

**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
May 15, 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: Gardea, Grijalva, Ho, Juarez, Olson, Garcia, Wang

Absent: Mojarro, Pham, Tsujii

Staff Present: Vanessa Reynoso, Deputy Director; Paul Lam, Principal Planner; Maia McCurley, Senior Planner; Megan Wu, Associate Planner; Jessica Vargas, Planning Technician; Erica Vega, Deputy City Attorney

C. FLAG SALUTE: Led by President Wang

D. CONSENT AGENDA:

AGENDA

ITEM 1: MINUTES – MAY 1, 2023 (7:05 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the May 1, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the May 1, 2023, Regular Meeting of the Alhambra Planning Commission.

MOTION:

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

Roll Call Vote: 6-0-1-3

Ayes: Gardea, Grijalva, Ho, Olson, Garcia, Wang

Noes: None

Abstain: Juarez

Absent: Mojarro, Pham, Tsujii

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

Audio:

<https://www.cityofalhambra.org/DocumentCenter/View/4389/PC-Meeting---May-15-2023-Audio-M4A>

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E. RE-ORDER THE AGENDA:

MOTION:

- Moved to re-order the agenda to move the public hearing items before the discussion items.
- Moved by Vice President Garcia, Seconded by Commissioner Gardea.
- The motion carried by the following roll call vote:

Roll Call Vote: 7-0-0-3

Ayes: Gardea, Grijalva, Ho, Juarez, Olson, Garcia, Wang

Noes: None

Abstain: None

Absent: Mojarro, Pham, Tsujii

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F. PUBLIC HEARINGS:

AGENDA

ITEM 3: PLANNED DEVELOPMENT PERMIT PD-21-37 (7:08 P.M.)

- **523 South Marguerita Avenue**
- **Request:** This is an application for a Planned Development Permit PD-21-37 to construct a 255 square foot first and second story addition at the rear of an existing 1,559 square foot two-story single-family dwelling located in the R-2 (Limited Multiple Family Residential) zone.
- **Recommended Action:** Adopt Resolution 23-09 approving Planned Development Permit PD-21-37 subject to the Conditions of Approval, and finding Planned Development Permit PD-21-37 to be exempt

from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that are existing facilities.

- **Planning Technician Jessica Vargas** provided the Staff presentation.
- **Salvador Jimenez and Jose Alvarez**, applicant and property owner, respectively, were available to answer questions.
- **The public hearing was opened and then closed.**

MOTION:

- Moved to approve with a modification to the findings in Resolution 23-09, specifying the proposed project materials are differentiated but compatible with the original building in compliance with the Secretary of the Interior Standards for the Treatment of Historic Properties.
- Moved by Commissioner Gardea, Seconded by Commissioner Olson.
- The motion carried by the following roll call vote:

Roll Call Vote: 7-0-0-3

Ayes: Gardea, Grijalva, Ho, Juarez, Olson, Garcia, Wang

Noes: None

Abstain: None

Absent: Mojarro, Pham, Tsujii

**AGENDA
ITEM 4:**

**PLANNED DEVELOPMENT PERMIT PD-22-34 AND
CONDITIONAL USE PERMIT CUP-22-15 (7:18 P.M.)**

- **2121 Orange Street**
- **Request:** This is an application for a Planned Development Permit PD-22-34 and Conditional Use Permit CUP-22-15 to allow for the demolition of a 40,908 square foot one-story office and warehouse building to accommodate the construction of a 99,828 square foot, four-story self-storage facility. The project is located on a site of approximately 1.15 acres within the IPD (Industrial Planned Development) zone.
- **Recommended Action:** Adopt Resolution 23-08 approving Planned Development Permit PD-22-34 and Conditional Use Permit CUP-22-15 subject to the Conditions of Approval, and finding Planned Development Permit PD-22-34 and Conditional Use Permit CUP-22-15 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 characterized as in-fill development.
- **Associate Planner Megan Wu** provided the Staff presentation.
- **Dana Sayles (three6ixty), Patrick Cruz (Dudek), Lisa Valdez (Dudek), and Beau Gunn (Life Storage)** from the Applicant team were available to answer questions.

- **The public hearing was opened and then closed.**
- **Public Comments:**
 - 1.) Lola Armendariz
 - 2.) Melissa Michelson
 - 3.) Veronica Alvarez

MOTION:

- Moved to deny without prejudice.
- Moved by Commissioner Gardea.
- Motion failed for lack of a second.

MOTION:

- Moved to re-open the public hearing.
- Moved by Commissioner Gardea, Seconded by Commissioner Olson.
- The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.

RECESS:

- Recess at 8:27 P.M.
- Reconvene at 8:35 P.M.

PUBLIC HEARING:

- **The public hearing was opened and then closed.**
- **Dana Sayles (three6ixty)**, from the Applicant team, responded to the Commission's comments and questions.

MOTION:

- Moved to continue the item to a date uncertain in order to allow the Applicant to: (1) explore other uses to incorporate at the ground floor of the project and (2) improve walkability at the project through increased landscaping and usable green space, as well as wider sidewalks.
- Moved by Commissioner Ho, Seconded by Commissioner Olson.
- The motion carried by the following roll call vote:

Roll Call Vote: 6-0-0-1-3

Ayes: Gardea, Grijalva, Ho, Olson, Garcia, Wang
 Noes: None
 Abstain: None
 Recuse: Juarez
 Absent: Mojarro, Pham, Tsujii

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G. DISCUSSION ITEMS:

AGENDA

ITEM 2: PRESENTATION SERIES ON THE COMPREHENSIVE ZONING CODE UPDATE (8:44 P.M.)

- This is the ninth 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.) Lewis McCammon
 - 2.) Melissa Michelson
 - 3.) Lola Armendariz
 - 4.) Jennifer Ng
 - 5.) Bert Ng
 - 6.) Brad
 - 7.) Olga Alarid
 - 8.) Ari Gutierrez Arambula
 - 9.) Veronica Alvarez
- **Principal Planner Paul Lam** provided the Staff presentation.
- **Motion on P (Parking) zone parcels at 25 North Granada Avenue (APN 5336-021-041) & 807 East Main Street (APN 5336-021-038):**
 - Moved to re-zone the parcels at 25 North Granada (APN 5336-021-041) and 807 East Main Street (APN 5336-021-038) from P (Parking) zone to RM (Residential Medium Density).
 - Moved by Vice President Garcia, Seconded by Commissioner Olson.
 - The motion carried by the following roll call vote:

Roll Call Vote: 4-3-0-3

Ayes: Grijalva, Olson, Garcia, Wang

Noes: Gardea, Ho, Juarez

Abstain: None

Absent: Mojarro, Pham, Tsujii

- **Motion on P (Parking) zone parcel at 1212 East Main Street (APN 5346-009-030):**

- Moved to re-zone the parcel at 1212 East Main Street (APN 5346-009-030) from P (Parking) zone to RL (Residential Low Density).
- Moved by Vice President Garcia, Seconded by Commissioner Gardea.
- The motion carried by the following roll call vote:

Roll Call Vote: 7-0-0-3

Ayes: Gardea, Grijalva, Ho, Juarez, Olson, Garcia, Wang

Noes: None

Abstain: None

Absent: Mojarro, Pham, Tsujii

- **Motion on P (Parking) zone parcel at 3201 Mission Road (APN 5291-024-017):**

- Moved to re-zone the parcel at 3201 Mission Road (APN 5291-024-017) from P (Parking) zone to RL (Residential Low Density).
- Moved by Commissioner Gardea, Seconded by Commissioner Olson.
- The motion failed by the following roll call vote:

Roll Call Vote: 3-4-0-3

Ayes: Gardea, Olson, Wang

Noes: Grijalva, Ho, Juarez, Garcia

Abstain: None

Absent: Mojarro, Pham, Tsujii

- **Motion on P (Parking) zone parcel at 3201 Mission Road (APN 5291-024-017):**

- Moved to approve Staff's recommendation and re-zone the parcel at 3201 Mission Road (APN 5291-024-017) from P (Parking) zone to I (Industrial).
- Moved by Commissioner Gardea, Seconded by Vice President Garcia.
- The motion carried by the following roll call vote:

Roll Call Vote: 5-2-0-3

Ayes: Grijalva, Ho, Juarez, Olson, Garcia

Noes: Gardea, Wang

Abstain: None

Absent: Mojarro, Pham, Tsujii

- **Motion on P (Parking) zone parcels at APN 5291-026-021 and APN 5342-033-026:**

- Moved to re-zone the parcels at APN 5291-026-021 and APN

5342-033-026 from P (Parking) zone to RL (Residential Low Density).

- Moved by Commissioner Gardea.
- The motion failed for lack of a second.

- **Motion on P (Parking) zone parcels at APN 5291-026-021 and APN 5342-033-026:**

- Moved to approve Staff's recommendation and re-zone the parcels at APN 5291-026-021 and APN 5342-033-026 from P (Parking) zone to I (Industrial).
- Moved by Commissioner Ho, Seconded by Vice President Garcia.
- The motion carried by the following roll call vote:

Roll Call Vote: 7-0-0-3

Ayes: Gardea, Grijalva, Ho, Juarez, Olson, Garcia, Wang

Noes: None

Abstain: None

Absent: Mojarro, Pham, Tsujii

- **Motion on P (Parking) zone parcel at 1408 7th Street (APN 5357-004-019):**

- Moved to re-zone the parcel at 1408 7th Street (APN 5291-026-021) from P (Parking) zone to RM (Residential Medium Density).
- Moved by Commissioner Gardea, Seconded by Commissioner Ho.
- The motion carried by the following roll call vote:

Roll Call Vote: 6-1-0-3

Ayes: Gardea, Grijalva, Ho, Juarez, Olson, Garcia

Noes: Wang

Abstain: None

Absent: Mojarro, Pham, Tsujii

- **Motion on P (Parking) zone parcel at 5 South Valencia Street (APN 5346-005-012):**

- Moved to re-zone the parcels at 5 South Valencia (APN 5346-006-012) from P (Parking) zone to RL (Residential Low Density).
- Moved by Commissioner Gardea, Seconded by Commissioner Ho.
- The motion carried by the following roll call vote:

Roll Call Vote: 6-1-0-3

Ayes: Gardea, Grijalva, Ho, Juarez, Olson, Wang

Noes: Garcia

Abstain: None

Absent: Mojarro, Pham, Tsujii

- **Motion on P (Parking) zone parcels at APN 5346-006-006:**
 - Moved to re-zone the parcel at APN 5436-006-006 from P (Parking) zone to RL (Residential Low Density).
 - Moved by Commissioner Gardea, Seconded by Commissioner Olson.
 - The motion carried by the following roll call vote:

Roll Call Vote: 6-1-0-3

Ayes: Gardea, Grijalva, Ho, Juarez, Olson, Wang

Noes: Garcia

Abstain: None

Absent: Mojarro, Pham, Tsujii

- **Motion on Zone Changes/General Plan Amendments and Standards for Specific Land Uses:**
 - Moved to continue discussion on Zone Changes/General Plan Amendments and Standards for Specific Land Uses to the next regular Planning Commission meeting.
 - Moved by Commissioner Gardea, Seconded by Commissioner Grijalva.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
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F. ORAL COMMUNICATIONS:

- **Lola Armendariz** recommended the Planning Commission hold a study session on the Zoning Code Update; requested Commissioners speak into their microphones during the meeting; and commented on the Commission’s extended discussion at meetings, which go late into the evening. Ms. Armendariz commented on a Tree Removal Permit decision letter for 103 North Chapel Avenue and asked for clarification on the number of residential units at the project. Ms. Armendariz requested the Planning Commission minutes provide additional detail and expressed concern with accessing the web links included in the minutes. (10:54 P.M.)
- **Lewis McCammon** requested clarification on the next steps following finalization of the Commission’s recommendations on the Zoning Code Update and the process for

adoption of the Zoning Code Update. (11:02 P.M.)

- **Ari Gutierrez Arambula** requested the Planning Commission minutes provide additional detail and document decisions made by the Commission. Ms. Arambula commented on existing and proposed self-storage facilities within the City and suggested there be intentional coordination between planning and redevelopment activities. (11:05 P.M.)
- **Olga Alarid** requested the Planning Commission minutes provide additional detail and expressed concern with accessing the web links included in the minutes. Ms. Alarid inquired about discussion on the vacant lot at 801 East Main Street. (11:08 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

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G. COMMENTS FROM THE PLANNING COMMISSION AND CONFERENCE/MEETING REPORTS:

- **President Wang** requested Staff provide clarification on the adoption process for the Zoning Code Update at the start of the next regular Planning Commission meeting. President Wang commented it would be a Brown Act violation to have a study session as was suggested during oral communications. President Wang also commented that members of the public have the option of submitting written comments. President Wang requested Commissioners be mindful during discussions that they are speaking to members of the public. Lastly, President Wang congratulated Commissioner Pham on the arrival of her baby. (11:11 P.M.)
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Video:

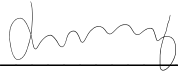
<https://www.cityofalhambra.org/DocumentCenter/View/4388/PC-Meeting---May-15-2023-v2-Video-MP4>

H. COMMENTS FROM STAFF:

- There were no Comments from Staff.

I. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 11:15 P.M. to Monday, June 5, 2023, at 7:00 P.M.



Noya Wang
President

ATTEST:



Maia McCurley
Senior Planner