

**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
August 7, 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, Mojarro, Olson, Tsujii, Garcia, Wang

Absent: Pham

Staff Present: Vanessa Reynoso, Deputy Director; Maia McCurley, Principal Planner; Megan Wu, Associate Planner; Cassandra Cornejo, Assistant Planner; Erica Vega, Deputy City Attorney

C. FLAG SALUTE: Led by President Wang

D. CONSENT AGENDA:

AGENDA

ITEM 1: MINUTES – July 10, 2023 (7:03 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the July 10, 2023, Special Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the July 10, 2023, Special Meeting of the Alhambra Planning Commission.

MOTION:

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

Roll Call Vote: 8-0-1-1

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

Noes: None

Abstain: Mojarro

Absent: Pham

AGENDA

ITEM 2: MINUTES – July 17, 2023 (7:04 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the July 17, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the July 17, 2023, Regular Meeting of the Alhambra Planning Commission.

MOTION:

- Moved to approve Consent Agenda Item 2.
- Moved by Commissioner Olson, Seconded by Commissioner Gardea.
- The motion carried by the following roll call vote:

Roll Call Vote: 7-0-2-1

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

Noes: None

Abstain: Juarez, Mojarro

Absent: Pham

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

Audio:

https://cityofalhambraorg-my.sharepoint.com/:u:/g/personal/planningcommission_cityofalhambra_org/EfgTnG2ypz5DsdU-WvS3aUBSP2U6EuFQ1sglWkoR51FzQ?e=hSiDdy

Video:

<https://www.cityofalhambra.org/DocumentCenter/View/4621/PC-Meeting---August-7-2023-MP4-Video>

E. DISCUSSION ITEMS:

- There were no Discussion items.

F. PUBLIC HEARINGS:

AGENDA

ITEM 3: PLANNED DEVELOPMENT PERMIT PD-22-40, CONDITIONAL USE PERMIT CUP-22-17, AND LOT MERGER LOTM-22-03 (7:05 P.M.)

- **2834 West Main Street and APN 5292-008-002**
- **Request:** This is an application for a Planned Development Permit PD-22-40, Conditional Use Permit CUP-22-17, and Lot Merger LOTM-22-03 to construct a 733 square foot addition to an existing commercial building, reconfigure a parking area, and merge two (2)

parcels into one (1) parcel in order to accommodate a proposed nursery school in the CPD (Commercial Planned Development) zone.

- **Recommended Action:** Adopt Resolution 23-21 approving Planned Development Permit PD-22-40, Conditional Use Permit CUP-22-17, and Lot Merger LOTM-22-03 subject to the Conditions of Approval, and finding Planned Development Permit PD-22-40, Conditional Use Permit CUP-22-17, and Lot Merger LOTM-22-03 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, and pursuant to Section 15305, Class 5 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that are minor alterations in land use limitations.
- **Assistant Planner Kassandra Cornejo** provided the Staff presentation.
- **Ranum Magellan**, the Applicant and business owner, was available to answer questions.
- **The public hearing was opened and then closed.**

MOTION:

- Moved to re-open public hearing.
- Moved by Commissioner Gardea, Seconded by Commissioner Olson.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

PUBLIC HEARING:

- **The public hearing was opened and then closed.**
- **Public Comments:**
1.) Bertha Rivera

MOTION:

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

Roll Call Vote: 7-2-0-1

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

RECESS:

- Recess at 7:57 P.M.
- Reconvene at 8:04 P.M.

**AGENDA
ITEM 4:**

GENERAL PLAN AMENDMENT GPA-22-01 (8:04 P.M.)

- **Citywide**
- **Request:** This is an application for a General Plan Amendment GPA-22-01, for the re adoption 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 re adoption 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.
- **Deputy Director Vanessa Reynoso** provided the Staff presentation.
- **The public hearing was opened and then closed.**
- **Public Comments:**
 - 1.) Bert Ng
 - 2.) Jennifer Ng
 - 3.) Melissa Michelson
 - 4.) Olga Alarid
 - 5.) Ron Sahu
 - 6.) Lewis McCammon
 - 7.) Susan Saunders
 - 8.) Samantha Lau
 - 9.) Shirley Tatsuno
 - 10.) Michael Lawrence
 - 11.) Tony Vong
 - 12.) Yvette Cardenas
 - 13.) Cliff Bender
 - 14.) Ari Gutierrez Arambula

POLL:

- Poll on Planning Commissioner availability to attend a Special Meeting of the Planning Commission on Monday, August 14, 2023 at 7:00 P.M.
- There would not be quorum for a Special Meeting on Monday, August 14, 2023 based on the following roll call vote:

Roll Call Vote: 5-4-0-1

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

POLL:

- Poll on Planning Commissioner availability to attend a Special Meeting of the Planning Commission on Tuesday, August 15, 2023 at 7:00 P.M.
- There would not be quorum for a Special Meeting on Tuesday, August 15, 2023 based on the following roll call vote:

Roll Call Vote: 4-5-0-1

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

MOTION:

- Moved to continue the item to the Regular Meeting of the Planning Commission on Monday, August 21, 2023 at 7:00 P.M.
- Moved by Commissioner Gardea, Seconded by Commissioner Olson.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

**AGENDA
ITEM 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 (9:42 P.M.)

- **Citywide**
- **Request:** This is 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:** It is recommended that the Planning Commission receive the Staff presentation and then continue the Public Hearing to a Special Meeting of the Planning Commission to be held on Monday, August 14, 2023 at 7:00 P.M. where the Public Hearing will be opened, public comment taken, and Commission deliberation will occur.

MOTION:

- Moved to continue the item to the Regular Meeting of the Planning Commission on Monday, August 21, 2023 at 7:00 P.M.

- Moved by Commissioner Gardea, Seconded by Commissioner Mojarro.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

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

Audio:

https://cityofalhambraorg-my.sharepoint.com/:u:/g/personal/planningcommission_cityofalhambra_org/EfgTnG2ypz5DsdU-WvS3aUBSP2U6EuFQ1sglWkoR51FzQ?e=hSiDdy

Video:

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G. ORAL COMMUNICATIONS:

- **Ron Sahu** requested the Commission allow additional public comment during the continued public hearing for the Housing Element at the next regular meeting of the Planning Commission, including public comment from members of the public who provided comments during this evening’s meeting. (9:44 P.M.)
- **Lewis McCammon** commended Staff and the City’s consultant for their work on the Housing Element. Mr. McCammon discussed a meeting he had with a potential developer of the 801 East Main Street site and commented on the types of uses the community would like to see that will enable development of vibrant, walkable areas within the City. (9:46 P.M.)
- **Bertha Rivera** commented on being troubled with the City’s lack of concern for residents. Ms. Rivera discussed traffic issues at the Sprouts shopping center. (9:51 P.M.)
- **Meehar Tom** requested the Commission allow additional public comment during the continued public hearing for the Housing Element at the next regular meeting especially if there is new information being provided. Ms. Tom commented on the Wondries Toyota development on Main Street and asked how the City allowed the development to be constructed so close to the property line of the adjacent residential property as well as the importance of allowing public review of development projects. (9:52 P.M.)

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Audio:

https://cityofalhambraorg-my.sharepoint.com/:u:/g/personal/planningcommission_cityofalhambra_org/EfgTnG2ypz5DsdU-WvS3aUBSP2U6EuFQ1sglWkoR51FzQ?e=hSiDdy

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

- **Commissioner Mojarro** asked about the rules related to time limits on public comment and the consequences of allowing public comments to extend beyond the permissible time limit. (10:00 P.M.)
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Audio:

https://cityofalhambraorg-my.sharepoint.com/:u:/g/personal/planningcommission_cityofalhambra_org/EfgTnG2ypz5DsdU-WvS3aUBSP2U6EuFQ1sglWkoR51FzQ?e=hSiDdy

Video:

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I. COMMENTS FROM STAFF:

- There were no Comments from Staff.

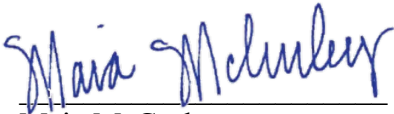
J. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 10:01 P.M. to Monday, August 21, 2023, at 7:00 P.M.



Noya Wang
President

ATTEST:



Maia McCurley
Principal Planner