

**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
March 20, 2023**

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: Grijalva, Ho, Juarez, Olson, Pham, Tsujii, Wang, Garcia, Gardea

Absent: Mojarro

Staff Present: Vanessa Reynoso, Deputy Director; Paul Lam, Principal Planner; Maia McCurley, Senior Planner; Erica Vega, Deputy City Attorney

C. FLAG SALUTE: Led by President Gardea

D. CONSENT AGENDA:

AGENDA

ITEM 1: MINUTES – FEBRUARY 21, 2023 (7:01 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the February 21, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the February 21, 2023, Regular Meeting of the Alhambra Planning Commission.

MOTION:

- Moved to approve Consent Agenda Item 1.
- Moved by Commissioner Olson, Seconded by Commissioner Wang.
- The motion carried by the following roll call vote:

Roll Call Vote: 8-0-1-1

Ayes: Grijalva, Ho, Olson, Pham, Tsujii, Wang, Garcia, Gardea

Noes: None

Abstain: Juarez

Absent: Mojarro

AGENDA

ITEM 2: EXTENSION FOR TENTATIVE TRACT MAP TT 083279 (7:02 P.M.)

- **Request:** This is a request for a one-year extension for the previously approved Tentative Tract Map TT 083279 to allow the development

of a 10,494 square foot, nine (9) unit residential condominium complex on a site of approximately 17,800 square feet located at 209 North Monterey Street in the R-3 (Multiple Family Residential) zone.

- **Recommended Action:** Adopt Resolution 23-05 approving an extension to April 5, 2024, for Tentative Tract Map TT 083279 subject to the Conditions of Approval, and finding the extension for TT 083279 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 Item 2.
- Moved by Commissioner Ho, Seconded by Commissioner Wang.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

Ayes: Grijalva, Ho, Juarez, Olson, Pham, Tsujii, Wang, Garcia, Gardea

Noes: None

Abstain: None

Absent: Mojarro

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

Audio:

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Video:

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E. DISCUSSION ITEMS:

AGENDA

ITEM 3: ZONING CODE UPDATE (7:04 P.M.)

- This is the fifth 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.
- **Public Comments:**
 - 1.) Jennifer Ng
- **Commissioner Comments:**

- 1.) Commissioner Wang
 - 2.) President Gardea
- **Principal Planner Paul Lam** provided the Staff presentation.
 - **Motion on Comment #14 (Veterinary Services):**
 - Moved to approve requirement for a Minor Use Permit (MUP) for Veterinary Services uses in the CMU (Commercial Mixed-Use) zone.
 - Moved by Commissioner Ho, Seconded by Commissioner Olson.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Motion on Comment #14 (Custom Manufacturing and Food & Beverage Manufacturing, Small):**
 - Moved to approve requirement for a Minor Use Permit (MUP) for Customer Manufacturing uses and Food & Beverage Manufacturing, Small uses in the CMU (Commercial Mixed-Use) zone.
 - Moved by Vice President Garcia, Seconded by Commissioner Ho.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Motion on Comment #14 (Personal Storage):**
 - Moved to approve requirement for a Conditional Use Permit (CUP) for Personal Storage uses in the CMU (Commercial Mixed-Use) zone.
 - Moved by Commissioner Tsujii, Seconded by Commissioner Wang.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Motion on Comment #14 (Veterinary Services, Custom Manufacturing, and Food & Beverage Manufacturing, Small):**
 - Moved to approve requirement for a Minor Use Permit (MUP) for Veterinary Services uses, Custom Manufacturing uses, and Food & Beverage Manufacturing, Small uses in the CMU (Commercial Mixed-Use), EMC (East Main Commercial), and CBD (Central Business District) zones.
 - Moved by Vice President Garcia, Seconded by Commissioner Olson.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Recess at 7:51 P.M.**
 - **Reconvene at 8:00 P.M.**
 - **Motion on Comment #20:**
 - Moved to approve with Staff's recommendation to eliminate the RC Overlay.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Motion on Comment #26:**
 - Moved to approve with Staff's recommendation.

- Moved by Commissioner Tsujii, Seconded by Commissioner Ho.
- The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **Motion on Comment #27:**
 - Moved to approve 1:250 off-street parking ratio for the gross floor area of food service uses.
 - Moved by Vice President Garcia, Seconded by Commissioner Olson.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **Motion on Comment #28:**
 - Moved to approve exempting outdoor dining areas not exceeding 50% of a restaurant's gross floor area from off-street parking requirements.
 - Moved by Commissioner Ho, Seconded by Commissioner Wang.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **Motion on Comment #29:**
 - Moved to approve with Staff's recommendation.
 - Moved by Commissioner Ho, Seconded by Commissioner Olson.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **Recess at 9:13 P.M.**
- **Reconvene at 9:20 P.M.**
- **Motion on Comment #30:**
 - Moved to approve with Staff's recommendation.
 - Moved by Commissioner Wang, Seconded by Commissioner Ho.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **Motion on Comment #31:**
 - Moved to approve with Staff's recommendation.
 - Moved by Commissioner Olson, Seconded by Commissioner Wang.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **Motion on Comment #32:**
 - Moved to approve with Staff's recommendation.
 - Moved by Commissioner Ho, Seconded by Commissioner Grijalva.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **Motion on Comment #33:**
 - Moved to approve with Staff's recommendation.
 - Moved by Vice President Garcia, Seconded by Commissioner Pham.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.

- **Motion on Comment #34:**
 - Moved to approve with Staff’s recommendation.
 - Moved by Commissioner Ho, Seconded by Commissioner Olson.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Motion on Comment #35:**
 - Moved to approve with Staff’s recommendation.
 - Moved by Commissioner Ho, Seconded by Commissioner Pham.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Motion on Comment #36:**
 - Moved to approve with Staff’s recommendation.
 - Moved by Commissioner Olson, Seconded by Vice President Garcia.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Motion on Comment #37:**
 - Moved to approve with Staff’s recommendation.
 - Moved by Commissioner Olson, Seconded by Commissioner Ho.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
 - **Motion on Comment #38, 39, 40, 41, and 42:**
 - Moved to continue discussion to next regular Planning Commission meeting.
 - Moved by Commissioner Wang, Seconded by Commissioner Olson.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

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F. ORAL COMMUNICATIONS:

- **Lewis McCammon** discussed inconsistencies between the General Plan land use map and the Zoning map, and commented on the need to address these inconsistencies as part of the Zoning Code update. Mr. McCammon also discussed building height standards in the City. (10:06 P.M.)

- **Shirley Tatsuno** commented on multi-family design guidelines and expressed concern with proposed building height and residential density standards. (10:13 P.M.)
- **Jennifer Ng** commented on the need to establish a consistent dividing line between the CBD (Central Business District) zone and the EMC (East Main Commercial) zone. (10:15 P.M.)
- **Ari Gutierrez Arambula** commented on developing standards for digital billboards; prioritizing full utilization of the CBD for commercial and residential uses; and addressing transportation issues in the City concurrently with housing planning efforts. (10:16 P.M.)
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G. COMMENTS FROM STAFF:

- **Deputy Director Vanessa Reynoso** provided an update on the status of the Housing Element, and the anticipated timeline for adoption and certification. (10:19 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

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H. COMMENTS FROM THE PLANNING COMMISSION AND CONFERENCE/MEETING REPORTS:

- **Commissioner Wang** asked Staff to provide clarification on the boundaries of the CBD and EMC zones at the next regular meeting. (10:20 P.M.)

- **Vice President Garcia** inquired about standards in the Zoning Code to restrict the conversion or enhancement of billboards. (10:21 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

Audio:

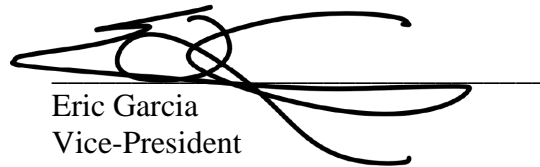
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I. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 10:22 P.M. to Monday, April 3, 2023, at 7:00 P.M.



Eric Garcia
Vice-President

ATTEST:



Maia McCurley
Senior Planner