

**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
June 19, 2023**

A. CALL MEETING TO ORDER: 7:01 P.M. in the Council Chambers of Alhambra City Hall, and via video conference and teleconference.

B. ROLL CALL:

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

Absent: Gardea, Juarez, 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 2: RESOLUTION OF DENIAL FOR PLANNED DEVELOPMENT PERMIT PD-23-41 AND VARIANCE VAR-23-12 (7:02 P.M.)

- **Request:** This is a Resolution of Denial for Planned Development Permit PD-23-41 and Variance VAR-23-12 to establish a remote commercial kitchen facility with less than the required number of parking spaces within an existing 4,450 square foot commercial building, located at 1117 East Main Street in the EMC (East Main Commercial) zone. This Resolution of Denial memorializes the Planning Commission's 7-1 decision to deny the application at its meeting of June 5, 2023.
- **Recommended Action:** Adopt Resolution 23-11 denying Planned Development Permit PD-23-41 and Variance VAR-23-12, and finding the denial of Planned Development Permit PD-23-41 and Variance VAR-23-12 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15270 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects which a public agency rejects or disapproves.

MOTION:

- Moved to approve.
- Moved by Commissioner Olson, Seconded by Commissioner Grijalva.
- The motion carried by the following roll call vote:

Roll Call Vote: 5-0-1-4

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

AGENDA

ITEM 1: MINUTES – JUNE 5, 2023 (7:03 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the June 5, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the June 5, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Public Comments:**
 - 1.) Jennifer Ng
 - 2.) Michael Lawrence

MOTION:

- Moved to approve.
- Moved by Vice President Garcia, Seconded by Commissioner Tsujii.
- The motion carried by the following roll call vote:

Roll Call Vote: 5-0-1-4

Ayes: Grijalva, Olson, Tsujii, Garcia, Wang
Noes: None
Abstain: Ho
Absent: Gardea, Juarez, 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/4489/PC-Meeting---June-19-2023-MP3-Audio>

Video:

<https://www.cityofalhambra.org/DocumentCenter/View/4498/PC-Meeting---June-19-2023-MP4-Video>

E. DISCUSSION ITEMS:

AGENDA

ITEM 3: PRESENTATION SERIES ON THE COMPREHENSIVE ZONING CODE UPDATE (7:13 P.M.)

- This is the eleventh 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.) Bert Ng
 - 2.) Jennifer Ng
 - 3.) Lewis McCammon
 - **Recess at 7:34 P.M.**
 - **Reconvene at 7:40 P.M.**
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

Audio:

<https://www.cityofalhambra.org/DocumentCenter/View/4489/PC-Meeting---June-19-2023-MP3-Audio>

Video:

<https://www.cityofalhambra.org/DocumentCenter/View/4498/PC-Meeting---June-19-2023-MP4-Video>

F. PUBLIC HEARINGS:

- There were no Public Hearing items.

G. ORAL COMMUNICATIONS:

- **Jennifer Ng** noted her appreciation for the proposed new drive-through use standards, and then inquired about when the re-zoning of the parcel at 21 South Cordova Street will be discussed. Ms. Ng also discussed the need to identify EPA superfund sites in the City and to discuss concerns related to these sites with City Council. (9:20 P.M.)
- **Alexandre Colis** from the AD 49 Youth Leadership Program commented on homelessness and affordable housing in Alhambra, and the efforts of the San Gabriel Valley Consortium on Homelessness. Mr. Colis also discussed ensuring community events are more inclusive. (9:22 P.M.)
- **Bert Ng** commented on the re-zoning of the parcel at 21 South Cordova Street, and inquired about the public and Commission's opportunity to review and discuss the tables of all the parcels proposed to be re-zoned as part of the Zoning Code Update. (9:27 P.M.)
- **Lewis McCammon** commented on AB 2011 and SB 6, and their respective impacts

upon the City. Mr. McCammon referenced the EPA's specific standards for thresholds of toxicity, which could be utilized by the City, and then commented on the State's housing goals for the City and the site inventory the City prepared for the Housing Element Update. Mr. McCammon also discussed the Juneteenth holiday. (9:29 P.M.)

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

Audio:

<https://www.cityofalhambra.org/DocumentCenter/View/4489/PC-Meeting---June-19-2023-MP3-Audio>

Video:

<https://www.cityofalhambra.org/DocumentCenter/View/4498/PC-Meeting---June-19-2023-MP4-Video>

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

- **Commissioner Olson** asked if the re-zoning of the property at 21 South Cordova Street will be discussed during the next meeting. (9:35 P.M.)
- **Vice President Garcia** inquired about Staff's recommendation for the re-zoning of the property at 21 South Cordova Street and asked if the concern was related to the split zoning designation of the property. Vice President Garcia asked for clarification on the format of the Zoning Code Update public hearing. (9:36 P.M.)
- **President Wang** requested there be discussion on the re-zoning of the parcel at 21 South Cordova Street at the next meeting, and then asked for clarification on the content being presented during the Zoning Code Update public hearing. President Wang also commented on the viewing settings for those participating in the Planning Commission meetings via Zoom. (9:37 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

Audio:

<https://www.cityofalhambra.org/DocumentCenter/View/4489/PC-Meeting---June-19-2023-MP3-Audio>

Video:

<https://www.cityofalhambra.org/DocumentCenter/View/4498/PC-Meeting---June-19-2023-MP4-Video>

I. COMMENTS FROM STAFF:

- There were no Comments from Staff.

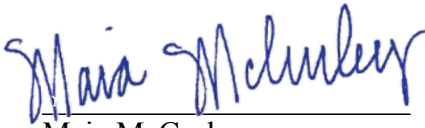
J. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 9:44 P.M. to Monday, July 17, 2023, at 7:00 P.M.



Noya Wang
President

ATTEST:



Maia McCurley
Senior Planner