

**CITY OF ALHAMBRA PLANNING COMMISSION  
ACTION MINUTES**

**Regular Meeting  
September 18, 2023**

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**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: Grijalva, Ho, Juarez, Mojarro, Olson, Pham, Tsujii, Garcia

Absent: Gardea

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

**C. FLAG SALUTE:** Led by Vice President Garcia

**D. 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.

**MOTION:**

- Moved to elect Chris Olson as President of the Planning Commission.
- Moved by Vice President Garcia, Seconded by Commissioner Ho.
- The motion carried by the following roll call vote:

**Roll Call Vote:** 8-0-0-1

Ayes: Grijalva, Ho, Juarez, Mojarro, Olson, Pham, Tsujii, Garcia

Noes: None

Abstain: None

Absent: Gardea

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

**Audio:**

[PC Meeting - September 18, 2023 \(Audio\).m4a](#)

**Video:**

[PC Meeting - September 18, 2023 \(Video\).mp4](#)

**E. CONSENT AGENDA:**

**AGENDA**

**ITEM 1: MINUTES – July 10, 2023 (7:04 P.M.)**

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

**AGENDA**

**ITEM 2: MINUTES – August 21, 2023 (7:04 P.M.)**

- **Request:** This is a request for the Planning Commission to approve the Minutes of the August 21, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the August 21, 2023, Regular Meeting of the Alhambra Planning Commission.

**MOTION:**

- Moved to approve Consent Agenda Items 1 and 2.
- Moved by Vice President Garcia, Seconded by Commissioner Ho.
- The motion carried by the following roll call vote:

**Roll Call Vote: 7-0-1-1**

Ayes: Grijalva, Ho, Juarez, Mojarro, Tsujii, Garcia, Olson

Noes: None

Abstain: Pham

Absent: Gardea

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

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**F. DISCUSSION ITEMS:**

- There were no Discussion items.

**G. PUBLIC HEARINGS:**

**AGENDA**

**ITEM 3: PLANNED DEVELOPMENT PERMIT PD-22-24 (7:05 P.M.)**

- **317 North First Street**
- **Request:** 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.
- **Associate Planner Megan Wu** provided the Staff presentation.
- **Eric Tsang**, the Applicant, was available to answer questions.
- **The public hearing was opened and then closed.**
- **Public Comments:**
  - 1.) Michael Strauss

**MOTION:**

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

**Roll Call Vote: 8-0-0-1**

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

**AGENDA**

**ITEM 4: PLANNED DEVELOPMENT PERMIT PD-22-26 (7:18 P.M.)**

- **320 North Third Street**
- **Request:** 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.

- **Associate Planner Megan Wu** provided the Staff presentation.
- **The public hearing was opened and then closed.**

**MOTION:**

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

**Roll Call Vote:** 7-0-1-1

Ayes: Grijalva, Ho, Mojarro, Pham, Tsujii, Garcia, Olson

Noes: None

Recused: Juarez

Absent: Gardea

**AGENDA**

**ITEM 5:**

**GENERAL PLAN AMENDMENT GPA-22-01 (7:24 P.M.)**

- **Citywide**
- **Request:** 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.
- **Deputy Director Vanessa Reynoso** provided the Staff presentation.
- **Chris Blakney of ECONorthwest**, the City’s Housing Element Consultant, was available to answer questions.

**MOTION:**

- Moved to amend the draft Housing Element to include the property at 400 S. Atlantic Boulevard (APN No. 5344-002-044) in Appendix A (“Sites Inventory”).
- Moved by Vice President Garcia, Seconded by Commissioner Mojarro.
- The motion carried by the following roll call vote:

**Roll Call Vote: 7-0-1-1**

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

**MOTION:**

- Moved to reject the request to amend the draft Housing Element to delete sites from the site inventory as described in comment #12 under topic #3 in the matrix of the Planning Commission Comments & Recommendations on Housing Element Draft #4.
- Moved by Vice President Garcia, Seconded by Commissioner Ho.
- The motion carried by the following roll call vote:

**Roll Call Vote: 7-0-1-1**

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

**MOTION:**

- Moved to amend the draft Housing Element to revise the sentence on Page 116 as follows: “Sites with potential environmental constraints (without consideration of contamination status) are noted in the detailed inventory appendix and electronic inventory database”, consistent with comment #15 under topic #4 in the matrix of the Planning Commission Comments & Recommendations on Housing Element Draft #4.
- Moved by Vice President Garcia, Seconded by Commissioner Grijalva.
- The motion carried by the following roll call vote:

**Roll Call Vote: 7-0-1-1**

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

**MOTION:**

- Moved to amend the draft Housing Element to make revisions consistent with comments #16-21 under topic #5 in the matrix of the Planning Commission Comments & Recommendations on Housing Element Draft #4.
- Moved by Vice President Garcia, Seconded by Commissioner Mojarro.
- The motion carried by the following roll call vote:

**Roll Call Vote: 6-1-1-1**

Ayes: Grijalva, Juarez, Mojarro, Tsujii, Garcia, Olson  
Noes: Ho

Recused: Pham  
Absent: Gardea

**MOTION:**

- Moved to reject the request to amend the draft Housing Element to delete references to parcels of 30 acres or more, as described in comments #24-26 under topic #6 in the matrix of the Planning Commission Comments & Recommendations on Housing Element Draft #4.
- Moved by Vice President Garcia, Seconded by Commissioner Juarez.
- The motion carried by the following roll call vote:

**Roll Call Vote: 6-1-1-1**

Ayes: Grijalva, Ho, Juarez, Tsujii, Garcia, Olson  
Noes: Mojarro  
Recused: Pham  
Absent: Gardea

**MOTION:**

- Moved to amend the draft Housing Element to revise the sentence included in Program 27 as follows: “Revise commercial zones other than the CBD or EMC to allow 100 percent residential projects”, consistent with comment #29 under topic #7 in the matrix of the Planning Commission Comments & Recommendations on Housing Element Draft #4.
- Moved by Vice President Garcia, Seconded by Commissioner Grijalva.
- The motion carried by the following roll call vote:

**Roll Call Vote: 5-2-1-1**

Ayes: Grijalva, Juarez, Mojarro, Garcia, Olson  
Noes: Ho, Tsujii  
Recused: Pham  
Absent: Gardea

**MOTION:**

- Moved to amend the draft Housing Element to be consistent with comment #32-33 under topic #8 in the matrix of the Planning Commission Comments & Recommendations on Housing Element Draft #4.
- Moved by Vice President Garcia, Seconded by Commissioner Grijalva.
- The motion carried by the following roll call vote:

**Roll Call Vote: 7-0-1-1**

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

**MOTION:**

- Moved to amend the draft Housing Element to revise the sentence included in Program 40 as follows: “Because the project referred to as the “The Villages at the Alhambra” represents a ~~sizable~~ significant share of progress toward RHNA, if the project is not approved within two years of adoption, within 180 days the city will make alternative sites available of equivalent capacity at appropriate densities and affordability and reclassify the project as a potential nonvacant redevelopment site. The site will not be utilized for the purposes of no net loss law”, consistent with comments #37-38 under topic #9 in the matrix of the Planning Commission Comments & Recommendations on Housing Element Draft #4.
- Moved by Commissioner Tsujii, Seconded by Commissioner Juarez.
- The motion carried by the following roll call vote:

**Roll Call Vote: 6-1-1-1**

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

Noes: Mojarro

Recused: Pham

Absent: Gardea

**MOTION:**

- Moved to amend the draft Housing Element to modify the paragraph on Page 88 referring to “Height Limits” to reflect that the height limit and step back is in reference to the City’s existing zoning code for the R2 and R3 zones, consistent with comments #42-44 under topic #10 in the matrix of the Planning Commission Comments & Recommendations on Housing Element Draft #4.
- Moved by Vice President Garcia, Seconded by Commissioner Grijalva.
- The motion carried by the following roll call vote:

**Roll Call Vote: 7-0-1-1**

Ayes: Grijalva, Ho, Juarez, Mojarro, Tsujii, Garcia, Olson

Noes: None

Recused: Pham

Absent: Gardea

**MOTION:**

- Moved to amend the draft Housing Element to eliminate the entire paragraph discussing Historic Preservation under the “Growth Controls and Local Ordinances” on page 95, consistent with comment #47 under topic #11 in the matrix of the Planning Commission Comments & Recommendations on Housing Element Draft #4.
- Moved by Commissioner Mojarro, Seconded by Vice President Garcia.
- The motion carried by the following roll call vote:

**Roll Call Vote: 6-1-1-1**

Ayes: Grijalva, Ho, Juarez, Mojarro, Garcia, Olson  
Noes: Tsujii  
Recused: Pham  
Absent: Gardea

**MOTION:**

- Moved to adopt the amended Resolution 23-19 recommending the City Council approve General Plan Amendment GPA No. 22-1 readopting the 2021-2029 Housing Element of the Alhambra General Plan with the amendments recommended by the Planning Commission.
- Moved by Commissioner Tsujii, Seconded by Commissioner Ho.
- The motion carried by the following roll call vote:

**Roll Call Vote: 6-1-1-1**

Ayes: Grijalva, Ho, Juarez, Tsujii, Garcia, Olson  
Noes: Mojarro  
Recused: Pham  
Absent: Gardea

**RECESS:**

- Recess at 9:36 P.M.
- Reconvene at 9:46 P.M.

**AGENDA  
ITEM 6:**

**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 (9:47 P.M.)**

- **Citywide**
- **Request:** 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).

- **Principal Planner Maia McCurley** provided the Staff presentation.
- **The public hearing was opened and then closed.**
- **Public Comments:**
  - 1.) Olga Michaels
  - 2.) Bert Ng
  - 3.) Ari Gutierrez Arambula

**MOTION:**

- Moved to continue the item to the Regular Meeting of the Planning Commission on Monday, October 2, 2023 at 7:00 P.M.
- Moved by Commissioner Ho, Seconded by Commissioner Mojarro.
- The motion carried by the following roll call vote:

**Roll Call Vote:** 8-0-0-1

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

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

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**Video:**

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**H. ORAL COMMUNICATIONS:**

- **Lewis McCammon** suggested the Housing Element recommendations go before the City Council at a public hearing prior to the end of October in order to send a draft to HCD sooner. Mr. McCammon mentioned Program 21 of the Housing Element which includes amendments to previous errors in the General Plan that misclassified the land use designation of a section of East Main Street, and requested further discussion on this proposed reclassification. Mr. McCammon referenced the site inventory, specifically Site NV509, which has a proposed density based on the land use designation being reclassified and noted that with the density allowed in the current designation, the site would accommodate more housing. Mr. McCammon requested to review of such sites during the City Council public hearing. Mr. McCammon also discussed the City's RHNA allocation and the potential difficulty of achieving the required low-income housing units. (10:29 P.M.)

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

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**Video:**

[PC Meeting - September 18, 2023 \(Video\).mp4](#)

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

- There were no Comments or Conference/Meeting Reports from the Planning Commission.

**J. COMMENTS FROM STAFF:**

- **Deputy Director Reynoso** updated the Planning Commission on the City's Historic Preservation Program and encouraged attendance at the upcoming Community Meeting on Wednesday, September 27<sup>th</sup> at 6:30 P.M. in the City Council Chambers. (10:36 P.M.).
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

**Audio:**

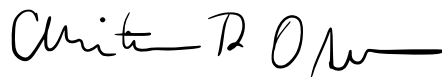
[PC Meeting - September 18, 2023 \(Audio\).m4a](#)

**Video:**

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**K. ADJOURNMENT:**

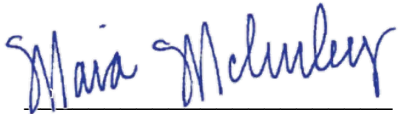
- There being no other business, the meeting was adjourned at 10:37 P.M. to Monday, October 2, 2023, at 7:00 P.M.



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Chris Olson  
President

**ATTEST:**



Maia McCurley  
Principal Planner