



Gateway
to the
San Gabriel Valley

CITY OF ALHAMBRA

AGENDA

ALHAMBRA PLANNING COMMISSION

June 19, 2023

Watch and listen to the meeting via Zoom Webinar as follows:

Zoom Webinar direct link:

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

Webinar ID: 827 3540 5361

Or by **telephone** by dialing (833) 548-0276 (Toll Free) or (833) 548-0282 (Toll Free) or (877) 853-5257 (Toll Free) or (888) 475-4499 (Toll Free) or +1(669) 900-9128 or +1(253) 215-8782 or +1(346) 248-7799 or +1(301) 715-8592 or +1(312) 626-6799 or +1(646) 558-8656 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. If there are technical difficulties with Zoom during the meeting, the meeting will proceed regardless.

Meeting Rules and Regulation

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:

In person: Any person wishing to address the Commission during the meeting is asked to complete a Speaker Request Card and submit it to the Secretary. When called upon by the President, please step to the podium and give your name, address and organization or other party you represent, if any, in an audible tone of voice for the record.

Via Zoom or Telephone: “Raise your hand” - Members of the public may speak by using the “**Raise Hand**” function during the public comments portion, if on Zoom or telephone. Staff will unmute speakers participating via Zoom or telephone and announce your name when it is your time to speak.

Comments are limited to 5 minutes; however, the presiding officer may either extend or reduce the maximum time to such period of time as the Commission may determine.

All comments 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.

Any member of the public who needs accommodations or who needs their comments translated should email or call the Community Development Department at mmccurley@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. All participants are encouraged to email their comments prior to the beginning of the meeting, but are not required to do so. All written comments received prior to the meeting will be entered into the record and distributed to the Planning Commission for their review.

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 or barred from the meeting upon direction of the President.

Enforcement of Decorum: The Chief of Police, or his/her designee, may be Sergeant-at-Arms of the Commission meetings. If present, the Sergeant-at-Arms shall carry out all orders and instructions given by the President for the purpose of maintaining order and decorum at the Commission meeting.

Persons Authorized to be Within Rail: No person, except City officials, their representatives, and newspaper reporters, shall be permitted within the rail in front of the Council Chamber without the express consent of the Commission.



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**AGENDA
REGULAR MEETING
ALHAMBRA
CITY PLANNING COMMISSION**

111 South First Street

June 19, 2023

7:00 p.m.

CALL MEETING TO ORDER:

ROLL CALL:

NOYA WANG, President
ANTONIO GARDEA
KARLA GRIJALVA
WING HO
CHRISTOPHER JUAREZ

ERIC GARCIA, Vice President
JACOB MOJARRO
CHRIS OLSON
CALIMAY PHAM
KENT TSUJII

FLAG SALUTE: Led by President Wang

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.).

1. MINUTES – JUNE 5, 2023

Recommended Action: Commission review and approve as submitted the Minutes of the June 5, 2023 Regular Meeting of the Alhambra Planning Commission.

2. RESOLUTION OF DENIAL FOR PLANNED DEVELOPMENT PERMIT PD-23-41 AND VARIANCE VAR-23-12

This is a Resolution of Denial for Planned Development Permit PD-23-41 and Variance VAR-23-12 to establish a remote commercial kitchen facility with less than the required number of

including updates on projects, programs or events within the City, and announcements as deemed necessary.

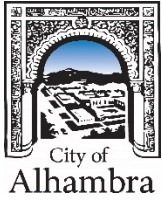
ADJOURNMENT:

The next regularly scheduled meeting of the Alhambra Planning Commission will be held on Monday, July 17, 2023 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 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 June 29, 2023.



**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
June 5, 2023**

A. CALL MEETING TO ORDER: 7:02 P.M. in the Council Chambers of Alhambra City Hall, and via video conference and teleconference.

B. ROLL CALL:

Present: Gardea, Grijalva, Juarez, Mojarro, Olson, Tsujii, Garcia, Wang

Absent: Ho, Pham

Staff Present: Vanessa Reynoso, Deputy Director; Paul Lam, Principal Planner; Maia McCurley, Senior Planner; Kassandra Cornejo, Assistant Planner; Jessica Vargas, Planning Technician; Sophia Serafin, Planning Intern; Erica Vega, Deputy City Attorney

C. FLAG SALUTE: Led by President Wang

D. CONSENT AGENDA:

AGENDA

ITEM 1: MINUTES – MAY 15, 2023 (7:05 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the May 15, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the May 15, 2023, Regular Meeting of the Alhambra Planning Commission.

MOTION:

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

Roll Call Vote: 6-0-2-2

Ayes: Gardea, Grijalva, Juarez, Olson, Garcia, Wang

Noes: None

Abstain: Mojarro, Tsujii

Absent: Ho, Pham

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

Audio:

<https://www.cityofalhambra.org/DocumentCenter/View/4443/PC-Meeting---June-5-2023-audio-m4a>

Video:

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E. RE-ORDER THE AGENDA:

MOTION:

- Moved to re-order the agenda to move the public hearing items before the discussion items.
- Moved by Commissioner Gardea, Seconded by Commissioner Tsujii.
- The motion carried by the following roll call vote:

Roll Call Vote: 8-0-0-2

Ayes: Gardea, Grijalva, Juarez, Mojarro, Olson, Tsujii, Garcia, Wang

Noes: None

Abstain: None

Absent: Ho, Pham

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F. PUBLIC HEARINGS:

AGENDA

ITEM 4: PLANNED DEVELOPMENT PERMIT PD-23-41 AND VARIANCE VAR-23-12 (7:08 P.M.)

- **1117 East Main Street**
- **Request:** This is an application for a Planned Development Permit PD-23-41 and a Variance VAR-23-12 to establish a remote commercial kitchen facility with less than the required number of parking spaces within an existing 4,450 square foot commercial

building in the East Main Commercial (EMC) zone.

- **Recommended Action:** Adopt Resolution 23-11 approving Planned Development Permit PD-23-41 and Variance VAR-23-12 subject to the Conditions of Approval, and finding Planned Development Permit PD-23-41 and Variance VAR-23-12 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that are existing facilities.
- **Planning Technician Jessica Vargas** provided the Staff presentation.
- **Yuri Amsellem (LA Kitchen Studio 26 LLC), Jim Thorp (Alhambra Lock), and Daniel Hendricks (KOA)**, the Applicant, property owner, and parking study consultant, respectively, were available to answer questions.
- **The public hearing was opened and then closed.**
- **Public Comments:**
 - 1.) Sam Artino
 - 2.) Gilbert Vargas
 - 3.) Bill H.
 - 4.) Ken Farfsing
 - 5.) Jose Avelar
 - 6.) Jennifer Ng
 - 7.) Bert Ng
 - 8.) Jim Thorp
 - 9.) Yuri Amsellem
 - 10.) Lewis McCammon
 - 11.) Daniel Hendricks

MOTION:

- Moved to deny Planned Development Permit PD-23-41 and Variance VAR-23-12 based upon the finding that the proposed use does not comply with the purpose and intent of the Zoning use classification; is not physically suitable for the site; and does not comply with the General Plan's Services and Infrastructure Policy SI-3A and SI-3B to revitalize commercial corridors, and to direct Staff to return to the Planning Commission with a Resolution of Denial.
- Moved by Commissioner Gardea, Seconded by Commissioner Olson.
- The motion carried by the following roll call vote:

Roll Call Vote: 7-1-0-2

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

AGENDA

ITEM 3:

PLANNED DEVELOPMENT PERMIT PD-22-37 AND VARIANCE VAR-22-09 (8:23 P.M.)

- **69 East Main Street**
- **Request:** This is an application for a Planned Development Permit PD-22-37 and a Variance VAR-22-09 to establish a discount variety store, Dollar Tree, in an existing commercial lease space with less than the required number of parking spaces in the Central Business District (CBD) zone and Downtown Revitalization District (DRD) Overlay.
- **Recommended Action:** Adopt Resolution 23-10 approving Planned Development Permit PD-22-37 and Variance VAR-22-09 subject to the Conditions of Approval, and finding Planned Development Permit PD-22-37 and Variance VAR-22-09 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that are existing facilities.
- **Planning Intern Sophia Serafin** provided the Staff presentation.
- **Steven Schechter**, the Applicant and property owner, was available to answer questions.
- **The public hearing was opened and then closed.**
- **Public Comments:**
 - 1.) Lewis McCammon
 - 2.) Ted Slaught
 - 3.) Steven Schechter

MOTION:

- Moved to continue the item to a date uncertain in order to allow the Applicant to explore alternative floor plan configurations that utilize the storefront entrance on Main Street.
- Moved by Commissioner Olson, Seconded by Commissioner Grijalva.
- The motion carried by the following roll call vote:

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

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

RECESS:

- Recess at 8:56 P.M.
- Reconvene at 9:08 P.M.

AGENDA

ITEM 5:

PLANNED DEVELOPMENT PERMIT PD-23-49 (9:08 P.M.)

- **1127 South Fremont Avenue, Unit C**
- **Request:** This is an application for a Planned Development Permit PD-23-49 to establish a medical office in an existing commercial lease space in The Shops at The Alhambra shopping center located in the Commercial Planned Development (CPD) zone.
- **Recommended Action:** Adopt Resolution 23-12 approving Planned Development Permit PD-23-49 subject to the Conditions of Approval, and finding Planned Development Permit PD-23-49 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that are existing facilities.
- **Assistant Planner Kassandra Cornejo** provided the Staff presentation.
- **Christian A. Flores**, the Applicant, was available to answer questions.
- **The public hearing was opened and then closed.**

MOTION:

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

Roll Call Vote: 7-1-0-2

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

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G. DISCUSSION ITEMS:

AGENDA

ITEM 2: PRESENTATION SERIES ON THE COMPREHENSIVE ZONING CODE UPDATE (9:16 P.M.)

- This is the tenth continuation of the eighth presentation in a series of presentations on the Comprehensive Zoning Code Update project

presented by Planning Division Staff.

- **Recommended Action:** It is recommended that the Planning Commission receive and file this informational report and provide input to Staff as deemed appropriate.
- **The public comment portion of the Discussion Item was opened and closed.**
- **Public Comments:**
 - 1.) Jennifer Ng
 - 2.) Bert Ng
 - 3.) Veronica Alvarez
 - 4.) Melissa Michelson
 - 5.) Marisol Grier
 - 6.) Tony
 - 7.) Ron Sahu (time yielded by Bernice Ortega, Michael Lawrence, and Jose Aguilar)
 - 8.) Lewis McCammon
 - 9.) Judith Bakenhus
 - 10.) Ari Gutierrez Arambula
 - 11.) Cliff Bender
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H. ORAL COMMUNICATIONS:

- **Lewis McCammon** requested letters the City has received from HCD, including a letter from May 25th, along with the most recent sites inventory list be posted on the City's Housing Element website. Mr. McCammon requested clarification on the public hearing process for the Zoning Code Update adoption and advised all property owners affected by the Zoning Code Update should receive the notices of public hearing. (10:31 P.M.)
- **Jennifer Ng** commented on the potential legal liabilities if the City allows housing on contaminated land, and asked how the public comment letters and documents submitted to the Planning Commission during the meeting will be made available to the public. Ms. Ng requested Staff provide additional information on Comment #5 during the next meeting. Ms. Ng requested the Zoning Code Update public hearing not occur at the Monday, July 3rd Planning Commission meeting due to the July 4th holiday. (10:36 P.M.)

- **Bert Ng** thanked Staff for their efforts on the Zoning Code Update. Mr. Ng commented on troubling comments that have been directed toward Staff and encouraged a respectful and civil process. (10:37 P.M.)
- **Ari Gutierrez Arambula** requested an outreach plan, presentation plan, and clarification on the public hearing process for the Zoning Code Update adoption. (10:38 P.M.)
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I. COMMENTS FROM THE PLANNING COMMISSION AND CONFERENCE/MEETING REPORTS:

- **Commissioner Gardea** thanked Staff for providing information on an opportunity to take a Planning Commissioner training. (10:41 P.M.)
- **President Wang** asked Staff if they have a sense of the number of public hearing items that will be presented at upcoming Planning Commission meetings. (10:42 P.M.)
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J. COMMENTS FROM STAFF:

- **Deputy Director Vanessa Reynoso** provided an update on the status of the Housing Element stating the City received a letter on May 25th from HCD indicating the Housing Element does meet the statutory requirements, and advised the next steps are to present the Housing Element to the Planning Commission and City Council

during public hearings concurrent with the Zoning Code Update, in order to obtain a letter of compliance from HCD. (10:43 P.M.)

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K. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 10:44 P.M. to Monday, June 19, 2023, at 7:00 P.M.

Noya Wang
President

ATTEST:

Maia McCurley
Senior Planner