

**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
April 17, 2023**

A. CALL MEETING TO ORDER: 7:00 P.M. in the Council Chambers of Alhambra City Hall, and via video conference and teleconference.

B. ROLL CALL:

Present: Ho, Juarez, Olson, Tsujii, Garcia, Wang

Absent: Gardea, Grijalva, Mojarro, Pham

Staff Present: Vanessa Reynoso, Deputy Director; Paul Lam, Principal Planner; Maia McCurley, Senior Planner; Erica Vega, Deputy City Attorney

C. FLAG SALUTE: Led by President Wang

D. CONSENT AGENDA:

AGENDA

ITEM 1: MINUTES – APRIL 3, 2023 (7:03 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the April 3, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the April 3, 2023, Regular Meeting of the Alhambra Planning Commission.

MOTION:

- Moved to approve Consent Agenda Item 1.
- Moved by Commissioner Olson, Seconded by Commissioner Ho.
- The motion carried by the following roll call vote:

Roll Call Vote: 6-0-0-0

Ayes: Ho, Juarez, Olson, Tsujii, Garcia, Wang

Noes: None

Abstain: None

Absent: Gardea, Grijalva, Mojarro, Pham

- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

Audio:

<https://www.cityofalhambra.org/DocumentCenter/View/4314/PC-Meeting---April-17-2023>

Video:

<https://www.cityofalhambra.org/DocumentCenter/View/4323/PC-Meeting---April-17-2023-Video-MP4>

E. DISCUSSION ITEMS:

AGENDA

ITEM 2: PRESENTATION SERIES ON THE COMPREHENSIVE ZONING CODE UPDATE (7:04 P.M.)

- This is the seventh continuation of the eighth presentation in a series of presentations on the Comprehensive Zoning Code Update project presented by Planning Division Staff.
- **Recommended Action:** It is recommended that the Planning Commission receive and file this informational report and provide input to Staff as deemed appropriate.
- **The public comment portion of the Discussion Item was opened and closed.**
- **Public Comments:**
 - 1.) Jennifer Ng
 - 2.) Bert Ng
 - 3.) Lewis McCammon
 - 4.) Melissa Michelson
 - 5.) Antonio Gardea
- **Principal Planner Paul Lam** provided the Staff presentation.
- **Motion on Comment #39:**
 - Moved to have Staff complete additional research on development standards for green space and definitions of green space, and then provide this information to the Commission at the next regular Planning Commission meeting.
 - Moved by Commissioner Tsujii, Seconded by Commissioner Olson.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **Motion on Comment #40:**
 - Moved to approve with Staff's recommendation.
 - Moved by Commissioner Ho, Seconded by Commissioner Tsujii.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **Motion on Comment #41:**
 - Moved to approve with Staff's recommendation.
 - Moved by Commissioner Ho, Seconded by Commissioner Olson.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.

- **Motion on Comment #42:**
 - Moved to approve with Staff’s recommendation.
 - Moved by Commissioner Tsujii, Seconded by Vice President Garcia.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Recess at 8:42 P.M.**
 - **Reconvene at 8:48 P.M.**
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F. ORAL COMMUNICATIONS:

- **Jennifer Ng** discussed the need to provide adequate parking facilities for commercial uses. (9:59 P.M.)
- **Lewis McCammon** commented on the proposed development standards for allowing affordable housing on religious facility sites; the definition for workforce housing and the affordability levels associated with workforce housing; the noticing process for the upcoming public hearings for the Zoning Code Update; and the re-designation of P (Parking) zone lots adjacent to lots with residential improvements. (10:01 P.M.)
- **Ari Gutierrez Arambula** commented on the re-designation of P (Parking) zone lots with residential improvements; common open space trends in new developments; the noticing process for the upcoming public hearings for the Zoning Code Update; and the facilitation of the development of an “Old Town” through the Zoning Code Update. (10:07 P.M.)
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G. COMMENTS FROM THE PLANNING COMMISSION AND CONFERENCE/MEETING REPORTS:

- **Commissioner Ho** asked for clarification on the remaining items of the Zoning Code Update that Staff still needs to present to the Planning Commission and potential changes to the Zoning Code Update timeline. (10:12 P.M.)
- **Commissioner Olson** requested Staff provide a copy of the current Zoning Map with the next agenda packet. (10:15 P.M.)
- **Commissioner Tsujii** thanked Staff for their work on the Zoning Code Update. (10:15 P.M.)
- **President Wang** thanked Staff for their work on the Zoning Code Update and for the public's participation in the process. President Wang requested Staff provide information at the next regular Planning Commission meeting on existing P (Parking) zoned lots that are not owned by the same commercial businesses that utilize the lots. President Wang also requested Staff provide information on re-designation of existing P (Parking) zone lots that are adjacent to lots with residential improvements. (10:16 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

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H. COMMENTS FROM STAFF:

- **Deputy Director Vanessa Reynoso** provided an update on the status of the Housing Element, and the anticipated timeline for adoption and certification. (10:18 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

Audio:

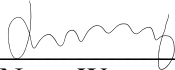
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I. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 10:19 P.M. to Monday, May 1, 2023, at 7:00 P.M.



Noya Wang
President

ATTEST:



Maia McCurley
Senior Planner