

**CITY OF ALHAMBRA PLANNING COMMISSION  
ACTION MINUTES**

**Regular Meeting  
October 16, 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: Bryden, Gardea, Grijalva, Ho, Mojarro, Pham, Tsujii, Garcia, Olson

Absent: Juarez

Staff Present: Maia McCurley, Principal Planner; Megan Wu, Associate Planner;  
Kassandra Cornejo, Assistant Planner; Erica Vega, Deputy City Attorney

**C. FLAG SALUTE:** Led by President Olson

**D. CONSENT AGENDA:**

**AGENDA**

**ITEM 1: MINUTES – October 2, 2023 (7:01 P.M.)**

- **Request:** This is a request for the Planning Commission to approve the Minutes of the October 2, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the October 2, 2023, Regular Meeting of the Alhambra Planning Commission.

**AGENDA**

**ITEM 2: EXTENSION FOR TENTATIVE TRACT MAP TTM-21-03 (TRACT MAP NO. 83544) (7:01 P.M.)**

- **1416 Benito Avenue**
- **Request:** This is a request for a one-year extension for the previously approved Tentative Tract Map TTM-21-03 (Tract Map No. 83544) to convert an approved, but not yet built, 7,855 square foot, seven (7) residential unit apartment complex into condominium units on a site of approximately 13,750 square feet located at 1416 Benito Avenue within the R-3 (Multiple Family Residential) zone.
- **Recommended Action:** Adopt Resolution 23-26 approving a one-year extension to October 18, 2024, for the previously approved Tentative Tract Map TTM-21-03 (Tract Map No. 83544), and finding the extension for Tentative Tract Map TTM-21-03 (Tract Map No. 83544) 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 Items 1 and 2.
- Moved by Commissioner Gardea, Seconded by Commissioner Ho.
- 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 16, 2023 \(audio\).m4a](#)

**Video:**

[PC Meeting - October 16, 2023 \(video\).mp4](#)

**E. DISCUSSION ITEMS:**

- There were no Discussion items.

**F. PUBLIC HEARINGS:**

**AGENDA**

**ITEM 3: 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 (7:02 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.

**MOTION:**

- Moved to revise the affordability requirements provisions applicable to Affordable Housing on Religious Facility Sites to the following:

Rental Units:

- Minimum 80% shall be rented to low income households, remaining shall be rented to workforce housing (earning up to 120% AMI).

For-Sale Units (2 Options):

- Minimum of 80% shall be sold to moderate income households, remaining shall be sold to workforce income households (earning up to 120% AMI); or
- Minimum of 50% shall be sold to low income households, remaining units shall be sold to workforce income households (earning up to 120% AMI).

- Moved by Vice President Garcia, Seconded by Commissioner Mojarro.
- The motion failed by the following roll call vote:

**Roll Call Vote: 4-5-0-1**

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

**MOTION:**

- Moved to revise affordability requirement provisions applicable to Affordable Housing on Religious Facility Sites to the following:

Rental Units and For-Sale Units:

- Minimum of 30% of units shall be rented or sold to moderate income households.

- Moved by Commissioner Gardea, Seconded by Vice President Garcia.
- 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

**MOTION:**

- Moved to revise the provisions applicable for Minor Administrative Review to provide the Community Development Director the authority to refer applications for a Minor Administrative Review to the Planning Commission for a decision, as well as the authority to require a Minor Administrative Review to provide public notice, for a project that may generate substantial public interest or involve significant land use policy decisions.
- Moved by Vice President Garcia, 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

**MOTION:**

- Moved to revise the time limit provisions for appeals periods from 10 calendar days to 10 business days.
- 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

**MOTION:**

- Moved to strike all references to sites of 30 acres or more.
- Moved by Commissioner Gardea, Seconded by Commissioner Mojarro.
- The motion carried by the following roll call vote:

**Roll Call Vote: 7-2-0-1**

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

Noes: Ho, Tsujii

Abstain: None

Absent: Juarez

**MOTION:**

- Moved to approve Resolution 23-20 with incorporation of the amendments recommended by the Planning Commission and the

incorporation of a revised Residential Planned Development Permit (RPD Permit) process.

- Moved by Commissioner Gardea, Seconded by Commissioner Grijalva.
- 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. RECESS**

- Recess at 9:41 P.M.
- Reconvene at 9:46 P.M.

**H. ORAL COMMUNICATIONS:**

- **Mark Armbruster** spoke as a representative of the Wondries Trust, and commented on the addition of the former Ford Wondries site at 400 South Atlantic Boulevard into the site inventory list of the recently re-adopted Housing Element Update as well as the proposed zoning designation change which would prohibit automotive dealerships. Mr. Armbruster expressed the Wondries' family's interest in preserving the ability to allow either a residential use or an automotive dealership at the site. (9:46 P.M.)
- **John Yonai** spoke as a consultant retained by the Wondries family to help support their efforts to maintain the automobile dealership and related auto uses at their property located at 400 South Atlantic Boulevard. Mr. Yonai commented on how the comprehensive Zoning Code update would no longer allow for automotive uses at the site and requested the Planning Commission and City Council re-consider this change. (9:49 P.M.)
- **Lewis McCammon** commented on the inclusion of the 400 South Atlantic Boulevard property in the Housing Element site inventory list. Mr. McCammon expressed his appreciation for the efforts on the comprehensive Zoning Code update. Mr. McCammon discussed how affordable housing on religious facility sites in other cities is frequently developed by non-profit organizations, and recommended future Housing Element updates include outreach efforts that captures a more diverse range of

perspectives. Mr. McCammon also discussed the 6<sup>th</sup> cycle RHNA requirements for very low-income affordable housing units. (9:52 P.M.)

- **Shirley Tatsuno** commented on affordable housing on religious facility sites and her support for a recent affordable housing project by Habitat for Humanity in Baldwin Park on a property donated by a church, as well as similar affordable housing projects in Azusa and South Pasadena. Ms. Tatsuno expressed her support for making affordable housing projects a priority. (9:58 P.M.)
- **Jennifer Ng** expressed appreciation for the efforts on the comprehensive Zoning Code update and commented on the Planning Commission’s previous discussion of posting notices of projects on the City website. Ms. Ng expressed support for implementing this and suggested having e-mail notifications to provide alerts for these notices. (10:02 P.M.)
- **Ari Gutierrez Arambula** expressed appreciation for the efforts on the comprehensive Zoning Code update. Ms. Arambula discussed sustainability and the need to continue discussion on issues of transit management, shade trees, walkways and pedestrian safety, and reducing carbon footprint. Ms. Arambula commented on community benefit programs in other jurisdictions and suggested the City consider this in the future. Ms. Arambula also suggested the City needs to plan an Old Town Alhambra and preservation of the City’s history. Ms. Arambula also commented on the potential development at the 710 stub. (10:05 P.M.)
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**I. COMMENTS FROM THE PLANNING COMMISSION AND CONFERENCE/MEETING REPORTS:**

- **Vice President Garcia** expressed his appreciation for the Commissioners’ efforts on the comprehensive Zoning Code update. (10:11 P.M.)
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**J. COMMENTS FROM STAFF:**

- There were no Comments from Staff.

**K. ADJOURNMENT:**


- There being no other business, the meeting was adjourned at 10:12 P.M. to Monday, November 6, 2023, at 7:00 P.M.



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Chris Olson  
President

**ATTEST:**



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Maia McCurley  
Principal Planner