

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

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, August 26, 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 48 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 48 hours in advance.

If you are unable to attend this meeting in person, you may submit comments on any agenda item or on any item not on the agenda by email to gmartinez@cityoflosalamitos.org with the subject line "PLANNING COMMISSION PUBLIC COMMENT". Comments received by 3:00 p.m. the day of the meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read email comments at the meeting.

If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Development Services Department at (562) 431-3538, extension 110, 48 hours prior to the meeting, so that reasonable arrangements may be made.

1. CALL TO ORDER

2. ROLL CALL

Chair Hastie
Vice Chair Legere
Commissioner Cuijty
Commissioner Griego
Commissioner Heichman

3. PLEDGE OF ALLEGIANCE

4. ORAL COMMUNICATIONS

At this time, any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. Please state if you wish to speak on an item on the Agenda. **Remarks are to be limited to not more**

than five minutes.

5. CONSENT CALENDAR

All Consent Calendar items may be acted upon by one motion unless a Planning Commissioner requests separate action on a specific item.

A. Approval of Minutes

Approval of Minutes for the Planning Commission Regular Meeting Agenda on July 22, 2026.

6. PUBLIC HEARING

A. Conditional Use Permit (CUP) 26-05

Tattoo (Personal Services, Restricted) Business at 10676 Los Alamitos Boulevard, in a commercial building in the General Commercial (C-G) Zoning District

Consideration of a Conditional Use Permit (CUP 26-05) for the land use of a Personal Services, Restricted (Tattoo) Business within a 980 square-foot existing retail store in a general commercial building in the General Commercial (C-G) Zoning District at 10676 Los Alamitos Blvd., APN 242-245-01 (Applicant: Kristopher Hipsher, American Retro).

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt Resolution No. 26-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 26-05 TO ALLOW A TATTOO BUSINESS (PERSONAL SERVICES, RESTRICTED) IN A 980 SQUARE FOOT RETAIL STORE IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT AT 10676 LOS ALAMITOS BOULEVARD., APN 242-245-01 (APPLICANT: KRISTOPHER HIPSHER, AMERICAN RETRO)."

Applicant - Kristopher Hipsher, American Retro

Location - 10676 Los Alamitos Boulevard, Los Alamitos, CA 90720

Environmental - Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, the proposed project is exempt from CEQA under the Class 1 categorical exemption since it involves no expansion of the building footprint beyond the existing area. Furthermore, all necessary public services and facilities are already available at the proposed project site, and approval of the

proposed project would not result in significant adverse effects relating to traffic, noise, air quality, or water quality.

Approval Criteria - Los Alamitos Municipal Code (LAMC), Section 17.10.020, Table 2-04 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) requires Planning Commission approval of a Conditional Use Permit (CUP) to allow this land use, Personal Services, Restricted, in the C-G zoning district.

Noticing - The Public Hearing Notice for this meeting was mailed to property owners and commercial tenants within 1,000 feet of the subject parcel on August 12, 2026, noticed at City Hall, and published in the Orange County Reporter on August 12, 2026.

Prior Actions

None.

7. DISCUSSION

8. STAFF REPORT

A. California Daylighting Law Implementation

The California Legislative Information Website Defines that “The AB 413 bill would prohibit the stopping, standing, or parking of a vehicle within 20 feet of the vehicle's approach side of any unmarked or marked crosswalk or 15 feet of any crosswalk where a curb extension is present.”

Recommendation:

- Receive and File

9. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

10. COMMISSIONER REPORTS

11. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within ten (10) business days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of \$1,101.00 (resident)/ \$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 and Fee Resolution No. 2022-11.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the Los Alamitos City Hall, 3191 Katella Ave. and online at www.cityoflosalamitos.org not less than 72 hours prior to the meeting.

A handwritten signature in black ink, appearing to read "Vandine Ouk". The signature is fluid and cursive, with the first name "Vandine" written in a more legible script and the last name "Ouk" in a more stylized, cursive form.

Vandine Ouk
Department Secretary