



Gateway
to the
San Gabriel Valley

**CITY OF ALHAMBRA
AGENDA
ALHAMBRA PLANNING COMMISSION
September 5, 2023**

PUBLIC HEARING CONTINUATION

Due to an anticipated lack of quorum, no meeting will occur on September 5, 2023. The Agenda Items, including Public Hearings (Agenda Items 2 – 5), originally scheduled for the September 5, 2023 Regular Meeting of the Alhambra Planning Commission will be continued to the next Regular Meeting of the Alhambra Planning Commission to be held on Monday, September 18, 2023 at 7:00 p.m.

Watch and listen to the meeting via Zoom Webinar as follows:

Zoom Webinar direct link:

<https://us02web.zoom.us/j/82735405361>

Webinar ID: 827 3540 5361

Or by **telephone** by dialing (833) 548-0276 (Toll Free) or (833) 548-0282 (Toll Free) or (877) 853-5257 (Toll Free) or (888) 475-4499 (Toll Free) or +1(669) 900-9128 or +1(253) 215-8782 or +1(346) 248-7799 or +1(301) 715-8592 or +1(312) 626-6799 or +1(646) 558-8656 and entering **Webinar ID: 827 3540 5361**. **Please Note:** All members of the public calling or logging into the meeting will be muted so that the meeting can proceed. If there are technical difficulties with Zoom during the meeting, the meeting will proceed regardless.

Meeting Rules and Regulation

Section 2.24.060 of the Alhambra Municipal Code provides for the Planning Commission to establish and enforce its own rules and regulations for its meetings. The Planning Commission uses those rules and regulations established by the Municipal Code and implemented for use by the City Council.

Addressing the Commission:

In person: Any person wishing to address the Commission during the meeting is asked to complete a Speaker Request Card and submit it to the Secretary. When called upon by the President, please step to the podium and

give your name, address and organization or other party you represent, if any, in an audible tone of voice for the record.

Via Zoom or Telephone: “Raise your hand” - Members of the public may speak by using the “**Raise Hand**” function during the public comments portion, if on Zoom or telephone. Staff will unmute speakers participating via Zoom or telephone and announce your name when it is your time to speak.

Comments are limited to 5 minutes; however, the presiding officer may either extend or reduce the maximum time to such period of time as the Commission may determine.

All comments shall be addressed to the Commission as a body and not to any member thereof. No person, other than the Commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Commission, without the permission of the President. No question shall be asked a Commissioner except through the President.

Any member of the public who needs accommodations or who needs their comments translated should email or call the Community Development Department at mmccurley@cityofalhambra.org or (626) 570-5034. All requests for accommodations or translation services shall be made by 4 p.m. the Thursday prior to the Planning Commission meeting. If accommodation or translation is not requested by 4 p.m. the Thursday prior to the Planning Commission meeting, staff will try to accommodate the request to the best of their efforts to provide as much accessibility as possible while also maintaining public safety. All participants are encouraged to email their comments prior to the beginning of the meeting, but are not required to do so. All written comments received prior to the meeting will be entered into the record and distributed to the Planning Commission for their review.

Standards of Decorum: Any person addressing the Commission who refuses to stop speaking after his/her time has expired or any person who behaves in such a manner as to interfere with or impede the progress of the Planning Commission meeting who, after a request by the President, refuses to cease such behavior may be muted or barred from the meeting upon direction of the President.

Enforcement of Decorum: The Chief of Police, or his/her designee, may be Sergeant-at-Arms of the Commission meetings. If present, the Sergeant-at-Arms shall carry out all orders and instructions given by the President for the purpose of maintaining order and decorum at the Commission meeting.

Persons Authorized to be Within Rail: No person, except City officials, their representatives, and newspaper reporters, shall be permitted within the rail in front of the Council Chamber without the express consent of the Commission.



Gateway
to the
San Gabriel Valley

**AGENDA
REGULAR MEETING
ALHAMBRA
CITY PLANNING COMMISSION**

111 South First Street

September 5, 2023

7:00 p.m.

PUBLIC HEARING CONTINUATION

Due to an anticipated lack of quorum, no meeting will occur on September 5, 2023. The Agenda Items, including Public Hearings (Agenda Items 2 – 5), originally scheduled for the September 5, 2023 Regular Meeting of the Alhambra Planning Commission will be continued to the next Regular Meeting of the Alhambra Planning Commission to be held on Monday, September 18, 2023 at 7:00 p.m.

CALL MEETING TO ORDER:

ROLL CALL:

ERIC GARCIA, Vice President

ANTONIO GARDEA

KARLA GRIJALVA

WING HO

CHRISTOPHER JUAREZ

JACOB MOJARRO

CHRIS OLSON

CALIMAY PHAM

KENT TSUJII

FLAG SALUTE: Led by Vice President Garcia

ELECTION OF OFFICERS FOR 2023-2024: Nomination and election of President of the Planning Commission for 2023-2024, in accordance with AMC 2.24.050.

CONSENT AGENDA:

Pursuant to Alhambra Municipal Code Section 23.78.020, all items listed on the Consent Agenda will be enacted by one motion based on the recommended actions listed below unless a citizen or a Commissioner requests that an item be removed and be heard separately. Items placed on the Consent Agenda include smaller-scale projects, projects which do not require Variances, projects which are being continued to future meetings, and ministerial matters (minutes, resolutions, etc.).

1. MINUTES – AUGUST 21, 2023

Recommended Action: Commission review and approve as submitted the Minutes of the August 21, 2023 Regular Meeting of the Alhambra Planning Commission.

DISCUSSION ITEMS:

There are no Discussion items.

PUBLIC HEARINGS:

2. PLANNED DEVELOPMENT PERMIT PD-22-24

317 North First Street

Applicant: Eric Tsang

This is a continuation of the public hearing for an application for a Planned Development Permit PD-22-24 to demolish a 944 square foot single-family residence with two (2) detached garages and construct a new 4-unit apartment complex development on a site of approximately 7,800 square feet in the R-3 (Multiple Family Residential) zone.

Recommended Action: Adopt Resolution 23-03 approving Planned Development Permit PD-22-24 subject to the Conditions of Approval, and finding Planned Development Permit PD-22-42 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that are characterized as in-fill development.

3. PLANNED DEVELOPMENT PERMIT PD-22-26

320 North Third Street

Applicant: Maggie Thai for Fortress Development Inc.

This is an application for a Planned Development Permit PD-22-26 to demolish an existing two-car garage and patio cover; construct a 330 square foot one-story addition and 428 square foot attached two-car garage at the rear of an existing single-family residence; and construct a one-story 1,392 square foot detached, rear second unit with an attached 428 square foot two-car

garage, on a site of approximately 9,360 square feet in the R-3 (Multiple Family Residential) zone.

Recommended Action: Adopt Resolution 23-23 approving Planned Development Permit PD-22-26 subject to the Conditions of Approval, and finding Planned Development Permit PD-22-26 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that consist of the new construction or conversion of small structures.

4. GENERAL PLAN AMENDMENT GPA-22-01

Citywide

Applicant: City of Alhambra

This is a continuation of the public hearing for an application for a General Plan Amendment GPA-22-01, for the readoption of the City of Alhambra's 2021-2029 General Plan Housing Element Update.

Recommended Action: Adopt Resolution 23-19 recommending that the City Council adopt a Resolution approving General Plan Amendment GPA-22-01, to readopt the 2021-2029 Housing Element of the City of Alhambra General Plan, and finding no further California Environmental Quality Act (CEQA) review is required for General Plan Amendment GPA-22-01 and the readoption of the 2021-2029 Housing Element of the City of Alhambra General Plan pursuant to Section 15162 of Title 14 of the California Code of Regulations.

5. GENERAL PLAN MAP AMENDMENT AMD-23-07, GENERAL PLAN TEXT AMENDMENT AMD-23-08, ZONING MAP AMENDMENT AMD-23-09, ZONING TEXT AMENDMENT AMD-23-10

Citywide

Applicant: City of Alhambra

This is a continuation of the public hearing for an application for a General Plan Map Amendment AMD-23-07, General Plan Text Amendment AMD-23-08, Zoning Map Amendment AMD-23-09, and Zoning Text Amendment AMD-23-10. The amendments are required to implement the proposed comprehensive update to the City of Alhambra Zoning Code.

Recommended Action: Adopt Resolution 23-20 recommending that the City Council adopt a Resolution approving General Plan Map Amendment AMD-23-07 and General Plan Text Amendment AMD-23-08, and adopt an Ordinance approving Zoning Map Amendment AMD-23-09 and Zoning Text Amendment AMD-23-10, to adopt the comprehensive update to the City of Alhambra Zoning Code (Title 23 of the Alhambra Municipal Code), and finding General Plan Map Amendment AMD-23-07, General Plan Text Amendment AMD-23-08, Zoning Map Amendment AMD-23-09, and Zoning Text Amendment AMD-23-10 will not have any significant environmental impact based on the findings of an Initial Study and Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA).

ORAL COMMUNICATIONS (TIME LIMIT – 5 MINUTES):

Citizens wishing to address the Commission on any matter within the subject matter jurisdiction of the Commission not on the Agenda may do so at this time. Please state your name and address clearly for the record. Please note that while the Planning Commission values your comments, pursuant to the Brown Act, the Planning Commission cannot take action unless the matter appears as an item on a forthcoming agenda.

COMMENTS FROM THE PLANNING COMMISSION AND CONFERENCE/MEETING REPORTS:

Each Commissioner at his/her discretion may address the Commission and public on matters of general information and/or concern, including announcements and future agenda items. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

COMMENTS FROM STAFF:

Staff may address the Commission and public on matters of general information and/or concern, including updates on projects, programs or events within the City, and announcements as deemed necessary.

ADJOURNMENT:

The next regularly scheduled meeting of the Alhambra Planning Commission will be held on Monday, September 18, 2023 at 7:00 p.m.

NOTICE:

AGENDA ITEMS: Copies of the staff reports or other written documentation, including any materials that may be distributed to the Planning Commission subsequent to the posting of this agenda, relating to each item of business described herein above are on file in the offices of the Community Development Department in City Hall, 111 South First Street, Alhambra, California, and are available on the City's website (www.cityofalhambra.org/agendacenter). If you would like to sign-up to receive the Planning Commission meeting agenda and staff reports packet via e-mail or text message, please visit the City's website at www.cityofalhambra.org, click on "Notify Me" and follow the instructions for subscribing.

APPEALS: Any person wishing to appeal any decision of the Planning Commission to the City Council may do so by filing an appeal in writing along with the appropriate appeal fee to the Community Development Department in City Hall within 10 calendar days of the Planning Commission decision. The appeal period for items on this agenda expires at the close of business on September 18, 2023.