

**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](http://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](mailto: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](http://www.cityoflosalamitos.org) not less than 72 hours prior to the meeting.



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Vandine Ouk  
Department Secretary

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

**REGULAR MEETING – May 27, 2026**

**1. CALL TO ORDER**

The Planning Commission/Subdivision Committee met in Regular Session at 6:00 p.m., Wednesday, May 27, 2026, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720.

**2. ROLL CALL**

**Present:** Commissioners: Chair Hastie,  
Legere (excused absence), Cuijty, Griego,  
Heichman

Staff: Irving Montenegro Jr., Development Services  
Manager  
Tom Oliver, Senior Planner  
Michael Daudt, City Attorney  
Chris Kelley, City Engineer  
Vandine Ouk, Department Secretary

**3. PLEDGE OF ALLEGIANCE**

Chair Hastie led the Pledge of Allegiance.

**4. ORAL COMMUNICATIONS**

Chair Hastie opened oral communication.

Chair Hastie closed oral communication.

**5. CONSENT CALENDAR**

**A. Approval of March 25, 2026, Planning Commission Minutes**

Approval of the Minutes for the Regular Meeting of March 25, 2026.

Motion/Second: Heichman/Cuijty

Carried 4/0: The Planning Commission approved the Regular Meeting of March 25, 2026.

**6. DISCUSSION ITEM**

**A. General Plan and Housing Element Annual Progress Reports**

Senior Planner Oliver summarized the staff report.

Commissioner Culty asked and received clarification from Senior Planner Oliver that new Regional Housing Needs Allocation (RHNA) are released every eight years.

Commissioner Culty asked about the progress of the Lampson project. Senior Planner Oliver stated that the project is currently in the grading permit phase and that a decision is pending regarding sewer service.

Chair Hastie asked and received clarification from Senior Planner Oliver that there were no major development applications at this time.

Chair Hastie asked and received clarification from Development Services Manager Montenegro Jr. that the Neighborhood Preservation Division is responsible for enforcing the Municipal Code and responding to code enforcement violations.

Motion/Second: Culty/Heichman

Carried (4/0): The Planning Commission approved the staff recommendation to accept the 2025 General Plan Annual Progress Report and the 2025 Housing Element Annual Progress Report.

## **7. PUBLIC HEARING**

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

Senior Planner Oliver summarized the staff report.

Chair Hastie opened the meeting for public hearing.

Chair Hastie closed the meeting for public hearing.

Motion/Second: Heichman/Griego

Carried (4/0): The Planning Commission approved continuing the item to a date uncertain.

## **8. STAFF REPORT**

### **A. Pine Street Project PS&E**

City Engineer Kelley summarized the staff report.

Commissioner Griego asked how the proposed High-Intensity Activated Crosswalk (HAWK) signal at Katella Avenue and Reagan Street would affect Traffic operations.

City Engineer Kelley explained that the HAWK system is designed to minimize traffic delays while providing a safe crossing for pedestrians and bicyclists.

Chair Hastie asked and received clarification from City Engineer Kelley that Class I bike lanes are separated paths and Class II paths are striped bicycle lanes located within the roadway. He further confirmed that no on-street parking would be removed as part of the proposed improvements.

Chair Hastie asked and received clarification from Development Services Manager Montenegro Jr. that we have not tracked specifically who attends our events but more of overall attendance and success.

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

Development Services Manager Montenegro Jr. discussed the following:

- National Public Works Week May 15 – 20
- Discover Los Al page

## **11. COMMISSIONER REPORTS**

Commissioner Griego reported that the Neighborhood Clean-Up event was a positive experience.

Chair Hastie commented on the success of the Neighborhood Clean-Up event and thanked City staff for the timing and coordination of the street improvement projects.

## **12. ADJOURNMENT**

The Planning Commission adjourned the meeting at 6:34 p.m. to the next regular meeting scheduled for June 24, 2026.

Motion/Second: Cuijty/Griego

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Joseph Hastie, Chair

ATTEST:

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Vandine Ouk, Department Secretary



# **City of Los Alamitos**

## **PLANNING COMMISSION/SUBDIVISION COMMITTEE**

### **AGENDA REPORT**

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**MEETING DATE: July 22, 2026**

**ITEM NUMBER: 9A**

**To: Chair Hastie & Members of the Planning Commission**

**Presented By: Tom Oliver, Associate Planner**

**Subject: 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.**

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#### **SUMMARY**

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

## **BACKGROUND**

Karen Hillman originally 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 is developed with a 12,684-square-foot office building and associated parking areas on a single parcel (APN 222-021-15) totaling 0.69 acres.

Ms. Hillman has asked to change the zone for the building so that Commercial Professional Office (C-O) type uses would be permitted in this office-like building to include Personal Services, General, such as an Esthetician Spa that would currently like to have a business license in the building. A variety of offices currently occupy the subject building. However, a number of businesses that have sought to locate in the building in the past were not industrial ancillary or incidental to industrial uses. Staff has not allowed zoning permitting for the expansion or intensification of commercial-type, non-industrial office uses at the property.

This parcel and the building’s history are somewhat unclear. It appears that the building was built as part of the Los Caballeros Industrial Center in 1977. The Los Caballeros Center surrounds the units along Winners Circle. The zoning at that time appears to have been

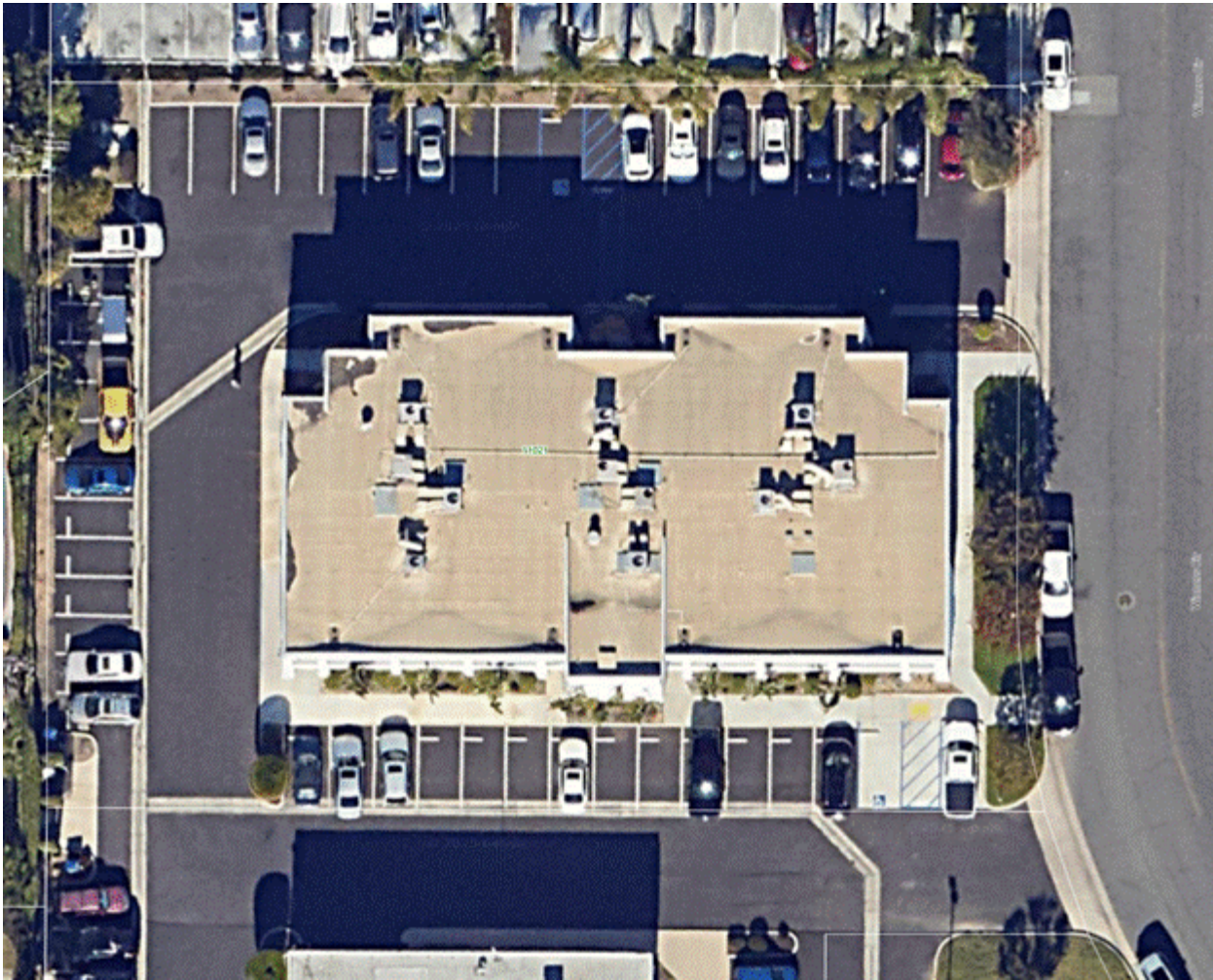
Highway Service (H-S) for the Katella-facing units, and the remainder of the parcels, including the subject parcel, were Planned Light Industrial (P-M; at the time, now P-L-I). The P-L-I Zoning District provides appropriate areas for light-industrial uses and related activities and promotes the concentration of those uses in a manner that will foster mutually beneficial relationships among themselves, as well as with areas of the City zoned for other development. (LAMC § 17.10.010). Administrative or professional offices are allowed in the P-L-I Zoning District, subject to the issuance of a Conditional Use Permit, but may not exceed thirty (30) percent of each P-L-I zoned parcel. Medical clinics and offices are permitted in the P-L-I Zone only if incidental to an allowed industrial use (e.g., medical or dental laboratories). (LAMC § 17.10.020, Table 2-04).

The Applicant filed the application for the General Plan Amendment and Zoning Plan Amendment and desires to rezone the property to Commercial Professional Office (C-O). The C-O Zoning District is established to accommodate administrative and professional offices, retail commercial uses, restaurants and other food service uses, and other complementary uses and facilities. The C-O Zone implements the General Plan Professional Office land use designation. (LAMC § 17.10.010). Administrative or professional uses may be established in the C-O Zoning District without need for a Conditional Use Permit, and there is no limitation on the percentage of such uses that may occupy a C-O zoned parcel. In addition, medical clinics and offices are permitted in the C-O Zone and need not be incidental to another allowed use. However, if the medical offices might overwhelm the parking, as would be the case for this building, they are approved or denied only after parking is studied by the Staff.

## **DISCUSSION**

This subject parcel, is located south of Katella Avenue on the west side of Winners Circle, adjacent to industrial building properties that appear to have been built together as a combined industrial center at one time. The adjacent properties are developed and zoned as follows:

| Surrounding Zoning and Land Uses |          |                                      |                         |
|----------------------------------|----------|--------------------------------------|-------------------------|
| Location                         |          | Zoning District                      | Use                     |
| Project Site                     | Existing | Planned Light Industrial (P-L-I)     | Industrial off          |
|                                  | Proposed | Commercial Professional Office (C-O) | Commercial Pro<br>build |
| North of Site                    |          | Commercial Professional Office (C-O) | Restauran               |
| East of Site                     |          | Planned Light Industrial (P-L-I)     | Industrial off          |
| West of Site                     |          | Single Family Residential (R-1)      | Single fam              |
| South of Site                    |          | Planned Light Industrial (P-L-I)     | Industrial              |



## **General Plan Land Use Amendment**

General Plan Amendments may include revisions to actions, goals, land use designations, policies, or text. This amendment requests a revision to the General Plan land use designation from Planned Industrial to Professional Office. The first step in the process requires a resolution of the Planning Commission recommending City Council approval of the proposed amendment. The City Council would then have the option to approve the change in General Plan designation by resolution.

Since this project requires a change of General Plan designation, it also requires notification of the local Native American Tribes by mail and allows them 90 days to respond to the City to request a consultation on the project. None of the tribes contacted City staff to request consultation during or after this time.

## **Zoning Map Amendment**

A Zoning Map Amendment changes a property's zoning from one district to another and is subject to the requirements of the Zoning Ordinance Amendment (ZOA) process. This application requests a change in the parcel's zoning from the Planned Light Industrial (P-L-I) Zoning District to the Commercial Professional Office (C-O) Zoning District. The requested change does not involve a Zoning Text Amendment which changes the Municipal Code of the

City. This process also requires a resolution of the Planning Commission recommending to the City Council their approval of the change. After the Planning Commission, the City Council may approve a Zoning Ordinance Amendment by ordinance.

### **Development Standards**

The proposed General Plan Land Use and Zoning Map amendments do not involve any new structure(s)/building(s), nor propose any amendments to the existing built environment. However, compliance with the parcel standards for the Commercial Professional Office (C-O) Zoning District is necessary, as shown in the table below. The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and the absence of physical constraints) for the requested zoning designation(s) and anticipated land-use development(s).

## C-O Property Development Standards

|                                        | Required                                                                                   |              |
|----------------------------------------|--------------------------------------------------------------------------------------------|--------------|
| Parcel Area                            | No requirement                                                                             | Not APN Acre |
| Parcel Width                           | No requirement                                                                             | Not 222-     |
| Parcel Depth                           | No requirement                                                                             | Not 241-     |
| Floor Area Ratio (FAR)                 | 1.59 FAR                                                                                   | .33 :        |
| Maximum Height Limit – Main Structures | 3 Stories or 40 ft.                                                                        | 2 stc        |
| Setbacks:                              |                                                                                            |              |
| Front                                  | 15 ft.                                                                                     | 15 f         |
| Side                                   | None, unless near residential then 10 feet                                                 | Nort Soui    |
| Rear                                   | 10 ft., unless rear parcel abuts a C-G or P-M zoning district, then no setback is required | 50 fe        |

### **Parking and Access and Conditional Use Permit**

The Applicant has identified their desire to increase the types of land uses that can be leased in this existing office-type building. Vehicle access is provided at the front of the parcel via Winners Circle. Attached to this report is a spreadsheet showing the current use of the units in the building, most of which are ancillary industrial offices. In accordance with the current municipal code parking requirements, if this were in the C-O Zone, the current uses require 51 parking spaces.

| <b>Type</b>                               | <b>Leasable Square Footage</b> | <b>Ratio</b>      | <b>Requi<br/>Spac</b> |
|-------------------------------------------|--------------------------------|-------------------|-----------------------|
| If filled with standard Office businesses | 12,684 sq. ft.                 | 1 per 250 sq. ft. | 51                    |

The building has 46 existing parking spaces and is 14,450 square feet, with 12,684 square feet of leasable space (per applicant), which is 1 space per 270 sq. ft. There are two ADA spaces, which means that two other spaces have been removed through the years for ADA upgrades. Satisfying ADA compliance cannot be counted against the appropriate parking needs for a building. The parcel likely had 48 spaces when built. Even though it was built in an industrial zone, it was likely designed with sufficient space to meet the office parking needs of the time. Attached to this report is a spreadsheet showing the parking and businesses on this parcel.

This amount of parking appears to be sufficient to serve the existing uses, which are, for the most part, industrial-type ancillary offices, and the Property Owner has yet to observe on-site parking at capacity. However, the building is short of the number of parking spaces needed for a building in the C-O Zone (51). Staff requested that the Applicant speak with nearby property owners to see if any had extra spaces they could designate for shared parking under an “alternate parking agreement,” as indicated in the City’s parking codes. Section 17.22.080 of the Municipal Code says:

“D. Off-Site Parking. The Planning Commission may, by approving a Conditional Use Permit Chapter 17.32 (Administrative Use Permits and Conditional Use Permits), allow some or all required parking to be located on a site different from the use. Such off-site parking shall be within a zone where the use is allowed or conditionally allowed, or within an office, commercial or manufacturing zone. It shall be within 300 feet of the use served and shall not be separated from the use by any feature that would make pedestrian access inconvenient or hazardous. The site on which the parking is located shall be owned, leased, or otherwise controlled by the party controlling the use.

E. Deed Restriction. A Conditional Use Permit issued in compliance with this Section shall require a recorded deed restriction in the Office of the County Recorder. The deed restriction shall include the terms and restrictions of the Conditional Use Permit.”

The applicant was able to find three extra spaces through the property owner to the south of this parcel at 11061 Winners Circle. The building on this parcel (11061) is a warehouse-style space used by an online coin dealer. The square footage is 4,973 and it has 16 parking

spaces. As a warehouse structure, it is required to have one space per 1,000 square feet, and if a "light manufacturing space, it would require one space per 500 square feet. That would require five parking spaces for the warehouse, and ten spaces for manufacturing. Either way, this parcel has enough parking to provide the shared parking of the three spaces needed on the Applicant's parcel.

The Applicant has applied for the required Conditional Use Permit (CUP 26-04) and has been added to the Planning Commission's consideration tonight. A condition of approval has been added to the Draft Resolutions and Ordinance requiring a shared parking easement be recorded and maintained in perpetuity to ensure adequate parking for the subject site. (See e.g., Condition #11 in the Conditional Use Permit Resolution No. TBD).

Additionally, Staff believes this parcel would not be sufficient for the parking of medical doctors' offices that require intensive parking if they were to lease in the building. Staff has added a condition to the Draft Resolution and Ordinance prohibiting the leasing of doctors' offices (Condition #9 in the Zoning Ordinance Amendment Ordinance No. TBD). Staff has also added a condition that the Planning Commission shall revisit the approval if parking on the parcel becomes a concern for either parcel in the future (Condition #10 Resolution for CUP No:TBD).

### **FISCAL IMPACT**

None.

- Attachment:
1. PC RESOLUTION 2026- 03 Recommendation
  2. CC RESOLUTION 2026-TBD CUP
  3. CC RESOLUTION 2026-TBD GPA
  4. CC ORDINANCE 2026-TBD ZOA
  5. 2025 Summary of Tenants -11021 Winners Cr
  6. 11021 Winners Circle Exhibits DATED 02\_12\_2026



## **RESOLUTION NO. PC 26-03**

**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, AN ALTERNATE PARKING AGREEMENT WITH 11061 WINNERS CIRCLE, FOR THE PARCEL LOCATED AT 11021 WINNERS CIRCLE (APN 222-021-15) (APPLICANT: KAREN HILLMAN OF MHS INVESTMENTS, LLC).**

**WHEREAS**, Karen Hillman, on behalf of MHS Investments, LLC, submitted an application to change the zone from Planned Light Industrial (P-L-I) to Commercial Professional Office (C-O) and the General Plan designation from Planned Industrial to Professional Office for 11021 Winners Circle (APN 222-021-15); and,

**WHEREAS**, Section 17.64.030 of the Los Alamitos Municipal Code (LAMC) requires that any proposed General Plan Amendment or Zoning Ordinance Amendment be recommended by a resolution to the City Council; and,

**WHEREAS**, the Planning Commission opened a duly noticed Public Hearing concerning this Resolution on July 22, 2026; and,

**WHEREAS**, the Planning Commission considered all applicable Staff reports and all public testimony and evidence presented at the Public Hearing.

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

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

SECTION 2. The Planning Commission hereby recommends that the City Council adopt Resolution Nos. TBD (GPA 25-02 & CUP 26-04) and Ordinance No. TBD (ZOA 25-05), attached hereto as Exhibits.

SECTION 3. The Secretary of the Planning Commission shall certify as to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 22nd day of July, 2026.

PC RESO 2026-03

July 22, 2026

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Chair Hastie

ATTEST:

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Irving Montenegro, Development Services Manager

APPROVED AS TO FORM:

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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 the Planning Commission held on the 22nd day of July, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Irving Montenegro, Development Services Manager

PC RESO 2026-03

July 22, 2026

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**RESOLUTION NO. 2026-TBD**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 26-04 TO ALLOW SHARED PARKING FOR THREE SPACES OF OFF-SITE PARKING TO BE SHARED FROM 11061 WINNERS CIRCLE, APN 222-021-18, FOR THE LAND USES ON 11021 WINNERS CIRCLE, APN 222-021-15 (APPLICANT: KAREN HILLMAN).**

**WHEREAS**, Karen Hillman, on behalf of MHS Investments, LLC, submitted an application asking the City Council to allow shared parking for three spaces of off-street parking from 11061 Winners Circle for the land uses on 11021 Winners Circle, APN 222-021-15; 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 Applicant would like to institute shared parking with a neighboring property to meet the parking requirements for the parcel, enabling a change of the parcel's zoning from Planned Light Industrial (P-L-I) to Commercial-Professional Office (C-O), as outlined in 17.22.080 Joint Use or Shared Parking.

**WHEREAS**, the Planning Commission opened a duly noticed Public Hearing concerning General Plan Amendment 25-02 and this Resolution on July 22, 2026; and,

**WHEREAS**, the Planning Commission considered all applicable Staff reports and all public testimony and evidence presented at the Public Hearing; and,

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission adopted a resolution recommending that the City Council approve the Zoning change, including this Conditional Use Permit; and,

**WHEREAS**, the City Council held a duly noticed Public Hearing concerning this Amendment on \_\_\_\_\_, 2026; and,

**WHEREAS**, the City Council considered all applicable Staff reports and all public testimony and evidence presented at the public hearing.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The City Council of the City of Los Alamitos, California, finds that the above recitals are true and correct.

SECTION 2. Conditional Use Permit (CUP) 26-04 is hereby approved to allow shared parking for three spaces of off-street parking from 11061 Winners Circle for the land uses on 11021 Winners Circle, APN 222-021-15, as part of a General Plan Designation and Zoning Change to Commercial Professional Office (C-O).

SECTION 3. In making this recommendation the City Council makes the following findings (from Los Alamitos Municipal Code 17.32.070):

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

The General Plan Land Use Element Policy 4.5 Substandard parcels says to “Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When improvements are not feasible, support the consolidation of substandard parcels for reuse.” While this section of the General Plan does not directly apply to this scenario, it does address the improvement of substandard parcels. This parcel is somewhat substandard, as the owner has experienced difficulty in finding industrial-related office-type businesses to lease in this office building unless the zone changes to Commercial-Professional Office. This Zoning Map Change does not amend any of the zoning codes and makes only a minor change to the Zoning Map.

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

The Planning Commission may, by approving a Conditional Use Permit Chapter 17.32 (Administrative Use Permits and Conditional Use Permits), allow some or all required parking to be located on a site different from the use. Such off-site parking shall be within a zone where the use is allowed or conditionally allowed, or within an office, commercial or manufacturing zone. It shall be within 300 feet of the use served and shall not be separated from the use by any feature that would make pedestrian access inconvenient or hazardous. The site on which the parking is located shall be owned, leased, or otherwise controlled by the party controlling the use. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;

3. The site is physically suitable in terms of:

- A. 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 applicant was able to find three extra spaces through the property owner to the south of this parcel at 11061 Winners Circle. The building on this parcel (11061) is a warehouse-style space used by an online coin dealer. The square footage is 4,973 and it has 16 parking spaces. As a warehouse structure, it is required to have one space per 1,000 square feet, and if a "light manufacturing space, it would require one space per 500 square feet. That would require five parking spaces for the warehouse, and ten spaces for manufacturing. Either way, this parcel has enough parking to provide the shared parking of the three spaces needed on the Applicant's parcel. No additions or changes to this parcel are required to accommodate the use of these three parking spaces.

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

The parcels proposed for these parking spaces to be shared were 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.

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

These parcels have historically been served by public protection services without interruption.

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

These parcels have 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 shared use of parking spaces with a small number of, for the most part, adults in cars coming and going, would not adversely affect public convenience, health, interest, safety, or general welfare.

4. Adequate parking will be available at all times for employees and customers of the uses affected by the joint use parking plan;

A study of the parking required for each building and each use within the buildings has been conducted, and it was found that shared parking will not adversely affect the parking supply and will be adequate for customers and employees.

5. Surrounding property owners, residents, and businesses shall not be adversely affected by the joint-use parking plan.

The three shared parking spaces will not affect the surrounding neighborhood or residents in any way. This small number of persons and cars coming and going is not a concern.

SECTION 4. The following conditions shall apply to this project:

**Planning Department**

1. Approval of this application is to allow shared parking for three spaces of off-street parking from 11061 Winners Circle for the land uses on 11021 Winners Circle, APN 222-021-15, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 26-04 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and comply with the applicable land-use regulations of the Los Alamitos Municipal Code. If any changes are proposed to the location or alteration of this use, a request to amend 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 by the Planning Commission and/or City Council of this approval.
3. The Applicant and the Applicant's successors, in interest, 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.
5. 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
6. The Applicant has 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 the timely filing of a protest within the 90-day period is a prerequisite.
7. 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 of 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 defense of the matter and pay the City's associated legal costs or will advance funds to pay for 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.
8. 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.
9. The Applicant shall comply with all applicable City, County, and/or State regulations.

10. The Planning Commission shall revisit the approval and consider revocation of this resolution if parking on either parcel becomes a concern in the future.

11. Applicant shall record in the Official Records County of Orange, in a form approved in advance and in writing by the City Attorney, an easement document or similar agreement securing no less than three parking spaces on 11061 Winners Circle for the benefit of 11021 Winners Circle. Applicant understands and acknowledges that the effectiveness of GPA 25-02 and ZOA 25-02 is contingent upon recordation of the above-referenced easement and, thereafter, the perpetual maintenance of required offsite parking for 11021 Winners Circle.

SECTION 4. The City Council has determined that the above reference findings, in conjunction with all written and oral evidence presented to the City Council at the hearing, including staff reports, public testimony, and Council deliberation, constitutes substantial evidence for approval of Conditional Use Permit (CUP) 26-04.

SECTION 5. This Resolution shall take effect and become effective concurrently with Zoning Ordinance Amendment 25-05 and General Plan Amendment 25-02 if they are approved.

SECTION 6. The City Clerk shall certify as to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED THIS**            **DAY OF**                                 , 2026.

---

Tanya Doby, Mayor

ATTEST:

---

Windmera Quintanar, City Clerk, CMC

APPROVED AS TO FORM:

---

Michael Daudt, City Attorney



;

meeting of the City Council on the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_,

COUNCIL MEMBERS:

COUNCIL MEMBERS:

COUNCIL MEMBERS:

COUNCIL MEMBERS:

Windmera Quintanar, City Clerk, CMC

**RESOLUTION NO. 2026-TBD**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (GPA) 25-02 TO CHANGE THE GENERAL PLAN DESIGNATION ON A .69 ACRE PARCEL FROM PLANNED INDUSTRIAL TO PROFESSIONAL OFFICE AT 11021 WINNERS CIRCLE, (APN 222-021-15) (APPLICANT: KAREN HILLMAN)**

**WHEREAS**, Karen Hillman, on behalf of MHS Investments, LLC, submitted an application to change the General Plan designation from Planned Industrial to Professional Office for the parcel at 11021 Winners Circle (APN 222-021-15); and,

**WHEREAS**, Sections 17.58.040 and 17.64.030 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; and,

**WHEREAS**, the Planning Commission opened a duly noticed Public Hearing concerning General Plan Amendment 25-02 and this Resolution on July 22, 2026; and,

**WHEREAS**, the Planning Commission considered all applicable Staff reports and all public testimony and evidence presented at the Public Hearing; and,

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission adopted a resolution recommending that the City Council approve GPA 25-02; and,

**WHEREAS**, the City Council held a duly noticed Public Hearing concerning this Amendment on       , 2026; and,

**WHEREAS**, the City Council considered all applicable Staff reports and all public testimony and evidence presented at the public hearing.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The City Council of the City of Los Alamitos, California, finds that the above recitals are true and correct.

SECTION 2. General Plan Amendment GPA 25-02 is hereby approved to change the land use designation for the subject property from Planned Industrial to Professional Office.

SECTION 3. In making this recommendation, the City Council makes the following findings (from Los Alamitos Municipal Code 17.58.060):

1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with this Zoning Code, in the case of a Zoning Code amendment;

The General Plan Land Use Element Policy 4.5 Substandard parcels says to “Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When improvements are not feasible, support the consolidation of substandard parcels for reuse.” While this section of the General Plan does not directly apply to this scenario, it does address the improvement of substandard parcels. This parcel is somewhat substandard, as the owner has experienced difficulty in finding industrial-related office-type businesses to lease in this office building unless the zone changes to Commercial-Professional Office. This Zoning Map Change does not amend any of the zoning codes and makes only a minor change to the Zoning Map.

2. The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the City; and

This change in zone and General Plan designation would transform a parcel that could potentially become more industrial in use into the office-type space it was built to be. Therefore, it would remain as a comfortable buffer building between industrial and commercial or residential uses as intended.

3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures.

The proposed ordinance has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 – minor alterations in land use limitations and 15061(b)(3) – activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 4. The following conditions shall apply to this project:

**Planning Department**

1. Approval of this application is to change the General Plan Designation for a parcel on .69 acres from Planned Industrial to Professional Office at 11021 Winners Circle (APN 222-021-15), with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of

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July 22, 2026

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GPA 25-02 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 regarding the location or alteration of this use, a request for an amendment of 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 by the Planning Commission and/or City Council of this approval.
3. The Applicant and the Applicant's successors, in interest, 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.
5. 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
6. The Applicant has 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.

7. 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 of 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 defense of the matter and pay the City's associated legal costs, or will advance funds to pay for 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.
8. 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.
9. Applicant shall comply with all applicable City, County, and/or State regulations.
10. Applicant understands and acknowledges that the effectiveness of this GPA 25-02 is contingent upon recordation of an easement document or similar agreement securing no less than three parking spaces on 11061 Winners Circle for the benefit of 11021 Winners Circle as specified in Condition of Approval No. 11 of Resolution No. 2026-\_\_.

SECTION 4. The City Council has determined that the above reference findings, in conjunction with all written and oral evidence presented to the City Council at the hearing, including staff reports, public testimony, and Council deliberation, constitutes substantial evidence for approval of General Plan Amendment (GPA) 25-02.

SECTION 5. This Resolution shall take effect and become effective concurrently with concerning Zoning Ordinance Amendment 25-05 and Conditional Use Permit 26-04.

SECTION 6. The City Clerk shall certify as to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

---

Tanya Doby, Mayor

CC RESO 2026-TBD

July 22, 2026

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ATTEST:

\_\_\_\_\_  
Windmera Quintanar, City Clerk, CMC

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Daudt, City Attorney

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

I, Windmera Quintanar, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was duly introduced and placed upon its first reading at a regular meeting of the City Council on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2026 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote, to wit:

AYES:           COUNCIL MEMBERS:

NOES:           COUNCIL MEMBERS:

ABSENT:        COUNCIL MEMBERS:

ABSTAIN:       COUNCIL MEMBERS:

\_\_\_\_\_  
Windmera Quintanar, City Clerk, CMC

**ORDINANCE NO. TBD**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT (ZOA) 25-05 TO CHANGE THE ZONING DISTRICT ON .69 ACRE PARCEL FROM PLANNED LIGHT INDUSTRIAL (P-L-I) TO COMMERCIAL-PROFESSIONAL OFFICE (C-O) AT 11021 WINNERS CIRCLE (APN 222-021-15) (APPLICANT: KAREN HILLMAN).**

**WHEREAS**, Karen Hillman, on behalf of MHS Investments, LLC, submitted an application to change the Zoning District from Planned Light Industrial (P-L-I) to Commercial Professional Office (C-O) for the parcel at 11021 Winners Circle (APN 222-021-15); and,

**WHEREAS**, Sections 17.58.030 and 17.64.030 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; and,

**WHEREAS**, the Planning Commission opened a duly noticed Public Hearing concerning ZOA 25-05 and this ordinance on July 22, 2026; and,

**WHEREAS**, the Planning Commission considered all applicable Staff reports and all public testimony and evidence presented at the Public Hearing; and,

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission adopted a resolution recommending that the City Council approve ZOA 25-05; and,

**WHEREAS**, the City Council held a duly noticed Public Hearing concerning this Amendment on \_\_\_\_\_, 2026; and,

**WHEREAS**, the City Council considered all applicable staff reports and all public testimony and evidence presented at the public hearing.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

SECTION 1. The City Council of the City of Los Alamitos, California, finds that the above recitals are true and correct and incorporates them by reference herein.

SECTION 2. In approving this ordinance, the City Council makes the following findings (from Los Alamitos Municipal Code 17.58.060):

1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with this Zoning Code, in the case of a Zoning Code amendment;

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July 22, 2026

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The General Plan Land Use Element Policy 4.5 Substandard parcels says to “Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When improvements are not feasible, support the consolidation of substandard parcels for reuse.” While this section of the General Plan does not directly apply to this scenario, it does address the improvement of substandard parcels. This parcel is somewhat substandard, as the owner has experienced difficulty in finding industrial-related office-type businesses to lease in this office building unless the zone changes to Commercial-Professional Office. This Zoning Map Change does not amend any of the zoning codes and makes only a minor change to the Zoning Map.

2. The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the City; and,

This change in zone and General Plan designation would transform a parcel that could potentially become more industrial in use into the office-type space it was built to be. Therefore, it would remain as a comfortable buffer building between industrial and commercial or residential uses as intended.

3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures.

The proposed ordinance has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 – minor alterations in land use limitations and 15061(b)(3) – activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

4. Additional Finding for Zoning Map Amendments. The site(s) is/are physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zone and anticipated land use development(s).

The site for this zoning change will not change use or size in any material way that would be physically unsuitable for the area, will not present any outward changes to adjoining land uses, and will retain the same needs as a utility user.

SECTION 3. The following conditions shall apply to this project:



## **Planning Department**

1. Approval of this application is to change the Zoning District from Planned Light Industrial (P-L-I) to Commercial Professional Office (C-O) for the parcel at 11021 Winners Circle (APN 222-021-15) with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of ZOA 25-5-01 noted thereon, and on file in the Development Services Department. Subsequent submittals for this project shall be consistent with such plans and comply with the applicable land-use regulations of the Los Alamitos Municipal Code. If any changes are proposed to the location or alteration of this use, a request to amend 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 by the Planning Commission and/or City Council of this approval.
3. The Applicant and the Applicant's successors, in interest, 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 90 days from the date of adoption of this Ordinance 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.

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July 22, 2026

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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 of 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 defense of the matter and pay the City's associated legal costs, or will advance funds to pay for 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. Applicant shall comply with all applicable City, County, and/or State regulations.
9. The Applicant shall prohibit medical office businesses from leasing units in the building.
10. Applicant understands and acknowledges that the effectiveness of this ZOA 25-05 is contingent upon recordation of an easement document or similar agreement securing no less than three parking spaces on 11061 Winners Circle for the benefit of 11021 Winners Circle as specified in Condition of Approval No.11 of Resolution No. 2026-\_\_.

SECTION 4. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

SECTION 5. This Ordinance shall take effect thirty days after approval as provided in Government Code Section 36937.

**PASSED, APPROVED AND ADOPTED THIS**        **DAY OF**                     ,  
2026.

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Tanya Doby, Mayor

CC ORD 2026-2026

July 22, 2026

Page 4

ATTEST:

\_\_\_\_\_  
Windmera Quintanar, City Clerk, CMC

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Daudt, City Attorney

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

I, Windmera Quintanar, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. was duly introduced and placed upon its first reading at a regular meeting of the City Council on the \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2026 and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote, to wit:

AYES:           COUNCIL MEMBERS:

NOES:           COUNCIL MEMBERS:

ABSENT:        COUNCIL MEMBERS:

ABSTAIN:       COUNCIL MEMBERS:

\_\_\_\_\_  
Windmera Quintanar, City Clerk, CMC

| 2025 Alamitos, CA 90720 |                                                                                                  |             |          |            |             |
|-------------------------|--------------------------------------------------------------------------------------------------|-------------|----------|------------|-------------|
| Unit number             | Tenant                                                                                           | Sqft listed | Land Use | Spaces Req | Spaces Req. |
| 101                     | WGR Southwest, Inc. John<br>Ripley, Partner jrpiley@wgr-sw.com                                   | 1664        | Office   | 1/250      | 6.656       |
| 102                     | AirPoint Heating and<br>Airconditioning, Inc. Robert<br>Leath, CEO rleath@airpointhvac.com       | 832         | Office   | 1/250      | 3.328       |
| 103                     | Spectrum Finacial<br>David Anderson, Owner<br>davidanderson1968@yahoo.com                        | 669         | Office   | 1/250      | 2.676       |
| 105                     | Pacific Reach Financial Services,<br>Inc. Glenn<br>Evans, Owner<br>GlennEvans@pacificreachfs.com | 1040        | Office   | 1/250      | 4.16        |
| 106                     | Thomas R. Ceglar CPA                                                                             | 1245        | Office   | 1/250      | 4.98        |
| 107                     | Lorelie Malate Consulting Lorelie<br>Malate loree@osscpm.com                                     | 892         | Office   | 1/250      | 3.568       |
| 200                     | TJ Industrial Parks                                                                              | 1808        | Office   | 1/250      | 7.232       |

|          |                                                                                                                                       |       |                     |       |             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------|-------|-------------|
| 204      | Mindful Esthetics, Inc. Mackenzie<br>De Medeiros                                                                                      | 1468  | Personal Svcs Restr | 1/300 | 4.893333333 |
| 206      | Cal Coast Insurance, Inc. Mike<br>Fitzgerald, Partner and Mark<br>Fitzgerald, Partner<br>Mark@calcoastins.com<br>Mike@calcoastins.com | 1237  | Office              | 1/250 | 4.948       |
| 208      | Geller CPAs                                                                                                                           | 1829  | Office              | 1/250 | 7.316       |
| 10 units |                                                                                                                                       | 12684 |                     |       | 49.75733333 |

Building square feet 14,450  
 Rentable square feet 12,684  
 Parking Spaces 46









STAMP & SIGNATURES:

SHEET TITLE:

2ND FLOOR ANALYSIS  
PLAN

PROJECT:  
COMMERCIAL TENANT IMPROVEMENT:

PROJECT:

VARIANCE EXHIBIT

11021 WINNERS CIRCLE  
LOS ALAMITOS , CALIFORNIA, 90720

APN: 222-021-15

△ REVISIONS / ISSUES:

△

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△

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PROJECT # 2023\_10\_23 WINNERS CIRCLE

DRAWN BY:

SHAWN CHENIER

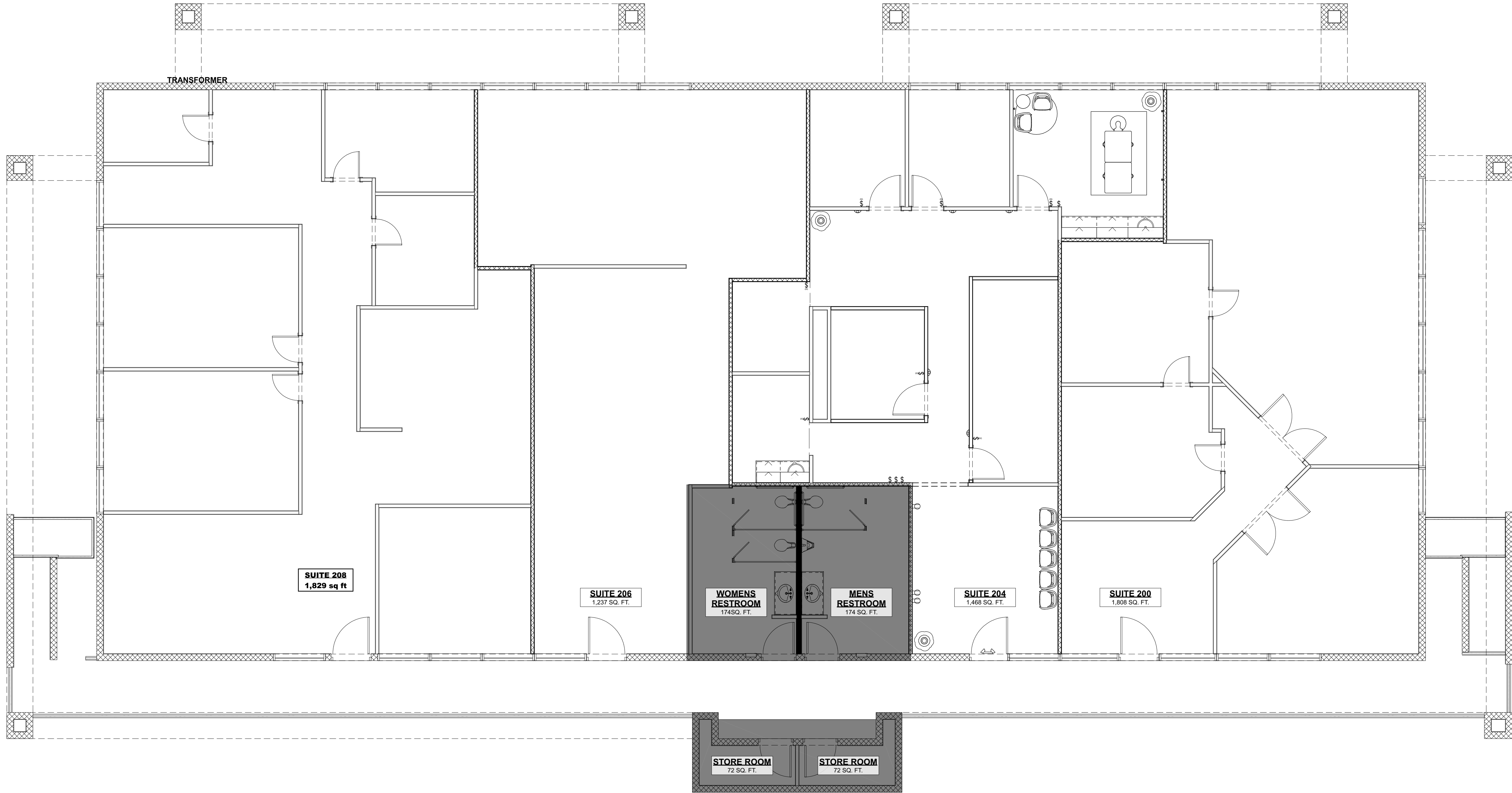
PLOT DATE:

01.02.2026

CHECKED BY:

SHEET

A1.1



2ND FLOOR ANALYSIS PLAN

SCALE: 3/16" = 1'-0"

1

2ND FLOOR AREA SQ FT

| BUILDING USE       | TOTAL SQ FT |
|--------------------|-------------|
| SUITE 200 - OFFICE | 1,808 SQ FT |
| SUITE 204- OFFICE  | 1,468 SQ FT |
| SUITE 206 - OFFICE | 1,237 SQ FT |
| SUITE 208- OFFICE  | 1,829 SQ FT |
| TOTAL              | 6,342 SQ FT |

COMMON REST RM / UTILITY 556 SQ FT

• 6,342 SQ FT TOTAL 1st FLOOR SQ FT  
• 6,342 SQ FT TOTAL 2nd FLOOR SQ FT  
12,684 SQ FT

1ST FLOOR AREA SQ FT TOTALS

| BUILDING USE       | TOTAL SQ FT |
|--------------------|-------------|
| SUITE 101 - OFFICE | 1,664 SQ FT |
| SUITE 102- OFFICE  | 832 SQ FT   |
| SUITE 103 - OFFICE | 669 SQ FT   |
| SUITE 105- OFFICE  | 1040 SQ FT  |
| SUITE 106 - OFFICE | 1,245 SQ FT |
| SUITE 107 - OFFICE | 892 SQ FT   |
| TOTAL              | 6,342 SQ FT |

COMMON REST RM / UTILITY 556 SQ FT

45 PARKING SPACES + 2 HANDICAP PARKING SPACES



# City of Los Alamitos

## PLANNING COMMISSION/SUBDIVISION COMMITTEE

### AGENDA REPORT

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**MEETING DATE: July 22, 2026**

**ITEM NUMBER: 9B**

**To: Chair Hastie & Members of the Planning Commission**

**Presented By: Chris Kelley, City Engineer**

**Subject: Reagan Street CDBG Project (CIP 25/26-06)**

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#### **SUMMARY**

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

#### **RECOMMENDATION**

Receive and File

#### **BACKGROUND**

The City of Los Alamitos is grinding and overlaying Reagan Street, from Farquhar Avenue to Katella Avenue, as part of its ongoing pavement management program. The project includes replacing damaged curbs and gutters to improve drainage, repairing uplifted sidewalks and deteriorated driveways, and upgrading ADA curb ramps to current accessibility standards. Cross gutters will also be repaired to improve drainage, ensuring safer, more resilient infrastructure for residents. This project is partially funded through Community Development Block Grant (CDBG) funds.

#### **DISCUSSION**

The following is an approximate timeline of items that have occurred and for the completion of the street improvement project:

- 04/20/2026 Approval of plans & specifications by the City Council
- 04/23/2026 Advertised project for bids
- 05/14/2026 Bid opening
- 06/15/2026 Awarded Contract (City Council Meeting)
- 07/27/2026 Start of construction
- 09/15/2026 End of construction

The contractor awarded for this project is Onyx Paving Company. Because the project is partially funded with Community Development Block Grant (CDBG) funds, it is subject to enhanced labor-compliance requirements, including laborer wage interviews and detailed federal documentation.

CDBG funds, provided by the U.S. Department of Housing and Urban Development (HUD), are designed to

support community development needs, such as public infrastructure improvements, housing rehabilitation, and services that benefit low and moderate income residents. For street improvement projects, eligibility is based on whether the work primarily serves neighborhoods that meet HUD's income-qualification criteria. By utilizing CDBG funding, the City can reduce overall project costs while reinvesting federal resources in critical infrastructure improvements that directly benefit the community.

### **FISCAL IMPACT**

Funding for this project is included in the 2026-2027 adopted budget and includes funds as shown below:

- CDBG Account 19-570-5501.2701: \$275,031 (new approved amount)
- General Fund Account 10-570-5501.2701: \$200,000
- Gas Tax Account: \$26,569

Total = \$501,600

Attachment: 1. Reagan Street Imprv Plans Final

UTILITY CONTACTS:

CENCO REFINING CO.  
ORANGE COUNTY SANITATION DIST.  
PACIFIC BELL  
ROOSMOOR/LOS ALAMITOS SEWER DIST.  
SOUTHERN CALIFORNIA EDISON CO.  
SOUTHERN CALIFORNIA GAS CO.  
GOLDEN STATE WATER COMPANY  
TIME-WARNER COMMUNICATION  
UNDERGROUND SERVICE ALERT  
VERIZON

(562) 944-6111  
(714) 962-2411  
(714) 666-5716  
(562) 431-2223  
(562) 981-8205  
(714) 634-3133  
(562) 907-9200  
(714) 895-6886  
(800) 422-4133  
(704) 375-6719

ABBREVIATIONS:

|          |                        |       |                               |
|----------|------------------------|-------|-------------------------------|
| AB       | AGGREGATE BASE         | MSE   | MECHANICALLY STABILIZED EARTH |
| AC       | ASPHALT CONCRETE       | NIC   | NOT IN CONTRACT               |
| ANG      | ANGLE                  | NTS   | NOT TO SCALE                  |
| AP       | ANGLE POINT            | NW    | NORTHWEST                     |
| ARHM     | ASPHALT RUBBER HOT MIX | O.C.  | ON CENTER, OWNERS CONDUIT     |
| ASPH     | ASPHALT                | OG    | ORIGINAL GROUND               |
| BEG      | BEGIN                  | PB    | PULL BOX                      |
| BOC      | BACK OF CURB           | PCC   | PORTLAND CEMENT CONCRETE/     |
| BW       | BACK OF WALK           |       | POINT OF COMPOUND CURVATURE   |
| CAB      | CRUSHED AGGREGATE BASE | P/L   | PROPERTY LINE                 |
| CB       | CATCH BASIN            | PROP  | PROPOSED                      |
| CD       | CURB DRAIN             | PVI   | POINT OF VERTICAL INFLECTION  |
| C/L      | CENTER LINE            | RW    | RECLAIMED WATER               |
| C&G      | CURB & GUTTER          | S     | SANITARY SEWER                |
| CLR      | CLEAR                  | SCE   | SOUTHERN CALIFORNIA EDISON    |
| CONST    | CONSTRUCT              | SE    | SOUTHEAST                     |
| DET      | DETAIL                 | SEC   | SECTION                       |
| D/W      | DRIVEWAY               | SF    | SQUARE FOOT                   |
| ESMT     | EASEMENT               | SD    | STORM DRAIN                   |
| EP       | EDGE OF PAVEMENT       | SMH   | SEWER MANHOLE                 |
| EL       | ELEVATION              | STA   | STATION                       |
| EX\EXIST | EXISTING               | STD   | STANDARD                      |
| FH       | FIRE HYDRANT           | SPPWC | STANDARD PLANS FOR            |
| FO       | FIBER OPTIC CABLE      |       | PUBLIC WORKS CONSTRUCTION     |
| FS       | FINISHED SURFACE       | SW    | SIDEWALK                      |
| FL       | FLOW LINE              | TBD   | TO BE DETERMINED              |
| GV       | GAS VALVE              | TC    | TOP OF CURB                   |
| H        | HEIGHT                 | TD    | TOP OF DITCH                  |
| HMA      | HOT MIX ASPHALT        | TF    | TOP OF FOOTING                |
| HP       | HINGE POINT            | TLP   | TOP OF LEVELING PAD           |
| INV      | INVERT                 | TRANS | TRANSITION                    |
| JPCP     | JOINTED PLAIN          | TW    | TOP OF WALL                   |
|          | CONCRETE PAVEMENT      | TYP   | TYPICAL                       |
| L        | LENGTH                 | VAR   | VARIES                        |
| LAT      | LATERAL                | VLT   | VAULT                         |
| LF       | LINEAR FOOT            | W     | WIDTH, WATER                  |
| MAX      | MAXIMUM                | WM    | WATER METER                   |
| MIN      | MINIMUM                | WV    | WATER VALVE                   |
| MH       | MANHOLE                | Y/C   | YELLOW CURB                   |

AGENCIES TO BE NOTIFIED:

1. CITY ENGINEER  
3191 KATELLA AVENUE  
LOS ALAMITOS, CA 90720-5600  
(562) 431-3538 EXT. 100

2. LOS ALAMITOS POLICE DEPARTMENT  
3201 KATELLA AVENUE  
LOS ALAMITOS, CA 90720  
(562) 431-2255

3. ORANGE COUNTY FIRE DEPARTMENT  
3642 GREEN STREET  
LOS ALAMITOS, CA 90720  
(562) 431-6026

4. LOS ALAMITOS POST OFFICE  
10650 REAGAN STREET  
LOS ALAMITOS, CA 90720  
(562) 431-6547

5. ROSSMOOR/LOS ALAMITOS  
AREA SEWER DISTRICT  
3243 KATELLA AVENUE  
LOS ALAMITOS, CA 90720-0542  
(562) 431-2223
6. LOS ALAMITOS UNIFIED SCHOOL  
DISTRICT  
10293 BLOOMFIELD STREET  
LOS ALAMITOS, CA 90720  
(562) 799-4700

7. OCTA-BUS STOPS  
550 SOUTH MAIN STREET  
ORANGE, CA 92668  
(714) 560-5912

8. CITY OF CYPRESS  
5275 ORANGE AVENUE  
CYPRESS, CA 90630  
(714) 229-6700

9. CITY OF LONG BEACH  
333 WEST OCEAN BOULEVARD  
LONG BEACH CA 90802  
(562) 570-6383

10. ROSSMOOR COMMUNITY SERVICES  
DISTRICT(RCSD)  
3001 BLUME DRIVE, ROSSMOOR, CA  
90720  
(562) 431-0525

SIGNING AND STRIPING GENERAL NOTES:

1. SIGNING, STRIPING, AND THE INSTALLATION THEREOF SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS, DATED 2024, THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), 2026 EDITION, THIS PLAN AND THE SPECIAL PROVISIONS.
2. ALL STRIPING AND MARKINGS SHALL BE INSTALLED AND REMOVED BY THE CONTRACTOR.
3. REMOVAL OF ALL CONFLICTING LINES AND MARKINGS SHALL BE BY GRINDING METHOD AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS AND BOTTS DOTS.
4. ALL LANE STRIPING AT INTERSECTION APPROACHES WITHOUT CROSSWALK OR LIMIT LINES SHALL END 10 FEET FROM THE EXTENSION OF THE INTERSECTION CURB LINES.
5. ALL STRIPING DETAILS AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL REPAINT ALL EXISTING CURB MARKING THROUGHOUT PROJECT LIMITS. CURB MARKINGS SHALL BE PAINT, TWO (2) COATS.
7. NEW SIGNS SHALL BE HIGH INTENSITY SHEETING WITH ANTI-GRAFFITI FILM.
8. ALL SIGNS ARE EXISTING, UNLESS OTHERWISE NOTED.
9. INSTALL TWO-WAY BLUE REFLECTIVE MARKERS AT EVERY FIRE HYDRANT.

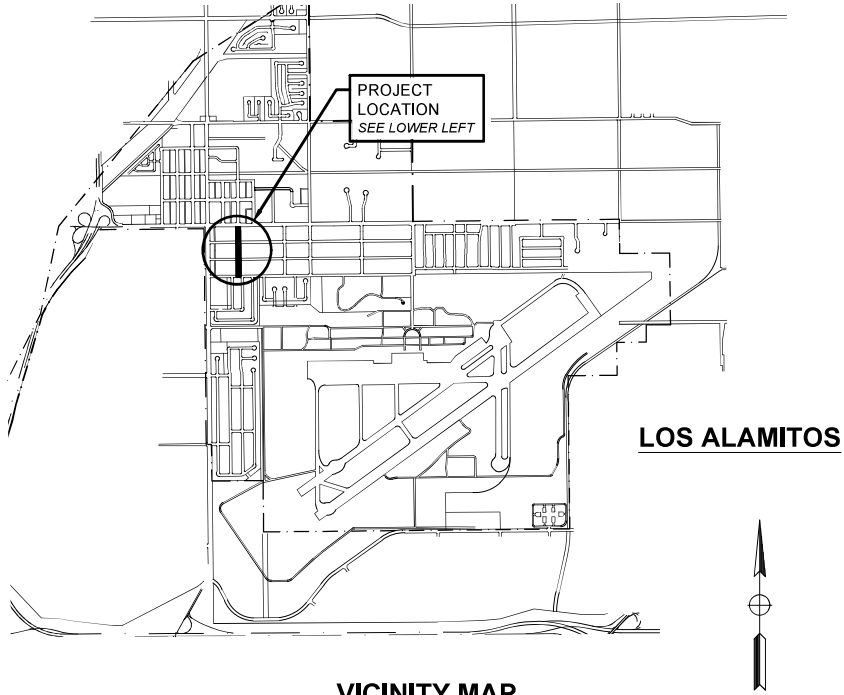
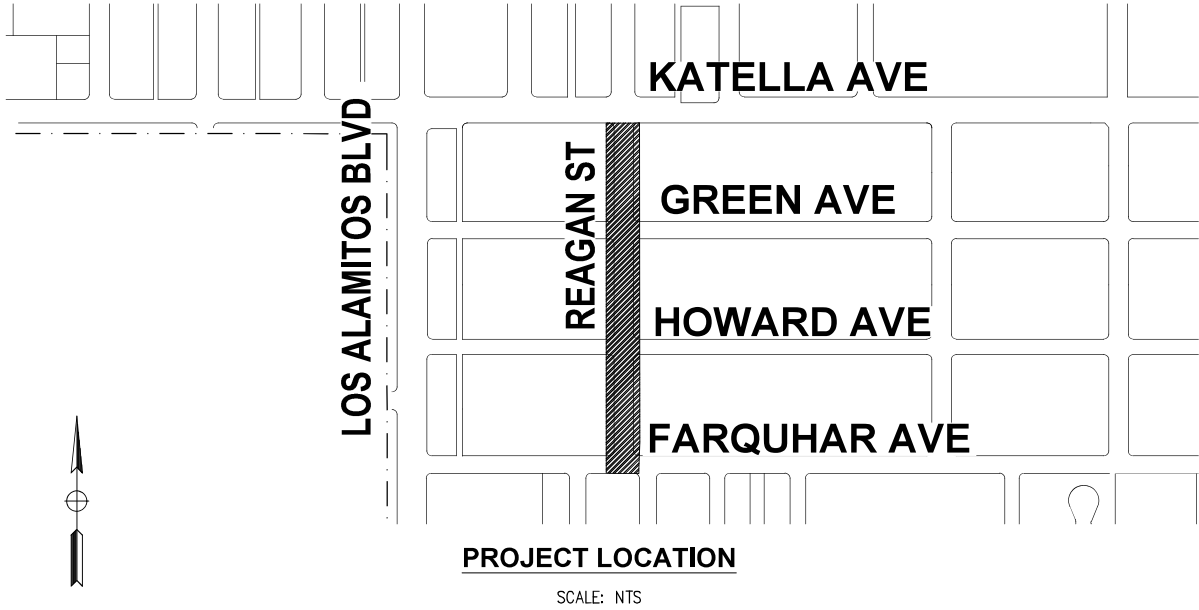
CITY OF LOS ALAMITOS

DEVELOPMENT SERVICES DEPARTMENT

CDBG REAGAN

STREET

IMPROVEMENTS



GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LOS ALAMITOS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION, ORANGE COUNTY PF&RD STANDARD PLANS, LATEST EDITION, AS SPECIFIED, AND SPPWC STANDARD PLANS, LATEST EDITION, AS SPECIFIED.
2. THE CONSTRUCTION AREA SHALL BE PROPERLY POSTED AND LIGHTED IN CONFORMANCE WITH THE STATE OF CALIFORNIA MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND WORK ZONES, LATEST EDITION.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL NOTIFY THE CITY ENGINEER, (562) 431-3538, AT LEAST 24 HOURS PRIOR TO ANY REQUIRED INSPECTIONS.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
5. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY LINES EXCEPT AS SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS PLAN.
6. THE CONTRACTOR SHALL MAKE A PHYSICAL INSPECTION OF THE PROJECT SITE AND REPORT ALL VARIATIONS, INCONSISTENCIES, OR CHANGED CONDITIONS TO THE ENGINEER PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ASSUMPTIONS, REMEDIAL ACTIONS, OR ADAPTATIONS MADE IN THE FIELD WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
7. REPAIR OR REPLACE ALL DAMAGES OR ALTERATIONS TO EXISTING PUBLIC IMPROVEMENTS TO THE SATISFACTION OF THE CITY ENGINEER AT NO COST TO THE CITY.
8. ALL DIMENSIONS SHALL BE VERIFIED BY PLANS OR FIELD INSPECTION. AT NO TIME SHALL ANY DIMENSIONS BE SCALED FROM PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL VARIATIONS IN DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. ALL JOINTS AND JOIN LOCATIONS AND UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
10. AT ALL TIMES, CURB FACE DIMENSIONS AND GUTTER AND SWALE GRADES SHALL BE MAINTAINED, UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AND AFFECTED AGENCIES AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. ALL ASPHALT PAVEMENT IMPROVEMENTS INDICATED TO BE REMOVED SHALL BE SAWCUT AT THE LINE OF REMOVAL.
13. ADJUSTMENT OF ORANGE COUNTY SANITATION MANHOLE REQUIRES COORDINATION WITH ORANGE COUNTY SANITATION DISTRICT, CONTACT ADRIAN SIEW AT 714-593-7164 AT LEAST 72 HOURS PRIOR TO ADJUSTMENT WORK.

REVISIONS

REFERENCES



| WILLDAN Engineering |                                | DATE              |
|---------------------|--------------------------------|-------------------|
| DRAWN BY            | RM                             | 3/30/2026         |
| CHECKED BY          | CRL                            | 3/30/2026         |
| DESIGNED BY         | RM                             | 3/30/2026         |
| APPROVED            | Chris Kelly, PE, City Engineer | 3/30/2026<br>Date |

CITY OF LOS ALAMITOS

PLAN NO.

CDBG REAGAN STREET IMPROVEMENTS

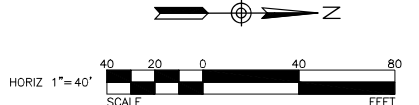
TITLE SHEET

SHEET 1 OF 3

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- DETECTABLE WARNING SURFACE



|                                 |              |
|---------------------------------|--------------|
| CITY OF LOS ALAMITOS            | PLAN NO.     |
| CDBG REAGAN STREET IMPROVEMENTS |              |
| REAGAN STREET IMPROVEMENT PLANS |              |
| FARQUHAR AVE TO KATELLA AVE     | SHEET 3 OF 3 |