

**CITY OF ALHAMBRA PLANNING COMMISSION
ACTION MINUTES**

**Regular Meeting
July 17, 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: Gardea, Grijalva, Ho, Olson, Tsujii, Garcia, Wang

Absent: Juarez, Mojarro, Pham

Staff Present: Vanessa Reynoso, Deputy Director; Paul Lam, Principal Planner; Maia McCurley, Senior Planner; Megan Wu, Associate Planner; Cassandra Cornejo, Assistant Planner; Jessica Vargas, Planning Technician; Stephanie Gutierrez, Deputy City Attorney

C. FLAG SALUTE: Led by President Wang

D. CONSENT AGENDA:

AGENDA

ITEM 1: MINUTES – June 19, 2023 (7:01 P.M.)

- **Request:** This is a request for the Planning Commission to approve the Minutes of the June 19, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the June 19, 2023, Regular Meeting of the Alhambra Planning Commission.

MOTION:

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

Roll Call Vote: 6-0-1-3

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

Noes: None

Abstain: Gardea

Absent: Juarez, Mojarro, Pham

AGENDA

**ITEM 2: EXTENSION FOR PLANNED DEVELOPMENT PERMIT PD-21-48
(7:02 P.M.)**

- **234 South Curtis Avenue**
- **Request:** This is a request for a one-year extension for the previously approved Planned Development Permit PD-21-48 to develop a 2-story, 4-unit apartment complex on a site of approximately 7,500 square feet located at 234 South Curtis Avenue within the R-3 (Multiple Family Residential) zone.
- **Recommended Action:** Adopt Resolution 23-15 approving an extension to July 18, 2024, for Planned Development Permit PD-21-48 subject to the Conditions of Approval, and finding the extension for PD-21-48 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that consist of construction and location of limited numbers of new, small facilities or structures.

MOTION:

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

Roll Call Vote: 7-0-0-3

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

Noes: None

Abstain: None

Absent: Juarez, Mojarro, Pham

- **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:

- There were no Discussion items.

F. PUBLIC HEARINGS:

AGENDA

**ITEM 3: PLANNED DEVELOPMENT PERMIT PD-22-34 AND
CONDITIONAL USE PERMIT CUP-22-15 (7:03 P.M.)**

- **2121 Orange Street**
- **Request:** This is an application for a Planned Development Permit PD-22-34 and Conditional Use Permit CUP-22-15 to allow for the demolition of a 40,908 square foot one-story office and warehouse building to accommodate the construction of a 96,676 square foot, four-story self-storage facility. The project is located on a site of approximately 1.15 acres within the Industrial Planned Development (IPD) zone.
- **Recommended Action:** Adopt Resolution 23-08 approving Planned Development Permit PD-22-34 and Conditional Use Permit CUP-22-15 subject to the Conditions of Approval, and finding Planned Development Permit PD-22-34 and Conditional Use Permit CUP-22-15 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.
- **Associate Planner Megan Wu** provided the Staff presentation.
- **Dana Sayles (ThreeSixty) and Chris Callahan (Johnson Development Associates)**, the project manager and property owner representative, respectively, gave an Applicant presentation and were available to answer questions.
- **The public hearing was opened and then closed.**
- **Public Comments:**
 - 1.) Jennifer Ng
 - 2.) Bert Ng
 - 3.) Lewis McCammon

MOTION:

- Moved to deny Planned Development Permit PD-22-34 and Conditional Use Permit CUP-22-15 based upon the General Plan goals of Economic Development and Quality of Life.
- Moved by Commissioner Gardea, Seconded by Commissioner Grijalva.
- The motion failed by the following roll call vote:

Roll Call Vote: 3-4-0-3

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

MOTION:

- Moved to approve with conditions of approval to: 1.) Increase the usage of the landscaped setback areas along Date Avenue and Orange Street to make those areas more occupiable; 2.) Equip the multi-purpose room with an AV system; and 3.) Design the building with infrastructure that will accommodate flexible conversions in the future.
- Moved by Vice President Garcia, Seconded by Commissioner Ho.
- The motion carried by the following roll call vote:

Roll Call Vote: 5-2-0-3

Ayes: Ho, Olson, Tsujii, Garcia, Wang

Noes: Gardea, Grijalva

Abstain: None

Absent: Juarez, Mojarro, Pham

RECESS:

- Recess at 8:15 P.M.
- Reconvene at 8:26 P.M.

**AGENDA
ITEM 4:**

**PLANNED DEVELOPMENT PERMIT PD-23-55 AND
CONDITIONAL USE PERMIT CUP-23-18 (8:26 P.M.)**

- **226 West Main Street**
- **Request:** This is an application for a Planned Development Permit PD-23-55 and Conditional Use Permit CUP-23-18 to establish a music school in an existing commercial lease space located at 226 West Main Street within the Central Business District (CBD) zone and Downtown Revitalization District (DRD) Overlay. **Recommended Action:** Adopt Resolution 23-16 approving Planned Development Permit PD-23-55 and Conditional Use Permit CUP-23-16 subject to the Conditions of Approval, and finding Planned Development Permit PD-23-18 and Conditional Use Permit CUP-23-18 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.
- **Ben Fried**, the Applicant, was available to answer questions.
- **The public hearing was opened and then closed.**

MOTION:

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

Roll Call Vote: 7-0-0-3

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

AGENDA

ITEM 5: PLANNED DEVELOPMENT PERMIT PD-22-36, CONDITIONAL USE PERMIT CUP-22-14, AND VARIANCE VAR-22-08 (8:35 P.M.)

- **2550 West Main Street, Unit 101-106**
- **Request:** This is an application for a Planned Development Permit PD-22-36, Conditional Use Permit CUP-22-14, and Variance VAR-22-08 to establish a fitness center, The Camp Transformation Center, with less than the required number of parking spaces within an existing 25,706 square foot commercial building, located at 2550 West Main Street, Unit 101-106, in the Commercial Planned Development (CPD) zone.
- **Recommended Action:** Adopt Resolution 23-17 approving Planned Development Permit PD-22-36, Conditional Use Permit CUP-22-14, and Variance VAR-22-08 subject to the Conditions of Approval, and finding Planned Development Permit PD-22-36, Conditional Use Permit CUP-22-14, and Variance VAR-22-08 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.
- **David See**, the Applicant, provided a presentation and 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: 6-0-1-3

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

AGENDA

ITEM 6: PLANNED DEVELOPMENT PERMIT PD-22-33 (8:56 P.M.)

- **501 & 505 South Garfield Avenue**
- **Request:** This is an application for a Planned Development Permit PD-22-33 to expand an existing dental office into an adjacent existing

commercial lease space most recently occupied by a professional office at 501 and 505 South Garfield Avenue in the Professional Office (PO) zone.

- **Recommended Action:** Adopt Resolution 23-14 approving Planned Development Permit PD-22-33 subject to the Conditions of Approval, and finding Planned Development Permit PD-22-33 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.
- **The public hearing was opened and then closed.**

MOTION:

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

Roll Call Vote: 7-0-0-3

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

Noes: None

Abstain: None

Absent: Juarez, Mojarro, Pham

AGENDA

ITEM 7:

PLANNED DEVELOPMENT PERMIT PD-23-48 AND VARIANCE VAR-23-13 (9:02 P.M.)

- **1021 South Meridian Avenue**
- **Request:** This is an application for a Planned Development Permit PD-23-48 and Variance VAR-23-13 to establish a Sky Zone indoor trampoline park with less than the required number of parking spaces within an existing 30,106 square foot commercial building located at 1021 South Meridian Avenue in the Industrial Planned Development (IPD) zone.
- **Recommended Action:** Adopt Resolution 23-13 approving Planned Development Permit PD-23-48 and Variance VAR-23-13 subject to the Conditions of Approval, and finding Planned Development Permit PD-23-48 and Variance VAR-23-13 to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15301, Class 1 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that have no possibility of causing a significant effect on the environment and that are existing facilities, respectively.
- **Planning Technician Jessica Vargas** provided the Staff presentation.
- **Amber Matas (Parker Clark Consulting)** provided an Applicant

presentation and was available to answer questions.

- **The public hearing was opened and then closed.**
- **Public Comments:**
 - 1.) John Bwarie
 - 2.) Robert Kenz

MOTION:

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

Roll Call Vote: 6-0-1-3

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

Noes: None

Recused: Grijalva

Absent: Juarez, Mojarro, Pham

AGENDA

ITEM 8:

**PLANNED DEVELOPMENT PERMIT PD-22-18 AND
CONDITIONAL USE PERMIT CUP-22-07 (9:17 P.M.)**

- **2424 West Main Street**
- **Request:** This is an application for a Planned Development Permit PD-22-18 and Conditional Use Permit CUP-22-07 to demolish an approximately 3,444 square foot existing commercial building and construct a new 3,364 square foot, automated express car wash with three (3) free-standing shade canopies on an approximately 29,838 square foot property in the Commercial Planned Development (CPD) zone.
- **Recommended Action:** Adopt Resolution 23-18 approving Planned Development Permit PD-22-18 and Conditional Use Permit CUP-22-07 subject to the Conditions of Approval, and finding Planned Development Permit PD-22-18 and Conditional Use Permit CUP-22-07 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.
- **Senior Planner Maia McCurley** provided the Staff presentation.
- **Leon Felus**, the Architect, provided an Applicant presentation and was available to answer questions
- **The public hearing was opened and then closed.**
- **Public Comments:**
 - 1.) Jennifer Ng
 - 2.) Bert Ng
 - 3.) Wing Ho
 - 4.) Melinda Rasor
 - 5.) JK

MOTION:

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

Roll Call Vote: 5-1-1-3

Ayes: Gardea, Grijalva, Olson, Tsujii, Wang

Noes: Garcia

Recused: Ho

Absent: Juarez, Mojarro, Pham

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

Audio:

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G. ORAL COMMUNICATIONS:

- **Jennifer Ng** congratulated Principal Planner Paul Lam on his retirement and noted her appreciation for his service. Ms. Ng discussed a desire for more than 72 hours to thoroughly review Agenda Packets prior to the public hearing for the Zoning Code. Ms. Ng suggested that public comments pertaining to requests for additional information or for mistakes in staff reports not be counted towards the 5-minute speaking limit. Ms. Ng expressed a concern for administrative approvals proposed where the Director may approve items without additional oversight or review, and suggests the Director not be able to approve external changes to buildings or new construction. Ms. Ng also discussed the need to look further into the 400 sites which will be rezoned and to know more about how the zone changes are being noticed to owners. (10:07 P.M.)
- **Bert Ng** thanked Principal Planner Paul Lam for the assistance he has offered throughout his career, and shared appreciation for other Staff as well. Mr. Ng commented on the work that has gone into this Zoning Code Update process and how important that work is given the lasting impact the new code will have. Mr. Ng shared Ms. Ng's desire for additional time to review the Agenda Packet prior to a meeting. (10:13 P.M.)
- **Lewis McCammon** gave the Commission an update on SB 4 which he had previously discussed at the July 10th meeting and which deals with affordable housing on specific sites such as sites with higher education and religious institutions. Mr. McCammon

suggests the Commission and Staff consider State discussions on this subject to inform the section proposed in the draft Zoning Code Update. Mr. McCammon requests clarity as to which Staff proposal the Planning Commission will have to make a recommendation on, and suggests spending more time on this subject. (10:16 P.M.)

- **Michael Lawrence** wished Principal Planner Paul Lam a happy retirement. Mr. Lawrence acknowledged the importance of the upcoming Zoning Code update public hearing and suggested that at least two hours be provided to review the Agenda Packet and Zoning Code Update documents. (10:22 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 Ho** acknowledged the importance of housing affordability and economic growth to the community. He expressed his belief that making housing affordable needs to be carefully crafted and needs to consider the past, the kind of community residents desire, and the future. (10:24 P.M.)
- **Vice President Garcia** asked Deputy Director Vanessa Reynoso about the public's desire to have a redlined version of the draft Zoning Code more than 72 hours in advance. Deputy Director Reynoso noted that at the August 7th Planning Commission meeting, the draft documents will include efforts to make the packet easier to navigate. Deputy Director Reynoso also clarified that it is not anticipated to have a period of longer than 72 hours to review the documents. (10:26 P.M.)
- **President Wang** acknowledged that City Council wants the Zoning Code Update to be completed in a timely matter, and expressed a desire to not compromise on the quality of review. President Wang expressed a desire to therefore have more time to review the draft documents in order to prepare for public hearing. President Wang asked Staff if this would be possible. Deputy Director Vanessa Reynoso stated that the hearing will begin at the August 7th meeting, and that if more time is needed to review, the Commission could choose to continue the hearing. (10:28 P.M.)
- **Vice President Garcia** acknowledged previous public comments concerning how property owners who own properties whose zone is proposed to change will be

notified, and asked Staff to clarify. Principal Planner Paul Lam clarified those owners and occupants of those subject properties are being notified by mail, and that the changes will be noticed in the Pasadena Star News and LA Times. Vice President Garcia asked if adjoining property owners will be notified, and Principal Planner Paul Lam clarified they will not be. Deputy Director Vanessa Reynoso stated that the notices have already been prepared although they have not been sent out. Vice President Garcia suggested a map be made to show which parcels will be changed. Deputy Director Reynoso clarified that the updated Zoning Map, to be made available on the city website, will show the proposed zoning of all parcels within the City. Vice President Garcia also spoke concerning SB 4 and a previous request to Staff to revisit the topic which has not since happened. Principal Planner Paul Lam stated the Commission can revisit this topic during the public hearing for the Zoning Code Update. Vice President Garcia asked Staff to see what nearby municipalities are doing in respect to SB 4, and to have this information prepared for the public hearing. (10:29 P.M.)

- **Commissioner Grijalva** asked Staff to clarify which zoning maps will be made available with the Agenda Packet. Deputy Director Reynoso stated the existing and proposed Zoning maps and related General Plan land use maps will be made available. (10:37 P.M.)
- **Commissioner Ho** asked Staff to address the quality of plans shown in the Agenda Packets. (10:38 P.M.)
- **President Wang** acknowledged this will be the last meeting for Principal Planner Paul Lam, and thanked him on behalf of the Commission for the service and help he has given. President Wang presented Principal Planner Lam with a retirement card signed and prepared by the Commission. Principal Planner Lam thanked the Commission and past Commissions and acknowledged the good work that has been done by Staff and the Commission for the City. Principal Planner Lam wished the Commission and Staff well with the completion of the Zoning Code Update process. (10:38 P.M.)
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I. COMMENTS FROM STAFF:

- **Deputy Director Vanessa Reynoso** thanked Principal Planner Paul Lam for his service and for being a mentor to Staff and to the Community. (10:42 P.M.)

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

Audio:

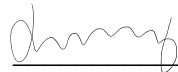
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J. ADJOURNMENT:

- There being no other business, the meeting was adjourned at 10:43 P.M. to Monday, August 7, 2023, at 7:00 P.M.



Noya Wang
President

ATTEST:



Maia McCurley
Principal Planner