



**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
October 2, 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: Bryden, Gardea, Grijalva, Ho, Mojarro, Pham, Tsujii, Garcia, Olson

Absent: Juarez

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

C. FLAG SALUTE: Led by President Olson

D. CONSENT AGENDA:

AGENDA

ITEM 1: MINUTES – September 18, 2023 (7:01 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the September 18, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the September 18, 2023, Regular Meeting of the Alhambra Planning Commission.

MOTION:

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

Roll Call Vote: 7-0-2-1

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

Noes: None

Abstain: Bryden, Gardea

Absent: Juarez

AGENDA

ITEM 2: EXTENSION FOR PLANNED DEVELOPMENT PERMIT PD-21-10 AND CONDITIONAL USE PERMIT CUP-21-11 (7:03 P.M.)

- **38 South Second Street (APN 5344-026-915)**
- **Request:** This is a request for a one-year extension for the previously

approved Planned Development Permit PD-21-10 and Conditional Use Permit CUP-21-11 to develop a 78,600 square foot, 7-story mixed-use apartment complex with 50 affordable residential units, one (1) commercial unit, two (2) levels of structured parking, and a wireless facility on a site of approximately 18,399 square feet located at 38 South Second Street (APN 5344-026-915) within the CBD (Central Business District) zone and DRD (Downtown Revitalization District) overlay.

- **Recommended Action:** Adopt Resolution 23-25 approving a one-year extension to November 28, 2024, for the previously approved Planned Development Permit PD-21-10 and Conditional Use Permit CUP-21-11, and finding the extension for Planned Development Permit PD-21-10 and Conditional Use Permit CUP-21-11 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.

MOTION:

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

Roll Call Vote: 9-0-0-1

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

Noes: None

Abstain: None

Absent: Juarez

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

Audio:

[PC Meeting - October 2, 2023 \(Audio\).m4a](#)

Video:

[PC Meeting - October 2, 2023 \(Video\).mp4](#)

E. DISCUSSION ITEMS:

- There were no Discussion items.

F. PUBLIC HEARINGS:

AGENDA

ITEM 3: PLANNED DEVELOPMENT PERMIT PD-23-54, CONDITIONAL USE PERMIT CUP-23-22, VARIANCE VAR-23-15, AND LOT MERGER LOTM-23-06 (7:04 P.M.)

- **APN 5350-034-024 and 1819, 1827, 1839, and 1849 West Valley Boulevard**
- **Request:** This is an application for a Planned Development Permit PD-23-54, Conditional Use Permit CUP-23-22, Variance VAR-23-15, and Lot Merger LOTM-23-06 to combine five (5) contiguous parcels into one (1) parcel and to establish a senior day care and medical facility known as Seen Health within three (3) existing commercial tenant spaces with less than the required number of parking and loading spaces on a site of approximately 1.05 acres in the VSP (Valley Boulevard Corridor Specific Plan) zone.
- **Recommended Action:** Adopt Resolution 23-24 approving Planned Development Permit PD-23-54, Conditional Use Permit CUP-23-22, Variance VAR-23-15, and Lot Merger LOTM-23-06, subject to the Conditions of Approval, and finding Planned Development Permit PD-23-54, Conditional Use Permit CUP-23-22, Variance VAR-23-15, and Lot Merger LOTM-23-06 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); Section 15301, Class 1; and Section 15305, Class 5, of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that have no possibility of causing a significant effect on the environment; projects that are existing facilities; and projects that consist of minor alterations in land use limitations, respectively.
- **Planning Technician Jessica Vargas** provided the Staff presentation.
- **Vi Payulert and Xing Su of Seen Health**, the Applicants, were available to answer questions.
- **The public hearing was opened and then closed.**
- **Public Comments:**
 - 1.) Diana Aiga

MOTION:

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

Roll Call Vote: 8-1-0-1

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

**AGENDA
 ITEM 4:**

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 (7:25 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.) Bert Ng
 - 2.) Jennifer Ng
 - 3.) Lina Kwong
 - 4.) Philip McCandless
 - 5.) Bertha Rivera
 - 6.) Olga Michaels
 - 7.) Lawrence Marchese
 - 8.) Andrea Giese
 - 9.) Victor Dorado
 - 10.) Marina Trezos
 - 11.) Aristeo Lucas
 - 12.) Jensine Lucas
 - 13.) Kaly Trezos
 - 14.) Katie Chan
 - 15.) Melissa Michelson
 - 16.) Lois Raffaelli
 - 17.) William Chin
 - 18.) Samantha
 - 19.) Lewis McCammon
 - 20.) Henry Fung
 - 21.) Ari Gutierrez Arambula

MOTION:

- Moved to recommend adoption of the Comprehensive Update to the Zoning Code with no further changes.
- Moved by Commissioner Gardea, Seconded by Commissioner Pham.
- The motion failed by the following roll call vote:

Roll Call Vote: 4-4-1-1

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

RECESS:

- Recess at 9:33 P.M.
- Reconvene at 9:39 P.M.

MOTION:

- Moved to re-open discussion on Comment #23 related to maximum height allowances in the EMC zone.
- Moved by Vice President Garcia, Seconded by Commissioner Mojarro.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

SUBSTITUTE MOTION:

- Moved to revise the recommendation on Comment #23 to allow the following maximum height allowances in the EMC zone: 4 stories and 55' in height from Chapel Avenue to Almansor Street; 3 stories and 35' in height from Almansor Street to Granada Avenue; and 2 stories and 25' in height east of Granada Avenue.
- Moved by Commissioner Mojarro, Seconded by Vice President Garcia.
- The substitute motion failed by the following roll call vote:

Roll Call Vote: 3-6-0-1

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

ORIGINAL MOTION:

- Moved to revise the recommendation on Comment #23 to allow the following maximum height allowances in the EMC zone: 4 stories and 55' west of Granada Avenue, and 2 stories and 25' in height east of Granada Avenue.

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

Roll Call Vote: 7-2-0-1

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

MOTION:

- Moved to continue the item to the Regular Meeting of the Planning Commission on Monday, October 16, 2023 at 7:00 P.M.
- Moved by Commissioner Ho, Seconded by Commissioner Gardea.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

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G. ORAL COMMUNICATIONS:

- **Lewis McCammon** requested additional discussion on Zoning Code items not included in the list of 42 comments, such as affordable housing on religious facility sites. Mr. McCammon provided an update on the status of Senate Bill 4 related to affordable housing on religious facility sites and commented on religious facility sites within the City that have been included in the RHNA sites inventory list as well as the realistic likelihood of their development. (11:02 P.M.)
- **Jennifer Ng** expressed appreciation for Mr. McCammon’s updates and concurred with Mr. McCammon’s comments, including the request for additional discussion on Zoning Code items other than those in the list of 42 comments, such as affordable housing on religious facility sites and development on superfund sites. (11:07 P.M.)
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H. COMMENTS FROM THE PLANNING COMMISSION AND CONFERENCE/MEETING REPORTS:

- **Commissioner Gardea** commented on this year's recent California APA conference in Fresno and next year's California APA conference in Riverside. Commissioner Gardea commented on the educational experience provided by the conference's track for Planning Commissioners and noted support from the City in paying for Commissioners to attend would be appreciated. (11:08 P.M.)
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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 11:09 P.M. to Monday, October 16, 2023, at 7:00 P.M.



Chris Olson
President

ATTEST:



Maia McCurley
Principal Planner