

**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
April 3, 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, Mojarro, Olson, Tsujii, Garcia, Gardea

Commissioner Pham arrived at 7:02 P.M.

Absent: Wang

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

C. FLAG SALUTE: Led by President Gardea

D. ELECTION OF OFFICERS FOR 2023-2024:

Nomination and election of President, Vice President, and Secretary of the Planning Commission for 2023-2024, in accordance with AMC 2.24.050.

MOTION:

- Moved to elect the Director of Community Development as Secretary of the Planning Commission.
- 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:

- Moved to elect Eric Garcia as Vice President of the Planning Commission.
- Moved by Commissioner Olson, Seconded by President Gardea.
- The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.

MOTION:

- Moved to elect Noya Wang as President of the Planning Commission.
- Moved by President Gardea, 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:**

Audio:

<https://www.cityofalhambra.org/DocumentCenter/View/4281/PC-Meeting---April-3-2023>

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 Ho.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

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F. CONSENT AGENDA:

AGENDA

ITEM 1: MINUTES – MARCH 20, 2023 (7:09 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the March 20, 2023, Regular Meeting of the Alhambra

Planning Commission.

- **Recommended Action:** Commission review and approve as submitted the Minutes of the March 20, 2023, Regular Meeting of the Alhambra Planning Commission.

MOTION:

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

Roll Call Vote: 8-0-1-1

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

Noes: None

Abstain: Mojarro

Absent: Wang

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G. PUBLIC HEARINGS:

AGENDA

ITEM 5: LOT MERGER LOTM-22-01 (7:10 P.M.)

- **726 East Main Street, 17 South Cordova Street, and 21 South Cordova Street**
- **Request:** This is an application for a Lot Merger LOTM-22-01 to combine three (3) contiguous parcels into one (1) parcel in order to accommodate the previously approved Chinatown Service Center project located at 726 East Main Street, 17 South Cordova Street, and 21 South Cordova Street in the EMC (East Main Commercial) and R-1 (Single-Family Residential) zones.
- **Recommended Action:** Adopt Resolution 23-06 approving Lot Merger LOTM-22-01 subject to the Conditions of Approval, and finding LOTM-22-01 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15305, Class 5 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that consist of minor alterations in land use limitations.
- **Associate Planner Megan Wu** provided the Staff presentation.

- **Peter Ng and Anthony Tam**, Chief Executive Officer of Chinatown Service Center and applicant, respectively, were available to answer questions.
- **The public hearing was opened and then closed.**
- **Public Comments:**
 - 1.) Jennifer Ng
 - 2.) Lewis McCammon
 - 3.) Olga Alarid
 - 4.) Melissa Michelson

MOTION:

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

Roll Call Vote: 8-1-0-1

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

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H. RECESS:

- Recess at 8:17 P.M.
- Reconvene at 8:24 P.M.

I. DISCUSSION ITEMS:

AGENDA

ITEM 2: NON-CONFORMING BILLBOARDS (8:24 P.M.)

- This is a report to inform the Planning Commission about how billboard signs are regulated in the City of Alhambra.
- **Recommended Action:** It is recommended that the Planning Commission receive and file this informational report and provide input to Staff as deemed appropriate.
- **Principal Planner Paul Lam** provided the Staff presentation.

- **The public comment portion of the Discussion Item was opened and closed.**

AGENDA

ITEM 3: GENERAL PLAN LAND USE MAP AND ZONING MAP CONSISTENCY (8:29 P.M.)

- This is an informational report to provide clarity on the General Plan land use designation and Zoning classification of the East Main Commercial zone.
- **Recommended Action:** It is recommended that the Planning Commission receive and file this informational report and provide input to Staff as deemed appropriate.
- **Principal Planner Paul Lam** provided the Staff presentation.
- **The public comment portion of the Discussion Item was opened and closed.**
- **Public Comments:**
 - 1.) Jennifer Ng
 - 2.) Lewis McCammon

AGENDA

ITEM 4: PRESENTATION SERIES ON THE COMPREHENSIVE ZONING CODE UPDATE (8:46 P.M.)

- This is the sixth 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.) Lewis McCammon
- **Principal Planner Paul Lam** provided the Staff presentation.
- **Motion on Comment #38:**
 - Moved to approve with Staff's recommendation.
 - Moved by Commissioner Pham, Seconded by Commissioner Ho.
 - The motion carried by the following roll call vote:
Roll Call Vote: 5-4-0-1
Ayes: Grijalva, Ho, Juarez, Pham, Tsujii
Noes: Mojarro, Olson, Gardea, Garcia
Abstain: None
Absent: Wang

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J. ORAL COMMUNICATIONS:

- **Lewis McCammon** discussed affordable housing and the percentage of low-income households in the City, and how these issues are being addressed in the Housing Element and through the City’s Inclusionary Housing Ordinance. Mr. McCammon also discussed evaluating City-owned property, including the golf course, for affordable housing. (10:03 P.M.)
- **Jennifer Ng** commented on the ability of the Planning Commission to re-open items for discussion. (10:10 P.M.)
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K. COMMENTS FROM THE PLANNING COMMISSION AND CONFERENCE/MEETING REPORTS:

- **Vice President Garcia** asked Staff to provide clarification on the ability for the Planning Commission to re-open items for discussion at the public hearing for the Comprehensive Zoning Code Update. (10:11 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

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Video:

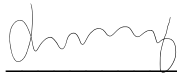
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L. COMMENTS FROM STAFF:

- There were no Comments from Staff.

M. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 10:13 P.M. to Monday, April 17, 2023, at 7:00 P.M.



Noya Wang
President

ATTEST:



Maia McCurley
Senior Planner