Floor Plan
10541 Calle Lee Suite 115
Los Alamitos, CA 90720



The proposed floor plan is above and attached to this report. As for the hours of operation, the Applicant tells Staff,

“The hours of operation will vary but will remain between 8:00 a.m. to 8:00 p.m. Monday through Sunday.”

Staff has added a condition to the resolution that hours of operation shall not fall outside the daytime hours of 7:00 a.m. to 10:00 p.m. (Condition 11).

Sound Mitigation

There is a question of the sound of customers driving golf balls. The Applicant tells Staff:

“To minimize sound from the golf simulator, we will place rubber mats under the simulator to absorb vibrations, install a multi-layer impact screen with acoustic backing, and add acoustic panels on the walls near the simulator to reduce echo and noise reflection. Doors and any gaps will be sealed with weatherstripping or acoustic caulk to prevent sound from leaving the room. These measures will help ensure that noise is contained within the simulator area and does not disturb neighboring businesses. We will be working with someone who has experience setting up these simulators all across the country and has extensive knowledge of how to reduce noise pollution.”

Staff has added the condition below, in case noise from the business becomes troubling.

“If at some future point, due to public complaints, it is determined that increased noise attenuation is required, the Applicant shall institute solutions that meet the director’s determination of approval or denial.” Condition #14)

Parking

The “Commercial Recreation—Indoors” land use requires one parking space per 200 square feet of the unit. At 1,750 square feet, a business such as this would require 9 parking spaces itself. There are 44 parking spaces on this parcel. However, this parcel and nearby parcels, in the Corporate Center Business Park, are all owned by one property owner, so they divide the entire area’s parking as they see fit, although they do not have a formal reciprocal parking agreement between parcels. As you can see from the parking table below, even with this business, or with other more intensive parking businesses, the parking lot meets the parking requirements for this parcel. Staff has conditioned the parking to no more than four spaces for this business in the resolution (Condition number 15). Here is how the Applicant describes the parking situation:

“We will have at most 2 players and 2 coaches utilizing the space at one time. No receptionists or any other workers will be required. There is no official reciprocal parking agreement in place as the same ownership group owns all the neighboring parcels, but communal parking is stated within the leases.”

Unit Number	Business Name	Square Footage	Type of Business	Parking for Type	Parking Required
101 & 110	Soule Enterprises	6,426	Sport Event Management	1 space 1000	6.426
111	Serendipity Creart	1,755	Graphic Design	1 space 250	7.02
113	Vacant as of 2/1	1,757	Distribution	1 space 1000	1.757
115	B/G Flynn, Inc.	1,756	Golf instruction	4 spaces	4
117	Vacant as of 2/1	1508	Distribution	1 space 1000	1.508
119	Vacant as of 2/1	1,532	Distribution	1 space 1000	1.532
121	Yec Global Solutions, Inc.	1,730	Distribution	1 space 1000	1.73
125	Vacant as of 2/1	3,856	Distribution	1 space 1000	3.856
Total Square Footage		20,320	parking spaces	Total	27.829
Assessor Building Measurement		20,320		Spaces Required	28
				Spaces on Parcel	44

Findings

To approve a Conditional Use Permit, the Planning Commission must hold a Public Hearing and make findings of support for the proposed project. These findings are from the Conditional Use Permit requirements at LAMC 17.32.070, and include:

A. The proposed use is consistent with the General Plan and any applicable specific plan;

Staff Response: Here is a policy from the General Plan that pertains to this Land Use of "Commercial Recreation - Indoors:"

Land Use Element Action 3.6 "Recreation in industrial zones. Amend the zoning ordinance to implement the Limited Industrial general plan designation and preclude the use of other industrially-zoned properties for commercial recreation."

The Planning Commission has since changed this General Plan Policy, and the earlier area that allowed uses such as Commercial Recreation facilities, known as the Limited Industrial Zone, was extended to the entire Planned Light Industrial Zone.

B. The proposed use is permitted within the applicable zone and complies with all other relevant provisions of this Zoning Code and the Municipal Code;

Staff response: Los Alamitos Municipal Code (LAMC), 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow the "Commercial Recreation - Large" use in the Planned Light Industrial (P-L-I) zoning district. A Conditional Use Permit (CUP) does not automatically denote that the use is appropriate for all locations. A CUP asks that the use be carefully considered for its fit in any particular location. Staff feels that the use of this unit is a suitable fit for the location.

C. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity:

Staff Response: This proposed location is in the Planned Light Industrial (P-L-I) Zone. This use can be conditionally permitted through the Conditional Use Permit process, which is obtained by an affirmative decision of the Planning Commission. This process considers existing and future uses in the vicinity and finds that this location is acceptable for the proposed business.

D. The site is physically suitable in terms of:

1. Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;

Staff response: The building on this parcel was constructed years ago, and all the previously mentioned characteristics were designed to meet the development standards in effect at the time for an industrial-type building. These types of industrial buildings are

desirable to those who manage these types of businesses because of their large space and low rent. The proposed facility will be contained entirely within the walls of the existing industrial space. Parking is adequate to accommodate the proposed use, as shown when calculated using the City's Zoning Code requirements for the businesses in the building, and requiring the use of only four spaces by a condition in the resolution. If this use were to be approved, any interior tenant improvements would be required to be reviewed by the City's Building Department and the Orange County Fire Authority for compliance with building and safety standards.

2. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;

Staff response: The unit proposed for this business in this industrial building was initially built to meet the codes in effect at the time of construction. All access, as well as emergency access, was designed to meet that year's current access standards for a commercial center and has been upgraded from time to time through the years; therefore, the streets are adequate for public and emergency vehicle access.

3. Public protection services (e.g., fire protection, police protection, etc.); and,

Staff response: This unit has historically been served by public protection services without interruption.

4. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal).

Staff response: This unit in the Planned Light Industrial (P-L-I) Zone has historically been served by adequate utility services without interruption.

E. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially harmful to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

Staff response: This use, with a small number of, for the most part, adults coming and going, would not adversely affect public convenience, health, interest, safety, or general welfare.

RECOMMENDATION



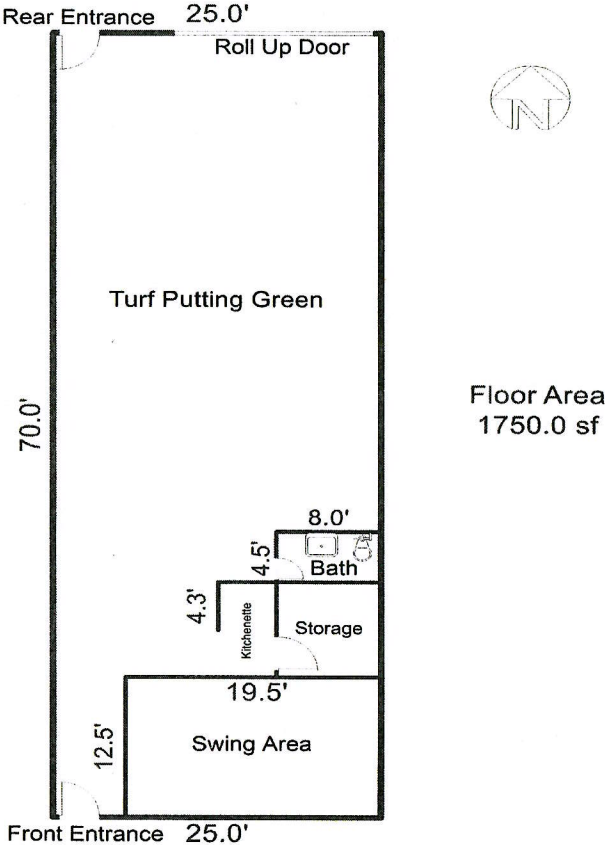
Staff has reviewed this business proposal for consistency with the General Plan and the Los Alamitos Municipal Code, and for compatibility with surrounding land uses, and believes that affirmative findings can be made for the proposed CUP; therefore, approval is recommended by Staff.

FISCAL IMPACT

None.

- Attachment:
1. Site and Floor Plan
 2. CUP 26-01- Commercial Recreation - Indoor - Approval Resolution

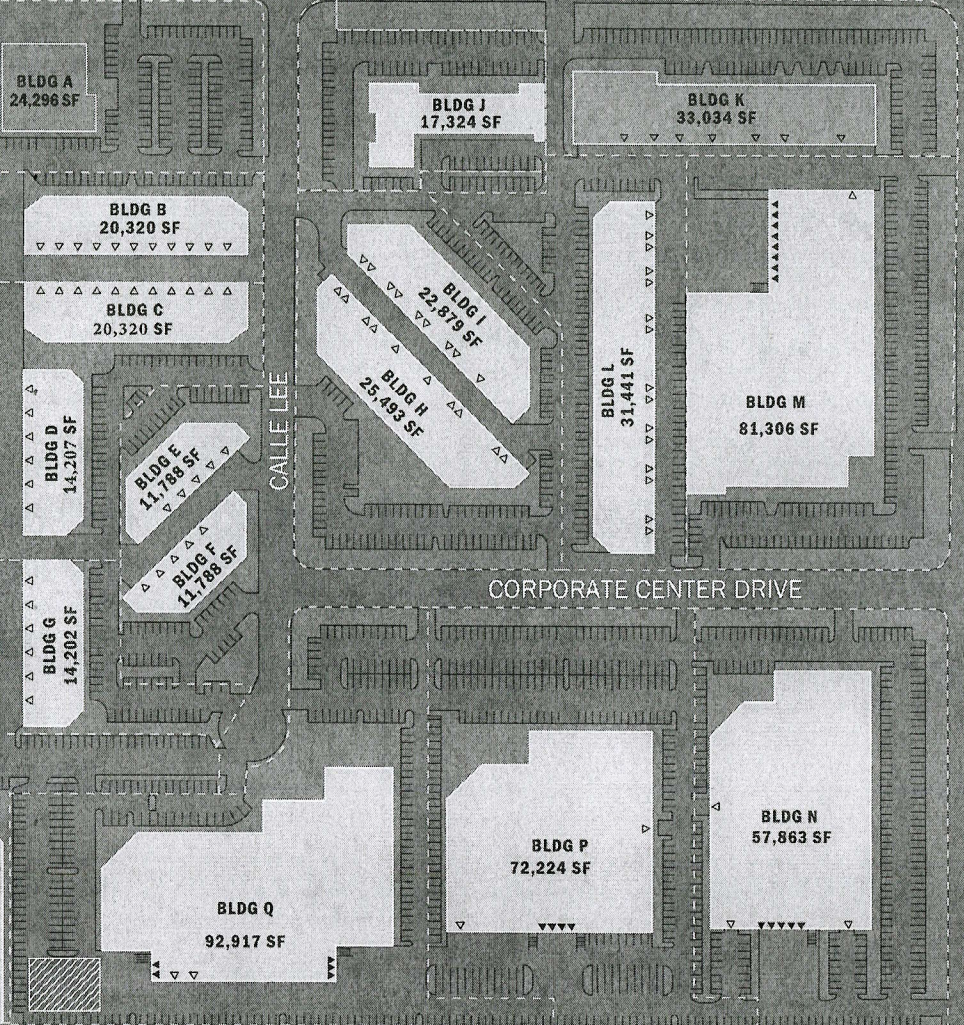
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO								
File No.:	Parcel No.:							
Property Address:								
City:	County:	State:	ZipCode:					
Owner:								
Client:	Client Address:							
Appraiser Name:		Inspection Date:						
SKETCH								
B/G Flynn Inc. Floor Plan 10541 Calle Lee Suite 115 Los Alamitos, CA 90720  Floor Area 1750.0 sf								
Sketch by Apex Sketch								
AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN			
Code	Description	Facto	Net Size	Perimete	Net Total	Name	Base x Height x Width =	Area
GBA1	Floor Area	1.0	1750.0	190.0	1750.0	Floor Area	70.0 x 25.0 =	1750.0
Net BUILDIN (rounded 1,750						1 total items (rounded 1,750		

SITE PLAN

Building	Address	SF	# Units	Occupancy
A	4332 Cerritos Avenue	24,296	14	
B	10541 Calle Lee	20,320	8	
C	10571 Calle Lee	20,320	8	
D	10611 Calle Lee	14,207	7	
E	10601 Calle Lee	11,788	2	
F	10621 Calle Lee	11,788	3	
G	10641 Calle Lee	14,202	2	
H	10572 Calle Lee	25,493	8	
I	10542 Calle Lee	22,879	6	
J	4380-4410 Cerritos Avenue	17,324	3	
K	4422-4478 Cerritos Avenue	33,034	11	
L	4431 Corporate Center Drive	31,441	12	
M	4465 Corporate Center Drive	81,306	1	
N	4462 Corporate Center Drive	57,863	1	
P	4422 Corporate Center Drive	72,224	1	
Q	4402-4392 Corporate Center Drive	92,917	1	
R	10681 Calle Lee	134,186	1	
TOTAL		685,588	89	

CERRITOS AVENUE



- SINGLE-TENANT INDUSTRIAL
- MULTI-TENANT INDUSTRIAL
- MULTI-TENANT SERVICE
- TWO-STORY OFFICE

▲ DOCK DOORS ▲ DRIVE IN DOORS

PLANNING COMMISSION RESOLUTION 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 26-01 TO ALLOW COMMERCIAL RECREATION – INDOORS (GOLF) IN A 1,750 SQUARE FOOT WAREHOUSE IN A 20,320 SQUARE FOOT BUILDING IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 10541 CALLE LEE, SUITE 115, APN 241-251-39, (APPLICANT: BRENDAN FLYNN, THE FLYNN GROUP).

WHEREAS, on January 28, 2026, the Applicant, Jason Lee, submitted a complete application for the consideration of Commercial Recreation - Indoors (golf putting and driving range) in a 1,750 square foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 10541 Calle Lee, Suite 115, APN 241-251-39; and,

WHEREAS, the application constitutes a request under Section 17.32.030 (Conditional Use Permits - Application Requirements) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed Public Hearing on February 25, 2026; and,

WHEREAS, at this Public Hearing, the Applicant, Applicant's representatives, and members of the public were provided the opportunity to present written and oral testimony.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission finds that the above recitals are true and correct.

SECTION 2. Conditional Use Permit 26-01, requesting approval of a Permit for the use of Commercial Recreation - Indoors in a 1,750 square-foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 10541 Calle Lee, Suite 115, APN 241-251-39, is hereby approved based upon the following findings as required by LAMC Section 17.32.070:

- A. The proposed use is consistent with the General Plan and any applicable specific plan;

Here is a policy from the General Plan that pertains to this Land Use of a "Commercial Recreation - Indoors:"

Land Use Element Action 3.6 “Recreation in industrial zones. Amend the zoning ordinance to implement the Limited Industrial general plan designation and preclude the use of other industrially zoned properties for commercial recreation.”

The Planning Commission has since changed this General Plan Policy, and the earlier area that allowed for uses such as Commercial Recreation facilities known as the Limited Industrial Zone was extended to the entire Planned Light Industrial Zone.

- B. The proposed use is permitted within the applicable zone and complies with all other relevant provisions of this Zoning Code and the Municipal Code;

Los Alamitos Municipal Code (LAMC), 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit to allow the “Commercial Recreation - Large” use in the Planned Light Industrial (P-L-I) zoning district. A Conditional Use Permit (CUP) does not automatically denote that the use is appropriate for all locations. A CUP asks that the use be carefully considered for its fit in any location. The Commission has determined that this use of this unit is a suitable fit for the location.

- C. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity:

This proposed location is in the Planned Light Industrial (P-L-I) Zone. This use can be conditionally permitted through the Conditional Use Permit process, which is obtained by an affirmative decision of the Planning Commission. This process considers existing and future uses in the vicinity, and the Commission finds that this location is acceptable for the proposed business.

- D. The site is physically suitable in terms of:

- 1. Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;

The building on this parcel was constructed years ago, and all of the previously mentioned characteristics were designed to meet the development standards that were current at the time for an industrial-type building. These types of industrial buildings are desirable to business owners because of their large spaces and low rents. The proposed facility will be contained entirely within the walls of the existing industrial space. Parking is adequate to accommodate the proposed use, as shown when calculated using the City's Zoning Code requirements for this use and others in the building. Any interior tenant improvements would be required to be reviewed by the City's Building Department and the Orange County Fire Authority for compliance with building and safety standards.

2. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicles (e.g., fire and medical) access;

The unit proposed for this business in this industrial building was initially built to meet the codes in effect at the time of construction. All access, including emergency access, was designed to meet that year's access standards for a commercial center and has been upgraded over the years; therefore, the streets are adequate for public and emergency vehicle access.

3. Public protection services (e.g., fire protection, police protection, etc.); and,

This unit has historically been served by public protection services without interruption.

4. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).

This unit in the Planned Light Industrial (P-L-I) Zone has historically been served by adequate utility services without interruption.

- E. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons,

property, or uses in the vicinity and zone in which the property is located.

This use with a small number of, for the most part, adults coming and going, would not adversely affect public convenience, health, interest, safety, or general welfare.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Conditional Use Permit (CUP) 26-01 subject to the following conditions:

Planning

1. Approval of this application is to allow Commercial Recreation – Indoors in a 1,750 square foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 10541 Calle Lee, Suite 115, APN 241-251-39, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 26-01 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed to the location or use of this property, a request for an amendment to this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. Failure to satisfy and/or comply with the conditions herein may result in revocation of this approval by the Planning Commission and/or City Council.
3. The Applicant and the Applicant's successors in interest, if any, shall be fully responsible for knowing and complying with all conditions of approval.
4. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees,

building permit fees and park development fees, are not included under this noticing requirement.

Pursuant to Government Code Section 66020(d)(1), the Applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:

Fees:	N/A
Dedications:	N/A
Reservations:	N/A
Other Exactions:	N/A

5. The Applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The Applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.
6. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers for the subject application. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and the applicant will either undertake a defense of the matter and pay the City's associated legal costs or will advance funds to pay for the defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal shall not cause a waiver of the indemnification rights herein.
7. The property owner/Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The property owner/Applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of any permits.
8. The Applicant shall comply with applicable City, County, and/or State regulations.

9. Any signs shall comply with the provisions under Chapter 17.26 of the Los Alamitos Municipal Code and/or any Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Development Services Director.
10. In the event the City receives public nuisance complaints in connection with the use authorized by this CUP, the Development Services Director shall investigate such complaints in accordance with the public nuisance regulations of the Los Alamitos Municipal Code and, if nuisance conditions are found to exist, the Development Services Director may bring this CUP back to the Planning Commission to consider imposing additional conditions, amending or revising conditions, or revoking this CUP.
11. The hours of operation for this business are limited to, and shall not fall outside, the daytime hours between 7:00 a.m. to 10:00 p.m.
12. No Commercial Recreation use shall be conducted out of doors.
13. No storage facility shall be constructed out of doors.
14. If at some future point, due to public complaints, it is determined that increased noise attenuation is required, the Applicant shall institute solutions that meet the director's determination of approval or denial.
15. The Applicant, employees, and customers of this business shall hereafter use no more than four parking spaces on this parcel. If more than this number of spaces are made use of by this business, the City shall consider revocation of this Conditional Use Permit.

Building Department

16. Applicant shall provide full tenant improvement plans, structural and architectural, that comply with the latest City of Los Alamitos-adopted California Building Code to the Building and Safety Department before beginning any alteration, repair, construction, or change of occupancy of the building or parcel. The plans will need to show change of occupancy, parking, and egress as well.
17. Obtain any required demolition and HVAC permits required from the City's Building and Safety Department.

Orange County Fire Authority

18. The Applicant shall contact the Orange County Fire Authority at 714-573-6100 for their conditions of approval.

SECTION 3. The decision of the Planning Commission is subject to a ten-day appeal period as specified in Chapter 17.60 of the Los Alamitos Municipal Code, after which such decision becomes final.

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting it and shall certify as to its adoption.

PASSED, APPROVED, AND ADOPTED this 25th day of February 2026.

Chair _____

ATTEST:

Irving Montenegro, Development Services Manager

APPROVED AS TO FORM:

Michael Daudt, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LOS ALAMITOS)

I, Irving Montenegro, Development Services Manager of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 25th day of February 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Irving Montenegro, Development Services Manager