

**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
May 1, 2023**

A. CALL MEETING TO ORDER: 7:03 P.M. in the Council Chambers of Alhambra City Hall, and via video conference and teleconference.

B. ROLL CALL:

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

Absent: Juarez, Pham

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 Wang

D. CONSENT AGENDA:

AGENDA

ITEM 1: MINUTES – APRIL 17, 2023 (7:04 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the April 17, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the April 17, 2023, Regular Meeting of the Alhambra Planning Commission.

MOTION:

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

Roll Call Vote: 5-0-3-2

Ayes: Ho, Olson, Tsujii, Garcia, Wang

Noes: None

Abstain: Gardea, Grijalva, Mojarro

Absent: Juarez, Pham

AGENDA

ITEM 2: EXTENSION FOR TENTATIVE TRACT MAP TTM-20-02 (TRACT MAP NO. 83327) (7:06 P.M.)

- **Request:** This is a request for a one-year extension for the previously approved Tentative Tract Map TTM-20-02 (Tract Map No. 83327) to merge three (3) existing lots into one (1) lot and to subdivide airspace for a proposed 18-unit residential condominium complex on an approximate 27,020 square foot lot within the R-3 (Multiple Family Residential) zone located at 749, 753, and 801 South Sierra Vista Avenue.
- **Recommended Action:** Adopt Resolution 23-07 approving an extension to June 7, 2024 for Tentative Tract Map TTM-20-02 (Tract Map No. 83327) subject to the Conditions of Approval, and finding the extension for TTM-20-02 (Tract Map No. 83327) 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.
- **The public comment portion of Consent Agenda – Agenda Item 2 was opened and closed.**
- **Public Comments:**
 - 1.) Jennifer Ng
 - 2.) Veronica Alvarez

MOTION:

- Moved to approve Consent Agenda Item 2.
- Moved by Commissioner Gardea, Seconded by Commissioner Ho.
- The motion carried by the following roll call vote:

Roll Call Vote: 8-0-0-2

Ayes: Gardea, Grijalva, Ho, Mojarro, Olson, Tsujii, Garcia, Wang
 Noes: None
 Abstain: None
 Absent: Juarez, 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/4348/PC-Meeting---May-1-2023-audio-M4A>

Video:

<https://www.cityofalhambra.org/DocumentCenter/View/4350/PC-Meeting---May-1-2023-v2-video>

E. DISCUSSION ITEMS:

AGENDA

ITEM 3: PRESENTATION SERIES ON THE COMPREHENSIVE ZONING

CODE UPDATE (7:13 P.M.)

- This is the eighth 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.) K Gutierrez
 - 4.) Marisol Grier
 - 5.) Lewis McCammon
 - 6.) Melissa Michelson
 - 7.) Ari Gutierrez Arambula
 - 8.) Danny Tang
- **Principal Planner Paul Lam** provided the Staff presentation.
- **Motion on Comment #39:**
 - Moved to approve requirement in the RM zone for 50% of the required common open space to be planted with hardscape and/or softscape, and to be visible from the public right-of-way.
 - Substitute motion to table discussion until Staff can prepare and bring back to the Commission graphics illustrating the requirement for 50% of the required common open space to be planted and visible from the public right-of-way.

 - Substitute Motion moved by Commission Ho, Seconded by Vice President Garcia.
 - The motion failed by the following roll call vote:

Roll Call Vote: 4-4-0-2

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

- Original Motion moved by Commissioner Gardea, Seconded by Commissioner Olson.
- The motion carried by the following roll call vote:

Roll Call Vote: 5-3-0-2

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

- **Recess at 8:59 P.M.**
- **Reconvene at 9:07 P.M.**
- **Motion on Zone Changes/General Plan Amendments and Standards for Specific Land Uses:**
 - Motion to table discussion on Zone Changes/General Plan Amendments and Standards for Specific Land Uses to the next regular Planning Commission meeting.
 - Moved by Commissioner Gardea, Seconded by Commissioner Ho.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.
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F. ORAL COMMUNICATIONS:

- **Lewis McCammon** commented on minor inaccuracies in the attachments included with the Staff report on the Zoning Code Update and discussed the proposed boundary between the CBD and EMC zone. Mr. McCammon requested the fourth draft of the Housing Element submitted to the State be posted on the City’s website, and discussed comments he submitted on the site inventory list. Mr. McCammon also requested the Zoning Code Update presentation series include review and discussion of AB 2011 and SB 6. (10:09 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

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

- **Vice President Garcia** commented on the City’s upcoming Appreciation Reception on May 6th. (10:15 P.M.)
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Video:

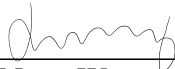
<https://www.cityofalhambra.org/DocumentCenter/View/4350/PC-Meeting---May-1-2023-v2-video>

H. COMMENTS FROM STAFF:

- There were no Comments from Staff.


I. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 10:16 P.M. to Monday, May 15, 2023, at 7:00 P.M.



Noya Wang
President

ATTEST:



Maia McCurley
Senior Planner