



Gateway  
to the  
San Gabriel Valley

# CITY OF ALHAMBRA AGENDA ALHAMBRA PLANNING COMMISSION AUGUST 16, 2021

## CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with Executive Orders No. N-35-20 and No. N-08-21 from the Executive Department of the State of California, **the Alhambra Planning Commission meeting will not be physically open to the public and the meeting will take place via teleconference and video conference.**

**To watch and listen to the meeting:** To maximize public safety while still maintaining transparency and public access, members of the public can participate by using **Zoom Webinar** as follows:

**Zoom Webinar direct link:**

<https://us02web.zoom.us/j/82735405361>

**Webinar ID: 827 3540 5361**

Or by **telephone** by dialing 1-888-475-4499 (Toll Free) or 1-833-548-0276 (Toll Free) or 1-833-548-0282 (Toll Free) or 1-877-853-5257 (Toll Free) or 1-669-900-9128 or 1-346-248-7799 or 1-253-215-8782 or 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 and entering **Webinar ID: 827 3540 5361**. **Please Note:** All members of the public calling or logging into the meeting will be muted so that the meeting can proceed.

**For those wishing to speak on an agenda item**, please email Principal Planner Paul Lam at [plam@cityofalhambra.org](mailto:plam@cityofalhambra.org) **no later than 4:30 p.m.** prior to the meeting with **the item number you wish to speak on and the phone number you will use when calling or the name you will use when logging into the meeting.** You should then call or log into the meeting at least 10 minutes prior to its start time. Staff will unmute you and announce you when it is your time to speak. You will have five minutes to speak, unless that time is adjusted by the President. If you do not have access to a computer please call 626-570-5034 to request public comment.

**As an alternative to speaking during the meeting, you can email your comments** to the Planning Division at [plam@cityofalhambra.org](mailto:plam@cityofalhambra.org) **no later than 4:30 p.m.** on August 16, 2021 to ensure that Planning Staff has time to print the emails prior to the beginning of the meeting. Comments will then be read into the record, with a maximum allowance of 5 minutes per individual comment, subject to the President's discretion. **If a comment is received after 4:30 p.m. but before the conclusion of the meeting based upon its time stamp, the comment will still be included as a part of the record of the meeting but will not be read into the record.**

Any member of the public who needs accommodations or who needs their comments translated should email or call the Community Development Department at [plam@cityofalhambra.org](mailto:plam@cityofalhambra.org) or (626) 570-5034. All requests for accommodations or translation services shall be made by 4 p.m. the Thursday prior to the Planning Commission meeting. If accommodation or translation is not requested by 4 p.m. the Thursday prior to the Planning Commission meeting, staff will try to accommodate the request to the best of their efforts to provide as much accessibility as possible while also maintaining public safety. **Given the challenges of teleconference and video conference meetings, all participants are encouraged to email their comments prior to the beginning of the meeting.**



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**AGENDA  
REGULAR MEETING  
ALHAMBRA  
CITY PLANNING COMMISSION**

111 South First Street

August 16, 2021

7:00 p.m.

**CALL MEETING TO ORDER:**

**ROLL CALL:**

ANTONIO GARDEA, President

WING HO

CHRISTOPHER JUAREZ

CHRIS OLSON

CALIMAY PHAM

ERIC GARCIA, Vice President

RON SAHU

DANNY TANG

KENT TSUJII

NAN "NOYA" WANG

**FLAG SALUTE:** Led by President Gardea

**CONSENT AGENDA:**

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.).

There are no Consent Agenda items

**PUBLIC HEARINGS:**

1. PLANNED DEVELOPMENT PERMIT PD-21-25, CONDITIONAL USE PERMIT CUP-21-15 AND VARIANCE VAR-21-07  
2314-2318 West Main Street  
Applicant: Alastair Martin  
The applicant is requesting approval of a Planned Development Permit, a Conditional Use

Permit, and a Variance to establish a fitness center with less than the required number of parking spaces within an existing 2,250 square foot commercial building, located in the CPD (Commercial Planned Development) zone. (This application is exempt from the California Environmental Quality Act)

**Recommended Action:** Continue to September 7, 2021.

**DIRECTOR'S REPORT:**

At this time the Director of Community Development, or his/her designee, will provide updates on projects, programs or events within the City and make announcements as deemed necessary.

**PUBLIC COMMENTS FOR NON-AGENDIZED ITEMS (TIME LIMIT – 5 MINUTES)**

Citizens wishing to address the Commission on any matter within the subject matter jurisdiction of the Commission not on the Agenda may do so at this time. Please note that while the Planning Commission values your comments, pursuant to the Brown Act, the Planning Commission cannot take action unless the matter appears as an item on a forthcoming agenda.

**COMMISSION ORALS:**

Each Commissioner at his/her discretion may address the Commission and public on matters of general information and/or concern, including announcements and future agenda items.

**ADJOURNMENT:**

The next regularly scheduled meeting of the Alhambra Planning Commission will be held on Tuesday, September 7, 2021, at 7:00 p.m.

**NOTICE:**

**AGENDA ITEMS:** Copies of the staff reports or other written documentation relating to each item of business described herein above are on file in the offices of the Community Development Department in City Hall, 111 South First Street, Alhambra, California, and are available on the City's website. If you would like to sign-up to receive the Planning Commission meeting agenda and staff reports packet, please visit the City's website at [www.cityofalhambra.org](http://www.cityofalhambra.org) and you will be able to submit your email address on the homepage to the subscription service.

**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 Community Development 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 August 26, 2021.

### **Meeting Rules and Regulations**

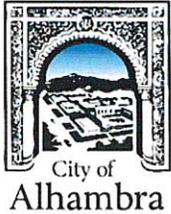
Section 2.24.060 of the Alhambra Municipal Code provides for the Planning Commission to establish and enforce its own rules and regulations for its meetings. The Planning Commission uses those rules and regulations established by the Municipal Code and implemented for use by the City Council.

***Addressing the Commission:*** Any person wishing to address the Commission during the meeting must email Paul Lam at [plam@cityofalhambra.org](mailto:plam@cityofalhambra.org) **no later than 4:30 p.m.** prior to the meeting with **the item number you wish to speak on and the phone number you will use when calling or the name you will use when logging into the meeting.** You should then call or log into the meeting at least 10 minutes prior to its start time.

**As an alternative you can email your comments** by sending them to the Planning Division by email at [plam@cityofalhambra.org](mailto:plam@cityofalhambra.org) **no later than 4:30 p.m.** to ensure that Planning Staff has time to print the emails prior to the beginning of the meeting. Comments will then be read into the record, with a maximum allowance of 5 minutes per individual comment, subject to the President's discretion.

All remarks shall be addressed to the Commission as a body and not to any member thereof. No person, other than the Commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Commission, without the permission of the President. No question shall be asked a Commissioner except through the President.

***Standards of Decorum:*** Any person addressing the Commission who refuses to stop speaking after his/her time has expired or any person who behaves in such a manner as to interfere with or impede the progress of the Planning Commission meeting who, after a request by the President, refuses to cease such behavior may be muted upon direction of the President.



**AGENDA REPORT**  
**August 16, 2021**  
**Planned Development Permit PD-21-25**  
**Conditional Use Permit CUP-21-15 &**  
**Variance VAR-21-07**

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**TO:** City of Alhambra Planning Commission

**FROM:** Andrew Ho, Director of Community Development *AH*  
 Vanessa Reynoso, Deputy Director of Community Development *VR*  
 Paul Lam, Principal Planner *PL*  
 Scott Quyle, Associate Planner *SQ*

**SUBJECT: Planned Development Permit PD-21-25, Conditional Use Permit CUP-21-15 & Variance VAR-21-07**  
 Address: 2314-2318 W. Main Street  
 Applicant: Alastair Martin  
 Property Owner: Priscilla Guzman

**PROPOSAL**

The applicant is requesting approval of a Planned Development Permit, a Conditional Use Permit, and a Variance to establish a fitness center with less than the required number of parking spaces within an existing 2,250 square foot commercial building, located in the CPD (Commercial Planned Development) zone.

**BACKGROUND**

In light of new information regarding the property, staff would like extra time to thoroughly investigate the matter and revise the staff report. It is requested that the Planning Commission continue the item to September 7, 2021 to provide the necessary time required to revise the staff report based on staff's findings.

**STAFF RECOMMENDED ACTION**

Continue the Public Hearing to September 7, 2021.