

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, March 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 vouk@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 Hastie
Vice Chair Legere
Commissioner Cuijty
Commissioner Griego
Commissioner Heichman

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 Minutes

Approve the Minutes for the Regular Meeting of February 25, 2026.

6. PUBLIC HEARING

A. Change General Plan and Zoning Designations at 11021 Winners Circle (APN 222-021-15)

A General Plan Amendment (GPA 25-02) and Zoning Map Amendment (ZOA 25-05) requesting approval to change the General Plan land use designation from Planned Industrial to Professional Office and to change the Zoning designation from Planned Light Industrial (P-M) to Commercial Professional Office (C-O) for the parcel located at 11021 Winners Circle. The Applicant has asked that this item be continued to the next Planning Commission meeting to conduct further analysis.

Recommendation:

1. Open the Public Hearing for comments; and,
2. Continue the item to the April 22, 2026, Planning Commission Meeting.

B. Conditional Use Permit (CUP) 26-02

Health/Fitness Facility - Large at 10565 Bloomfield Street in the Planned Light Industrial (P-L-I) Zoning District

This item is consideration of a Conditional Use Permit (26-02) for the use of a Health/Fitness Facility - Large in a 2,880 square foot warehouse in the Planned Light Industrial (P-L-I) Zoning District at 10565 Bloomfield St., APN 242-242-64 (Applicant: Corey Yee).

Recommendation:

1. Open the Public Hearing and take testimony; and,
2. Adopt Resolution No. 26-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 26-02 TO ALLOW A "HEALTH/FITNESS FACILITY -LARGE" in a 2,880 SQUARE FOOT WAREHOUSE, in a 72,066 SQUARE FOOT INDUSTRIAL CENTER in THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT at 10565 BLOOMFIELD STREET, APN 242-242-64, (APPLICANT: COREY YEE)."

Applicant

Corey Yee

Location

10565 Bloomfield Street, Los Alamitos, CA 90720

Environmental

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 categorical exemption since the proposed project involves no expansion of the building footprint beyond the existing area. Furthermore, all necessary public services and facilities are already available at the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

Approval Criteria

Los Alamitos Municipal Code (LAMC), Section 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 (CUP) to allow this use in a unit in the P-L-I zoning district.

Noticing

The Public Hearing Notice for this meeting was mailed to property owners and commercial tenants within 1,000 feet of the subject parcel on March 11, 2026, and published in the Orange County Reporter on March 11, 2026.

Prior Actions

PSP 1-94 Planned Sign Program

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.



Vandine Ouk
Department Secretary
Dated: 03/19/26

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

REGULAR MEETING – February 25, 2026

1. **CALL TO ORDER**

The Planning Commission/Subdivision Committee met in Regular Session at 6:00 p.m., Wednesday, February 25, 2026, 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: Irving Montenegro Jr., Development Services
Manager
Tom Oliver, Senior Planner
Michael Daudt, City Attorney
Vandine Ouk, Department Secretary

3. **PLEDGE OF ALLEGIANCE**

Chair Culty led the Pledge of Allegiance.

4. **ORAL COMMUNICATIONS**

Chair Culty opened oral communication.

Chair Culty closed oral communication.

5. **CONSENT CALENDAR**

A. Annual Planning Commission Reorganization

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

Department Secretary Ouk called for nominations for the position of Chair.

Commissioner Culty nominated Commissioner Hastie.

Department Secretary Ouk asked if there were any further nominations and there were none.

Department Secretary Ouk proceeded with voting for Commissioner Hastie for the Office of Chair.

Commissioner Culty	Aye
Commissioner Griego	Aye
Commissioner Hastie	Aye
Commissioner Heichman	Aye
Commissioner Legere	Aye

Carried 5/0: The Planning Commission appointed Commissioner Hastie as Chair.

Chair Hastie called for nominations for the position of Vice Chair.

Commissioner Culty nominated Commissioner Legere.

Chair Hastie asked if there were any further nominations and there were none.

Department Secretary Ouk proceeded with voting for Commissioner Legere for the Office of Vice Chair.

Commissioner Culty	Aye
Commissioner Griego	Aye
Commissioner Hastie	Aye
Commissioner Heichman	Aye
Commissioner Legere	Aye

Carried 5/0: The Planning Commission appointed Commissioner Legere as Vice Chair.

B. Approval of October 22, 2025, Planning Commission Minutes

Motion/Second: Heichman/Culty

Carried 5/0: The Planning Commission approved the October 22, 2025 Planning Commission Minutes.

7. 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

Senior Planner Oliver summarized the staff report.

Commissioner Legere asked and received clarification from Senior Planner Oliver that the two surrounding units of the building are currently vacant.

Commissioner Heichman asked and received clarification from the applicant, Mrs. Flynn, that the indoor range will be available to high schoolers.

Chair Hastie appreciated staff looking ahead regarding noise and other occupants of the building.

Chair Hastie made a motion to approve Resolution 25-06 approve 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.

Motion/Second: Culty/Legere

Carried 5/0: The Planning Commission approved Resolution 26-01 Approve 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.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Development Services Manager Montenegro Jr. discussed the following:

- Race on the Base at the Los Alamitos Joint Forces Training Base on February 28, 2026
- Upcoming Oak Street Improvements

Senior Planner Oliver informed the Planning Commission that the Community Development Block Grant (CDBG) was awarded to the City and work on Reagan Street will begin this year.

Commissioner Heichman asked and received clarification from Development Services Manager Montenegro Jr. that noticing will be done before the Oak Street Improvement project begins.

11. COMMISSIONER REPORTS

Commissioner Heichman commended city staff for the Good Evening, Los Al and Winter Wonderland events.

Commissioner Griego thanked city staff for the Commissioner Dinner.

Vice Chair Legere commended the Recreation and Community Services Department on the dog park.

Chair Hastie thanked staff for Commissioner Dinner and the improvement of parking in the Recreation and Community Services lot.

12. ADJOURNMENT

Motion/Second: Legere/Heichman

The Planning Commission adjourned the meeting at 6:20 p.m. to March 25, 2026.

ATTEST:

Joseph Hastie, Chair

Vandine Ouk, Department Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: March 25, 2026

ITEM NUMBER: 6A

To: Chair Hastie & Members of the Planning Commission

Presented By: Tom Oliver, Associate Planner

**Subject: Change General Plan and Zoning Designations at 11021 Winners Circle
(APN 222-021-15)**

SUMMARY

A General Plan Amendment (GPA 25-02) and Zoning Map Amendment (ZOA 25-05) requesting approval to change the General Plan land use designation from Planned Industrial to Professional Office and to change the Zoning designation from Planned Light Industrial (P-M) to Commercial Professional Office (C-O) for the parcel located at 11021 Winners Circle. The Applicant has asked that this item be continued to the next Planning Commission meeting to conduct further analysis.

RECOMMENDATION

1. Open the Public Hearing for comments; and,
2. Continue the item to the April 22, 2026, Planning Commission Meeting.

BACKGROUND

Karen Hillman has submitted an application for both a General Plan Amendment (GPA 25-02) and Zoning Map Amendment (ZOA 25-05) requesting approval to change the General Plan land use designation from Planned Industrial to Professional Office and the zoning designation from Planned Light Industrial (P-L-I) to Commercial Professional Office (C-O) for the property located at 11021 Winners Circle. The subject site comprises a 12,684-square-foot office building and associated parking areas on one parcel (APN 222-021-15), totaling 0.69 acres.

DISCUSSION

At the Applicant's request, staff recommends that the item be continued by the Planning Commissioners to the April 22, 2026, Planning Commission meeting to give the Applicant time to conduct further research on the project to meet the General Plan Amendment and Zoning Map Amendment requirements.

FISCAL IMPACT

None.

Attachment: None

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE

AGENDA REPORT

MEETING DATE: March 25, 2026

ITEM NUMBER: 6B

To: Chair Hastie & Members of the Planning Commission

Presented By: Tom Oliver, Associate Planner

**Subject: Conditional Use Permit (CUP) 26-02
Health/Fitness Facility - Large at 10565 Bloomfield Street in the Planned
Light Industrial (P-L-I) Zoning District**

SUMMARY

This item is consideration of a Conditional Use Permit (26-02) for the use of a Health/Fitness Facility - Large in a 2,880 square foot warehouse in the Planned Light Industrial (P-L-I) Zoning District at 10565 Bloomfield St., APN 242-242-64 (Applicant: Corey Yee).

RECOMMENDATION

1. Open the Public Hearing and take testimony; and,
2. Adopt Resolution No. 26-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 26-02 TO ALLOW A "HEALTH/FITNESS FACILITY -LARGE" in a 2,880 SQUARE FOOT WAREHOUSE, in a 72,066 SQUARE FOOT INDUSTRIAL CENTER in THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT at 10565 BLOOMFIELD STREET, APN 242-242-64, (APPLICANT: COREY YEE)."

Applicant Corey Yee

Location 10565 Bloomfield Street, Los Alamitos, CA 90720

Environmental Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 categorical exemption since the proposed project involves no expansion of the building footprint beyond the existing area. Furthermore, all necessary public services and facilities are already available at the proposed project site, and approval of the proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

Approval Criteria Los Alamitos Municipal Code (LAMC), Section 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 (CUP) to allow this use in a unit in

the P-L-I zoning district.

Noticing The Public Hearing Notice for this meeting was mailed to property owners and commercial tenants within 1,000 feet of the subject parcel on March 11, 2026, and published in the Orange County Reporter on March 11, 2026.

Prior Actions PSP 1-94 Planned Sign Program

BACKGROUND



Applicant, Corey Yee, has submitted a Conditional Use Permit (CUP 26-02) application to ask that the City permit a “Health/Fitness Facility - Large” in a 2,880 square foot warehouse unit at 10565 Bloomfield Street, in the Planned Light Industrial (P-L-I) Zone. This location is one of many industrial condominium units in the Burke-Alamitos Business Center, which contains 72,066 square feet of units.

The business is an instructional, coach-led athletic performance studio with no more than one active training session at a given time. There will be a maximum of six adults or eight adolescents per training session. The front portion of the area will be devoted to a lobby, an office, and an incidental treatment room where a doctor will be working. The larger rear space will be used by participants during sessions as a gym with equipment. Since sessions will not overlap, they say parking will not be difficult.

DISCUSSION

The parcel and building for this request are in the City's industrial area. The Conditional Use Permit application presented tonight considers whether a “Health/Fitness Facility - Large” is appropriate in 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).

Pursuant 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

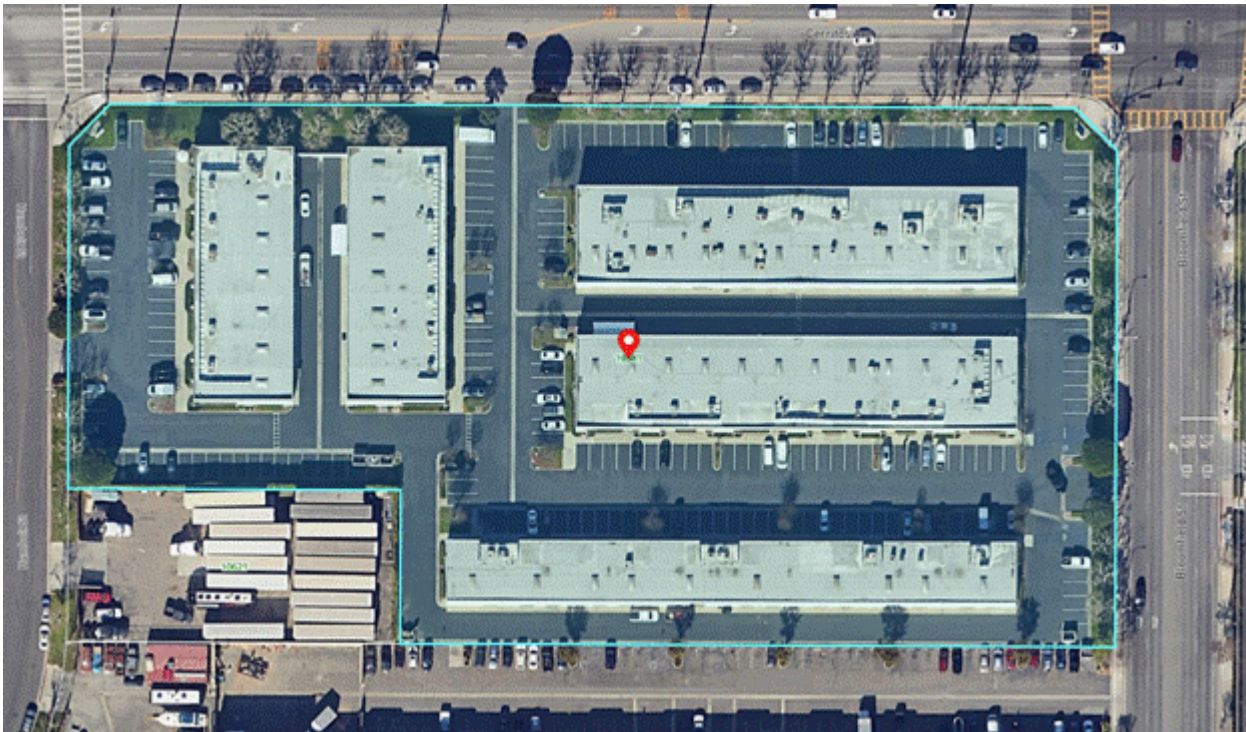
terms of noise, traffic, odors, hazardous materials use/production, and vibration. Other allowed uses include indoor commercial recreation uses such as fitness studios, sports courts/fields, and sports instructional facilities, provided such uses can be found compatible with, and not detrimental to the 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:

“Trial Athletics will operate as a strength and conditioning training facility focused on athletic development, personal training, and general fitness for active adults and athletes. Olympus Sports Therapy will operate in a limited capacity within the facility to provide movement assessments, injury rehabilitation, and recovery services that support individuals participating in training. These services are incidental to the primary use of the facility as a fitness and training center and are intended to help clients safely return to and maintain participation in physical activity.”

The Olympus Sports Therapy part of the business will include incidental work by a doctor.

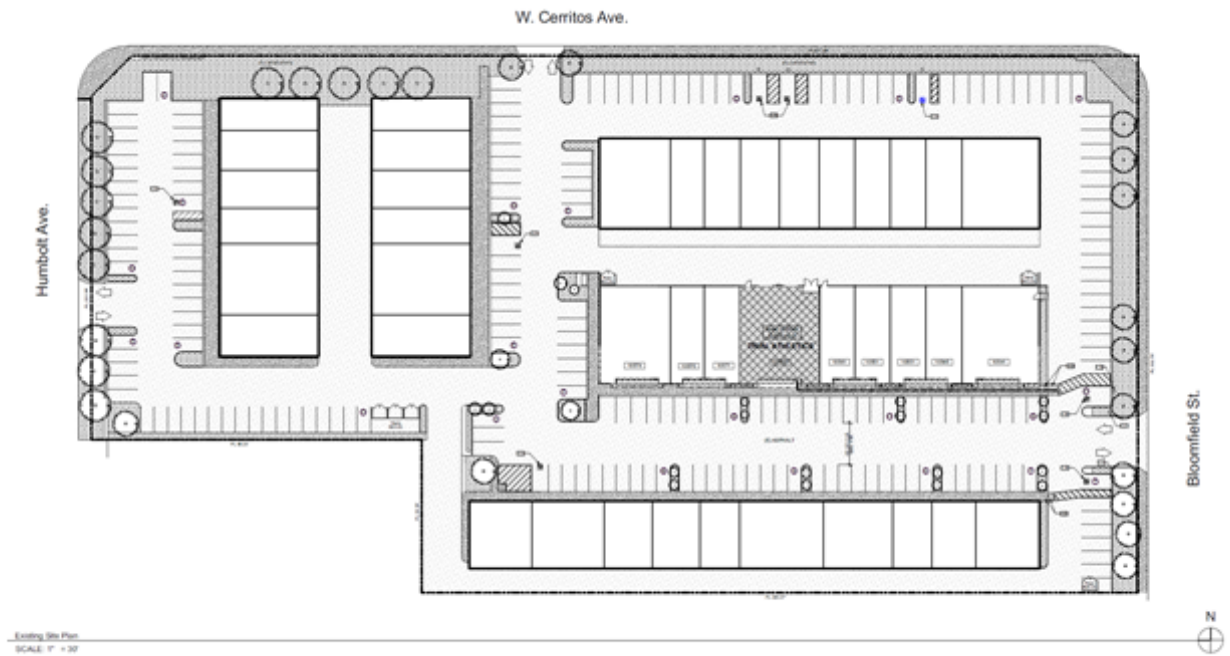
Location

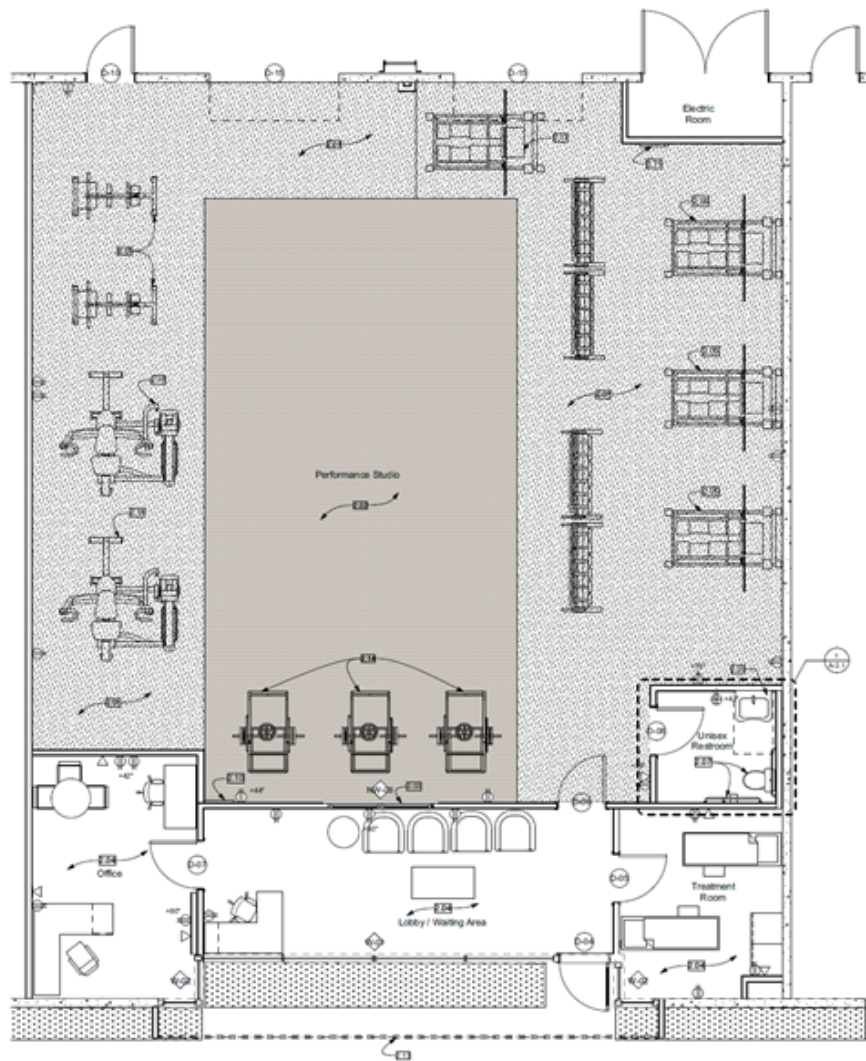


The proposed unit, denoted by the red dot in the above picture, is located in the Burke-Alamitos Business Center. To the east of this building is McAuliffe Junior High, across Bloomfield Street. The buildings to the south and west are industrial buildings in the Planned Light Industrial (P-L-I) Zone. To the north is another industrial building among the five within

this center, and beyond this are residential homes across Cerritos Avenue.

The following are the site plan and floor plan:





The Applicant is indicating business hours will be 8am-8pm, Monday - Saturday. Closed Sunday. City staff has added a condition to the resolution that hours of operations shall not fall outside of the daytime hours of 7:00 a.m. to 10:00 p.m. (Condition 11).

Sound mitigation

Noise is one of the aspects that would be considered for a Conditional Use Permit. As detailed in the Parking Spreadsheet in this report, several fitness training-type businesses in this center have existed for years without issues. The proposed business does not appear to have any plans for activities that generate excessive noise. Staff has added the following to the Resolution attached to this report:

“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” (Condition #10).

Staff has seen some of the businesses in this center attempt to conduct activities outdoors. Staff has added a condition about this situation as well.

“None of the Health/Fitness land uses shall be conducted outdoors unless the city has granted prior approval through a Temporary Use Permit (Condition #12).

Parking

The “Commercial Recreation—Indoors” land use requires one parking space per 200 square feet of the unit. At 2,880 square feet, a business such as this would require 15 parking spaces. There are 112 parking spaces currently on this parcel that are shared parking with all the buildings in the Burke-Alamitos Business Center. The parking requirement table shown below demonstrates even with this new business the parking lot meets the parking requirements for this parcel. Staff has conditioned the parking to no more than fifteen spaces for this business in the resolution (Condition number 14).

Here is a parking spreadsheet for the building:

Burke Los Alamitos Business Center - Parking Requirements

Unit	Tenant	Sq Ft	Use	Parking Ratio	Required Parking
10571	Bloomfield Jackall	1,440	Retail	1/250	5.76
10565	Bloomfield Vacant (Trial Athletics)	2,880	Health/Fitness	1/200	14.4
10579	Bloomfield Raw Performance	2,910	CUP 25-01	15 spaces	15
10541	Bloomfield Carter Industrial Automation	2,910	Contractor	1/500	5.82
10555	Bloomfield Halau Hula Studio	1,440	Indoor Recreation	5 Spaces	5
10561	Bloomfield Motivated by Lisa	1,440	CUP 14-01	1/200	7.2
10551	Bloomfield Fishing Lure Company - no business License	1,440	Manufacturing	1/500	2.88
10575	Bloomfield Caster Industries	1,440	Warehouse/Dist	1/1000	1.44
10581	Bloomfield Roderic Buck	1,920			
10595	Bloomfield Recoil Fitness	1,920	CUP 13-11	6 spaces	6
10545	Bloomfield Phoenix Glass	1,440	Contractor	1/500	2.88
10589	Bloomfield Soccer IQ Institute	960	Indoor Recreation	1/200	4.8
10585	Bloomfield Personal Trainer for Soccer - no Business License	960	Health/Fitness	1/200	4.8
10591	Bloomfield Schultz Custom Furniture	1,920	Manufacturing	1/500	3.84
10601	Bloomfield Sale and Dist of Cutting Tools - Denson Sales	1,920	Warehouse/Dist	1/1000	1.92
10605	Bloomfield MNM Plumbing	960	Contractor	1/500	1.92
10609	Bloomfield General Contractor - No Business License	960	Contractor	1/500	1.92
10613	Bloomfield No business license	1,920	Warehouse/Dist	1/1000	1.92
10615	Bloomfield Lotus Consulting	1,480	Manufacturing	1/500	2.96
3838	Cerritos Cheap Graphic Novels	4,485	Warehouse/Dist	1/1000	4.485
3848	Cerritos KLM & Americas Best Roofing	1,560	Contractor	1/500	3.12
3854	Cerritos Datalink	1,560	Data Center	1/1000	1.56
3856	Cerritos Club House Printing - no Business License	1,560	Manufacturing	1/500	3.12
3858	Cerritos Firehouse Café	1,560	Restaurant	1/75 Seating Area - 692sf	9.226666667
3888	Cerritos Storage for Event Rental Business - Rose Hills Memorial Park	1,560	Warehouse/Dist	1/1000	1.56
3890	Cerritos MKZ Woodworks	1,560	Furniture Manu	1/1000	1.56
3894	Cerritos Adapfit	1,560	Health/Fitness	1/200	7.8
3902	Cerritos Substance Fitness	4,680	Health/Fitness	1/200	23.4
3912	Cerritos NDT Metrics - Ultrasonic Test Instrument MFG	1,365	Maintenance/Repair	1/600	2.275
3938	Cerritos Chartreuse	3,084	Contractor	1/500	6.168
3942	Cerritos Clothing Distributor - no Business License	1,524	Warehouse/Dist	1/1000	1.524
3948	Cerritos Storage for Collectibles - no Business License	1,524	Warehouse/Dist	1/1000	1.524
3952	Cerritos Delta Max Customs - No Business license	1,524	Office	1/250	6.096
3958	Cerritos 30 Minute Hit Los Alamitos	1,524	Health/Fitness	1/200	7.62
3962	Cerritos Real Estate Marketing	1,524	Office	1/250	6.096
3968	Cerritos Holistic Health Solutions	1,524	Medical	1/200	7.62
3972	Cerritos Mobile Kagaroo - Unpaid Business License	1,524	Maintenance/Repair	1/600	2.54
3978	Cerritos Aqua World - no Business License	1,524	Warehouse/Dist	1/1000	1.524
3982	Cerritos Purchase Green - Barefoot Dog	3,080	Bldg Supplies	1/500	6.16
	Total Interior	72,066			195.4386667
				Total Required Parking:	195.4386667
				Total Parking	213

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 pursuant to 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: While the General Plan originally intended to section out some of the Planned Industrial designated area for indoor recreation and these fitness facility businesses, during the City's zoning update chose to open the entire Planned Industrial area to these types of uses, and this larger type of business through the Conditional Use Permit process.

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 “Health/Fitness Facilities - 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 this use in 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 requires an affirmative decision of the Planning Commission. This process has considered existing and future uses in the vicinity, parking, noise, and safety, 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 of 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 Health/Fitness businesses because of their large space and lower lease costs. 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 by calculations using the City’s Zoning Code requirements for the businesses in the building and by a condition in the resolution requiring the use of only 15 spaces. 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 clients 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, Staff recommends approval.

FISCAL IMPACT

None.

Attachment: 1. CUP 26-02- Health-Fitness Facilities - Large - Approval Resolution

RESOLUTION 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 26-02 TO ALLOW A “HEALTH/FITNESS FACILITY – LARGE” IN A 2,880 SQUARE FOOT WAREHOUSE IN A 72,066 SQUARE FOOT INDUSTRIAL CENTER IN THE PLANNED LIGHT INDUSTRIAL (P-L-I) ZONING DISTRICT AT 10565 BLOOMFIELD STREET, APN 242-242-64, (APPLICANT: COREY YEE).

WHEREAS, on March 2, 2026, the Applicant, Corey Yee, submitted a complete application for the consideration of a Health/Fitness Facility - Large in a 2,880 square foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 10565 Bloomfield Street, APN 242-242-64; 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 March 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 26-02, requesting approval of a Health/Fitness Facility - Large in a 2,880 square-foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 10565 Bloomfield Street, APN 242-242-64, 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;

While the Los Alamitos General Plan originally intended to section out some of the Planned Industrial designated area for indoor recreation and fitness facility businesses, the City, during its zoning update, opted to open the entire Planned

Industrial area to these types of uses, and this larger type of business through the Conditional Use Permit process.

- 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 "Health/Fitness Facilities - 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 a particular location. The Commission finds this use in 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 requires an affirmative decision of the Planning Commission. This process has considered existing and future uses in the vicinity, parking, noise, and safety, 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;

These types of industrial buildings are desirable to those who manage Health/Fitness businesses because of their large space and lower lease costs. The building on this parcel was constructed years ago, and all of the previously mentioned characteristics were designed to meet the development standards in effect at the time for an industrial-type building. 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 by

calculations using the City's Zoning Code requirements for the businesses in the building. Condition of Approval No. 14 of this Resolution specifies this business shall utilize no more than 15 parking spaces. Interior tenant improvements are 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, as well as 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 clients 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) 26-02 subject to the following conditions:

Planning

1. Approval of this application is to allow a Health/Fitness Facility - Large in a 2,880 square foot warehouse in the Planned Light Industrial (P-L-I) zoning district at 10565 Bloomfield Street, APN 242-242-64, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 26-02 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. None of the Health/Fitness land uses shall be conducted outdoors unless the city has granted prior approval through a Temporary Use Permit.
13. No storage facility shall be constructed outdoors.
14. The Applicant, employees, and customers of this business shall hereafter use no more than fifteen 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

15. The 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.
16. Obtain any required demolition and HVAC permits required from the City's Building and Safety Department.

Orange County Fire Authority

17. None.

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 March 2026.

Joseph Hastie, Chair

ATTEST:

Irving Montenegro, Development Services Manager

APPROVED AS TO FORM:

Michael S. 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 March 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Irving Montenegro, Development Services Manager