



Gateway
to the
San Gabriel Valley

CITY OF ALHAMBRA AGENDA ALHAMBRA PLANNING COMMISSION September 6, 2022

CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with AB 361, **the Planning Commission meeting will not be physically open to the public, although the public may participate by video conference or teleconference and all Commission members will participate via video conference or teleconference rather than attend in person.**

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.

Addressing the Planning Commission:

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.

Remarks 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.

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 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, but are not required to do so.**

PUBLIC HEARINGS:

2. PLANNED DEVELOPMENT PERMIT PD-21-32, CONDITIONAL USE PERMIT CUP-20-09 AND VARIANCE VAR-21-12

1041 South Garfield Avenue, Suite 206

Applicant: Luyu Li

This is a request for a Planned Development Permit, Conditional Use Permit, and Variance to establish a tutoring center (Young Crops Education Center) in an existing 1,150 square foot unit of an office building with less than the required number of parking spaces in the PO (Professional Office) zone. (This application is exempt from the California Environmental Quality Act)

Recommended Action: Adopt Resolution 22-27 approving Planned Development Permit PD-21-32, Conditional Use Permit CUP-20-09 and Variance VAR-21-12 subject to the Conditions of Approval.

3. GENERAL PLAN AMENDMENT AMD-22-01, ZONE CHANGE AMD-22-02 AND LOT LINE ADJUSTMENT LOTA-22-01

Story Park (APN: 5337-002-900), 301 North Story Place, 305 North Story Place, 311 North Story Place, 317 North Story Place, 323 North Story Place, 327 North Story Place

Applicant: City of Alhambra

This is an application for a Lot Line Adjustment, General Plan Amendment, and Zone Change, and Lot Line Adjustment to transfer approximately 0.29 acres of land from Story Park to the six abutting residential properties to the east. The transfer will necessitate a General Plan Amendment to change the land use designation of the transferred land from Open Space to Low Density Residential and a Zone Change to change the Zoning classification from Open Space to R-1 (Single Family residential). Pursuant to the California Environmental Quality Act, an Initial Study and Negative Declaration have been prepared for the proposal.

Recommended Action: Adopt Resolution No. 22-30, recommending that City Council approve General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 to transfer approximately 0.29 acres of public park land located in Story Park to six abutting private residential properties to the east, change the General Plan land use designation of the transferred land from Open Space to Low Density Residential and change the zoning classification of the transferred land from OS (Open Space) to R-1 (Single Family Residential).

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.

ORAL COMMUNICATIONS (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 COMMUNICATIONS/ANNOUNCEMENTS:

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 Monday, September 19, 2022, 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 September 29, 2022.

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.

Members of the public may speak 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.

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.