

PLEASE LIMIT YOUR COMMENTS TO A REASONABLE TIME  
WHEN ADDRESSING THE COMMISSION

## **AGENDA**

### **ALHAMBRA CITY PLANNING COMMISSION FEBRUARY 6, 2012**

PRE-MEETING - 7:00 P.M. - CONFERENCE ROOM A  
REGULAR MEETING - 7:30 P.M. - COUNCIL CHAMBERS

JIM RICHELTS  
President

CHRISTOPHER TENG  
Vice-President

ISABEL BIRRUETA

JOHN LODGE

GUDIEL CROSTHWAITE

MARIA D. MURRAY

GARY FRUEHOLZ

GARY TSE

ENRIQUE GARCIA

STAN YONEMOTO

#### **CITY STAFF**

MARY K. SWINK, Deputy City Manager/Interim Director of Development Services  
SCOTT LEE, Principal Planner

#### **PRE-MEETING AGENDA - 7:00 P.M. - CONFERENCE ROOM**

- A. Review of agenda items for regular meeting.

#### **REGULAR MEETING AGENDA - 7:30 P.M. - CITY COUNCIL CHAMBERS**

#### **OPENING CEREMONIES:**

- A. Call Meeting to Order.
- B. Flag Salute.
- C. Roll Call.

**CONSENT AGENDA (Item 1-5):**

Pursuant to Alhambra Municipal Code Section 23.78.020, all items listed on the Consent Agenda will be enacted by one motion based on the recommended actions listed below unless a citizen or a Commissioner requests that an item be removed and be heard separately. Items placed on the Consent Agenda include smaller scale projects, projects which do not require Variances, projects which are being continued to future meetings and ministerial matters (minutes, resolutions, etc.).

1. Second Level Landscape Plan for Mixed Use Project  
1133-1143 East Main Street.  
Applicant: Grace Fung

RECOMMENDED ACTION: Review and approve the landscape plan.

2. RESIDENTIAL PLANNED DEVELOPMENT PERMIT RP-10-21  
613 North Hidalgo Avenue  
Applicant: Yuet Lee

This is an application for a Residential Planned Development Permit to construct a two story addition to an existing house on an approximate land area of 8,804 square feet located in the R-1 (Single Family Residential) zone.

RECOMMENDED ACTION: Continue the public hearing to February 21.

3. RESIDENTIAL PLANNED DEVELOPMENT PERMIT RP-12-1  
901 North Hidalgo Avenue  
Applicant: Jay & Nicolette Fuerst

This is an application for a Residential Planned Development Permit to expand an existing second story of an existing residence on an approximate land area of 8,550 square feet located in the R-1 (Single Family Residential) zone.

RECOMMENDED ACTION: Pending public testimony, adopt Resolution 12-5, approving the Findings and Residential Planned Development Permit, subject to the Conditions of Approval.

4. CONDITIONAL USE PERMIT CU-12-1  
410 East Main Street  
Applicant: Dog Haus LLC

This is an application for a Conditional Use Permit to allow the sale of alcoholic beverages (beer and wine) in conjunction with meal service in a proposed restaurant located in the Commercial Planned Development zone..

RECOMMENDED ACTION: Pending public testimony, adopt Resolution 12-1, approving the Findings and Conditional Use Permit subject to the Conditions of Approval.

5. Minutes of January 3, 2012.

**HEARING:**

6. COMMERCIAL PLANNED DEVELOPMENT PERMIT CP-12-3,  
CONDITIONAL USE PERMIT CU-12-2 & VARIANCE V-12-4  
517 West Main Street  
Applicant: Garo Kazarian

This is an application for a Commercial Planned Development Permit and Conditional Use Permit to expand an existing restaurant with the sale of beer and wine into an adjacent lease space previously used for general retail purposes located in the Commercial Planned Development zone. A Variance has been requested to allow a reduced number of parking spaces.

RECOMMENDED ACTION: Pending public testimony, adopt Resolutions 12-8, 12-9 and 12-10, approving the Findings, Commercial Planned Development Permit, Conditional Use Permit, and Variance subject to the Conditions of Approval.

7. COMMERCIAL PLANNED DEVELOPMENT PERMIT CP-12-2, VARIANCE V-12-3  
& PARCEL MERGER BY DOCUMENT PMD-12-1  
535-615 West Main Street  
Applicant: NCY Investment Management LLC

This is an application for a Commercial Planned Development Permit, Variance and Parcel Merger by Document for the renovation and conversion of an existing auto body shop to office and retail use and to build a 1,880 square foot addition on an approximate land area of 26,090 square feet located in the Commercial Planned Development zone. A Variance has been requested to allow a reduced number of parking spaces and the Parcel Merger is requested to combine four existing lots into a single parcel.

RECOMMENDED ACTION: Pending public testimony, adopt Resolutions 12-2, 12-3 and 12-4, approving the Negative Declaration of Environmental Impact, Findings, Commercial Planned Development Permit, Variance and Parcel Merger subject to the Conditions of Approval.

8. AMENDMENT TO ALHAMBRA MUNICIPAL CODE – NOISE ORDINANCE  
Citywide  
Applicant: City of Alhambra

This is a hearing to consider a revision to the City's Noise Ordinance. The proposed revision will simplify the existing ordinance to facilitate its application and enforcement. The proposed ordinance has been updated to address the various mixed use commercial/residential projects on Main Street in the downtown area from Atlantic Boulevard to Garfield Avenue.

RECOMMENDED ACTION: Pending public testimony, adopt Resolution 12-7, recommending approval of the amendment to the City Council.

**STAFF REPORTS/COMMENTS:**

**PUBLIC COMMENTS/ORAL COMMUNICATIONS:**

Citizens wishing to address the Commission on any matter not on the Agenda may do so at this time. Please STATE YOUR NAME AND ADDRESS CLEARLY for the record.

Please note that while the Commission values your comments, pursuant to January 1, 1987 amendments of the Brown Act, the Commission cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming agenda.

**COMMISSION ORALS:**

**ADJOURNMENT:**

**NOTICE:** Copies of the staff reports or other written documentation relating to each item of business described hereinabove are on file in the offices of the Development Services Department in City Hall, 111 South First Street, Alhambra, California, and are available for public inspection during regular office hours, which are 8:00 a.m. to 5:00 p.m. Monday through Friday. Should any person have a question concerning any of the above agenda items prior to the meeting described herein, he or she may contact the Development Services Director either in person at the Department offices, or by telephone at (626) 570-5034 during regular office hours.

**AMERICANS WITH DISABILITIES ACT:** If you require special assistance to participate in any City meeting (including assisted listening devices) please contact the Development Services Department at (626) 570-5034. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**APPEALS:** Any person wishing to appeal any decision of the Planning Commission to the City Council may do so by filing an appeal in writing along with the appropriate appeal fee to the Development Services Department in City Hall within 10 calendar days of the Planning Commission decision. The appeal period for items on this agenda expires at the close of business on February 16, 2012.