

**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES
(Amended)**

**Special Meeting
July 10, 2023**

A. CALL MEETING TO ORDER: 7:13 P.M. in the Council Chambers of Alhambra City Hall, and via video conference and teleconference.

B. ROLL CALL:

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

Absent: Pham

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

C. FLAG SALUTE: Led by President Wang

D. CONSENT AGENDA:

- There were no Consent Agenda items.

E. DISCUSSION ITEMS:

AGENDA

ITEM 1: PRESENTATION SERIES ON THE COMPREHENSIVE ZONING CODE UPDATE (7:14 P.M.)

- This is the twelfth 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.) Bert Ng
 - 2.) Jennifer Ng
 - 3.) Lewis McCammon
- **Principal Planner Paul Lam** provided the Staff presentation.

- **Motion on P (Parking) zone parcel at 18 North Almansor Street (APN 5336-023-035):**
 - Moved to approve Staff’s recommendation and re-zone the parcel at 18 North Almansor Street (APN 5336-023-035) from P (Parking) zone to EMC (East Main Commercial) zone.
 - The motion carried by a Voice Vote with a majority of the Commission voting in favor of the motion.

- **Motion on P (Parking) zone parcel at 22 North Hidalgo Avenue (APN 5336-022-022):**
 - Moved to approve Staff’s recommendation and re-zone the parcel at 22 North Hidalgo Avenue (APN 5336-022-022) from P (Parking) zone to EMC (East Main Commercial) zone.
 - Moved by Commissioner Gardea, Seconded by Commissioner Ho.
 - The motion carried by the following roll call vote:

Roll Call Vote: 8-1-0-1

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

- **Motion on P (Parking) zone parcel at 1027 East Main Street (APN 5336-014-025):**
 - Moved to approve Staff’s recommendation and re-zone the parcel at 1027 East Main Street (APN 5336-014-025) from P (Parking) zone to EMC (East Main Commercial) zone.
 - Moved by Vice President Garcia, Seconded by Commissioner Olson.
 - The motion carried by the following roll call vote:

Roll Call Vote: 8-1-0-1

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

- **Motion on P (Parking) zone parcel at 515 West Main Street (APN 5338-033-008):**
 - Moved to re-zone the parcel at 515 West Main Street (APN 5338-033-008) from P (Parking) zone to RH (Residential High Density) zone.
 - Moved by Commissioner Gardea, Seconded by Vice President Garcia.

- The motion carried by the following roll call vote:

Roll Call Vote: 5-4-0-1

Ayes: Gardea, Mojarro, Olson, Garcia, Wang

Noes: Grijalva, Ho, Juarez, Tsujii

Abstain: None

Absent: Pham

- **Motion on P (Parking) zone parcel at 18 North 5th Street (APN 5338-034-901):**

- Moved to approve Staff's recommendation to re-zone the parcel at 18 North 5th Street (APN 5338-034-901) from P (Parking) zone to CMU (Commercial Mixed-Use) zone.
- Moved by Commissioner Olson, 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 P (Parking) zone parcel at APN 5338-034-900:**

- Moved to approve Staff's recommendation to re-zone the parcel at APN 5338-034-900 from P (Parking) zone to CMU (Commercial Mixed-Use) zone.
- Moved by Commissioner Gardea, 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 P (Parking) zone parcel at APN 5338-033-016:**

- Moved to approve Staff's recommendation to re-zone the parcel at APN 5338-033-016 from P (Parking) zone to CMU (Commercial Mixed-Use) zone.
- Moved by Commissioner Gardea, Seconded by Commissioner Olson.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

Noes: None

Abstain: None

Absent: Pham

- **Motion on P (Parking) zone parcel at 601 West Washington Street (APN 5344-010-007):**

- Moved to approve Staff's recommendation to re-zone the parcel at 601 West Washington Street (APN 5344-010-007) from P (Parking) zone to CMU (Commercial Mixed-Use) zone.

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

Roll Call Vote: 9-0-0-1

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

- **Motion on R-1 (Single-Family Residential) zone parcel at 21 South Cordova Street (APN 5345-023-013) and EMC (East Main Commercial) zone parcel at 17 South Cordova Street (APN 5345-023-012):**

- Moved to re-zone the parcel at 21 South Cordova Street (APN 5345-023-013) from R-1 (Single-Family Residential) zone to RL (Residential Low Density) zone, and re-zone the parcel at 17 South Cordova Street (APN 5345-023-012) from EMC (East Main Commercial) to RL (Residential Low Density).
- Moved by Commissioner Gardea, Seconded by Commissioner Olson.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

- **Recess at 9:16 P.M.**
- **Reconvene at 9:22 P.M.**

- **Motion on Drive-Through Uses:**

- Moved to approve Staff’s recommendation to require drive-through queuing space to be located completely clear of any adjacent public right-of-way and all circulation aisles provided on a site.
- Moved by Commissioner Tsujii, Seconded by Commissioner Olson.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

Abstain: None
Absent: Pham

- **Motion on Minor Use Permits:**

- Moved to approve Minor Use Permit (MUP) process with recommendation to amend the process with the following requirements: 1.) On-site posting of notices; 2.) Online posting of notices to the City website; and 3.) To strike the word “interested” from the language in the Minor Use Permit section that reads “interested persons.”
- Moved by Commissioner Ho, Seconded by Commissioner Gardea.
- The motion carried by the following roll call vote:

Roll Call Vote: 9-0-0-1

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

Noes: None
Abstain: None
Absent: Pham

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

- **Public Comments:**

- 1.) Jennifer Ng
- 2.) Bert Ng
- 3.) Lewis McCammon
- 4.) Ari Gutierrez Arambula

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

Audio:

<https://www.cityofalhambra.org/DocumentCenter/View/4558/PC-Special-Meeting---July-10-2023-MP3-Audio>

Video:

<https://www.cityofalhambra.org/DocumentCenter/View/4555/PC-Special-Meeting---July-10-2023-MP4-Video>

F. PUBLIC HEARINGS:

- There were no Public Hearing items.

G. ORAL COMMUNICATIONS:

- **Lewis McCammon** discussed recent changes in state law pertaining to AB 2011 and

SB 6 which would permit housing by-right between Granada and the San Gabriel border in the East Main Corridor, and how these changes would override previous discussion by the Commission to limit housing in this area. Mr. McCammon also discussed state bills in progress to allow affordable housing on land with religious facilities, and how the stipulations now being proposed at a State level differ from proposed affordability requirements brought forth by Staff. Mr. McCammon expressed a desire for the required affordability levels proposed by Staff to be discussed with the next presentation for the Zoning Code Update. (10:49 P.M.)

- **Jennifer Ng** discussed agreement with Mr. McCammon's comment on a need to further discuss Staff's most recent proposal for affordability requirements pertaining to housing on land with religious facilities. Ms. Ng discussed the proposed allowance of parking structures with approval of a Minor Use Permit (MUP), and believes a higher level of discretionary permit should be required. Ms. Ng noted her understanding of how new State law will not allow for a restriction on housing in the EMC Zone, but discussed the need to reevaluate height allowances. Ms. Ng discussed a need to consider not only what developments are existing when determining new development standards, but what new developments will be built and how that will affect the City in the future. Ms. Ng encouraged the Commission to look into all 400 sites which are proposed to be rezoned as only the parking sites were discussed at a meeting. (10:54 P.M.)
- **Ari Gutierrez Arambula** expressed support for the idea that zoning requirements in the EMC should support the development of an Old Town such that new developments are supported by pedestrian-friendly areas, additional public parking, and flexible parking requirements for businesses. Ms. Arambula expressed opposition to the 75-foot height requirement proposed for the EMC. Ms. Arambula also discussed the need to discuss new state laws pertaining to housing and how residents will be impacted by new development. (10:59 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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H. COMMENTS FROM THE PLANNING COMMISSION AND CONFERENCE/MEETING REPORTS:

- **Vice President Garcia** responded to Ms. Arambula’s public comment on desiring an Old Town in the EMC, stating Staff is addressing the concern with a proposed two-story, 25-foot height limit East of Granada. (11:04 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

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Video:

<https://www.cityofalhambra.org/DocumentCenter/View/4555/PC-Special-Meeting---July-10-2023-MP4-Video>

I. COMMENTS FROM STAFF:

- There were no Comments from Staff.

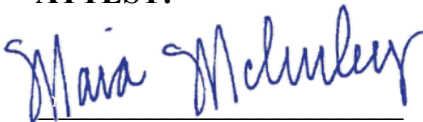
J. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 11:05 P.M. to Monday, July 17, 2023, at 7:00 P.M.



Chris Olson
President

ATTEST:



Maia McCurley
Principal Planner