

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, July 22, 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. PRESENTATION

A. Presentation of the Fiscal Year 2026-27 Annual Operating Budget (Administration)

6. 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. Approve the Minutes of the Regular Meetings of May 27, 2026

Recommendation:

7. PUBLIC HEARING

8. DISCUSSION

9. STAFF REPORT

**A. General Plan Amendment (GPA) 25-02
Zoning Ordinance Amendment (ZOA) 25-05
Conditional Use Permit (CUP) 26-04**

Proposed change to General Plan and Zoning designations at 11021 Winners Circle (APN 222-021-15) with an Alternate Parking Agreement.

Requesting approval of General Plan Amendment (GPA 25-02) and Zoning Map Amendment (ZOA 25-05) 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 parking required for these designation changes would be secured by recording an alternate parking agreement that uses parking spaces on a neighboring parcel, subject to a Conditional Use Permit (CUP 26-04).

Recommendation:

1. Open the Public Hearing; and,
2. Determine that the proposed use is exempt from the provisions of the

California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,

3. Adoption of Resolution No. 26-03, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (GPA) 25-02 TO CHANGE THE GENERAL PLAN DESIGNATION from Planned Industrial to Professional Office, AND ZONING ORDINANCE AMENDMENT (ZOA) 25-05 TO CHANGE THE ZONING DISTRICT from Planned Light Industrial (P-L-I) to Commercial Professional Office (C-O), and a Conditional Use Permit (CUP) 26-04, with an alternate parking agreement, for the parcel located at 11021 Winners Circle (APN 222-021-15) (Applicant: Karen Hillman of MHS Investments, LLC).”

Applicant: Applicant: Karen Hillman of MHS Investments, LLC

Location: 11021 Winners Circle (APN 222-021-15)

Environmental: The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and Section 15061(b)(3). The changes involve only minor alterations to land-use limitations, and the activity is covered by the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Approval Criteria: Sections 17.64.030 & 17.58.040 of the Los Alamitos Municipal Code (LAMC) require that any proposed General Plan Amendment or Zoning Ordinance Amendment be recommended by a resolution to the City Council.

Noticing: The Public Hearing Notice of this meeting was mailed out on July 1, 2026, to property owners and tenants within 1,000 feet. Additionally, the notice was published in the July 1, 2026, issue of the Orange County Reporter.

Prior Actions:

None

B. Reagan Street CDBG Project (CIP 25/26-06)

This item updates the Commission on the upcoming Street Improvements on Reagan Street CIP 25/26-06.

Recommendation:

Receive and File

10. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

11. COMMISSIONER REPORTS

12. 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