

**CITY OF ALHAMBRA PLANNING COMMISSION  
ACTION MINUTES**

**Regular Meeting  
June 5, 2023**

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**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:**

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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 25<sup>th</sup>, 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 3<sup>rd</sup> Planning Commission meeting due to the July 4<sup>th</sup> 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 25<sup>th</sup> 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.)

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

**Audio:**

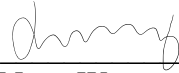
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**K. ADJOURNMENT:**

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



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Noya Wang  
President

**ATTEST:**



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Maia McCurley  
Senior Planner