

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, May 27, 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 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 March 25, 2026.

B. General Plan and Housing Element Annual Progress Reports (Development Services)

Government Code Sections 65400 and 65700 require cities to submit an Annual Progress Report (APR) on the implementation of their General Plan. The City is also required to submit an Annual Progress Report each year on the status of the Housing Element implementation of the General Plan in a format adopted by the Governor's Office of Land Use & Climate Innovation. This agenda item requests that the Commission review and approve the Reports for submittal to the appropriate State agencies.

Recommendation:

1. Review the 2025 General Plan Annual Progress Report and 2025 Housing Element Annual Progress Report; and,
2. If no revisions are necessary, approve the 2025 General Plan Annual Report and the 2025 Housing Element Annual Progress Report.

C. 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 a date—uncertain, Planning Commission Meeting.

6. PUBLIC HEARING

7. DISCUSSION

8. STAFF REPORT

A. Pine Street Project PS&E

Currently, Pine Street serves as the downtown corridor of Los Alamitos, hosting many of our community events. The goal of this project is to revitalize Pine Street to reflect a true main-street atmosphere that supports and enhances the events held along the corridor. The project will transform Pine Street into the City's "Main Street" by creating a walkable, welcoming, and vibrant mixed-use Town Center district.

The proposed complete-street improvements include new sidewalks, ADA enhancements, LED lighting, street furniture, street trees, wayfinding signage, enhanced pedestrian crossings, and an entry plaza with a gateway monument. The corridor will also be designed to allow for temporary closure to traffic for City events, markets, and celebrations—strengthening its role as the heart of downtown Los Alamitos.

In addition, this investment directly supports the City's Economic Development initiatives by creating an attractive and pedestrian-friendly environment that encourages foot traffic, supports local businesses, and invites new commercial opportunities. A revitalized Pine Street will help stimulate business activity, attract visitors, increase storefront visibility, and foster a stronger sense of place—ultimately contributing to the community's long-term economic vitality and growth.

Recommendation:

Receive and File.

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