



**CITY OF ALHAMBRA PLANNING COMMISSION  
ACTION MINUTES**

**Regular Meeting  
August 21, 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, Ho, Juarez, Mojarro, Olson, Tsujii, Garcia, Wang

Absent: Pham

Staff Present: Vanessa Reynoso, Deputy Director; Maia McCurley, Principal Planner; Megan Wu, Associate Planner; Cassandra Cornejo, Assistant Planner; Erica Vega, Deputy City Attorney

**C. FLAG SALUTE:** Led by President Wang

**D. CONSENT AGENDA:**

**AGENDA**

**ITEM 1: MINUTES – August 7, 2023 (7:06 P.M.)**

- **Request:** This is a request for the Planning Commission to approve the Minutes of the August 7, 2023, Regular Meeting of the Alhambra Planning Commission.
- **Recommended Action:** Commission review and approve as submitted the Minutes of the August 7, 2023, Regular Meeting of the Alhambra Planning Commission.

**MOTION:**

- Moved to approve Consent Agenda Item 1.
- Moved by Commissioner Olson, 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

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

**Audio:**

[https://cityofalhambraorg-my.sharepoint.com/:u:/g/personal/planningcommission\\_cityofalhambra\\_org/EarUc\\_Cmvf1GhRuFQGHlTr0Bfzyl-0vZ7Ub14GqFgZdmfg?e=cvPDMC](https://cityofalhambraorg-my.sharepoint.com/:u:/g/personal/planningcommission_cityofalhambra_org/EarUc_Cmvf1GhRuFQGHlTr0Bfzyl-0vZ7Ub14GqFgZdmfg?e=cvPDMC)

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**E. DISCUSSION ITEMS:**

- There were no Discussion items.

**F. PUBLIC HEARINGS:**

**AGENDA**

**ITEM 2: PLANNED DEVELOPMENT PERMIT PD-23-42 AND LOT MERGER LOTM-23-04 (7:07 P.M.)**

- **1000 & 1008 South Garfield Avenue**
- **Request:** This is an application for a Planned Development Permit PD-23-42 and Lot Merger LOTM-23-04 to demolish three (3) existing legal, non-conforming and vacant residential units of approximately 820 square feet each, reconfigure a surface parking lot, and combine two (2) parcels into one (1) parcel in order to construct a 2,106 square foot, one-story dental clinic in the PO (Professional Office) zone.
- **Recommended Action:** Adopt Resolution 23-22 approving Planned Development Permit PD-23-42 and Lot Merger LOTM-23-04 subject to the Conditions of Approval, and finding Planned Development Permit PD-23-42 and Lot Merger LOTM-23-04 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 the new construction or conversion of small structures, and pursuant to Section 15305, Class 5 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that are minor alterations in land use limitations.
- **Assistant Planner Kassandra Cornejo** provided the Staff presentation.
- **Monique Kuo**, 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:** 9-0-0-1

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

**AGENDA**

**ITEM 3:**

**GENERAL PLAN AMENDMENT GPA-22-01 (7:16 P.M.)**

- **Citywide**
- **Request:** This is a continuation of the public hearing for an application for a General Plan Amendment GPA-22-01, for the readoption of the City of Alhambra's 2021-2029 General Plan Housing Element Update.
- **Recommended Action:** Adopt Resolution 23-19 recommending that the City Council adopt a Resolution approving General Plan Amendment GPA-22-01, to readopt the 2021-2029 Housing Element of the City of Alhambra General Plan, and finding no further California Environmental Quality Act (CEQA) review is required for General Plan Amendment GPA-22-01 and the readoption of the 2021-2029 Housing Element of the City of Alhambra General Plan pursuant to Section 15162 of Title 14 of the California Code of Regulations.
- **Deputy Director Vanessa Reynoso** provided the Staff presentation.
- **The public hearing was opened and then closed.**
- **Public Comments:**
  - 1.) Bert Ng
  - 2.) Jennifer Ng
  - 3.) Maestrini Alain
  - 4.) Susan Peacock
  - 5.) Olga Michaels
  - 6.) Brad Michaels
  - 7.) Gisela Herrera
  - 8.) Vicki Trepanier
  - 9.) Mario Mojarro
  - 10.) Marisol Grier
  - 11.) Marie T. Lopez
  - 12.) Elizabeth Huang
  - 13.) Eric Fong
  - 14.) Shirley Tatsuno
  - 15.) Lewis McCammon
  - 16.) Ari Gutierrez Arambula
  - 17.) Meehar Tom

- 18.) Linda McClain
- 19.) Don Smith
- 20.) Lawrence Marchese
- 21.) Aida Zeller
- 22.) John Bwarie
- 23.) Veronica Alvarez
- 24.) Yvette Cardenas
- 25.) Beverly Murata
- 26.) Henry Fung

**MOTION:**

- Moved to amend the draft Housing Element to maintain the RPD (Residential Planned Development) Permit in a modified form, and exclude projects that are of a minor scale, such as projects that are six (6) or less units.
- Moved by Commissioner Gardea, Seconded by Vice President Garcia.
- The motion carried by the following roll call vote:

**Roll Call Vote: 8-1-0-1**

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

**MOTION:**

- Moved to continue the item to the Regular Meeting of the Planning Commission on Tuesday, September 5, 2023 at 7:00 P.M.
- Moved by Commissioner Gardea, Seconded by Commissioner Grijalva.
- 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

**AGENDA  
 ITEM 4:**

**GENERAL PLAN MAP AMENDMENT AMD-23-07, GENERAL PLAN TEXT AMENDMENT AMD-23-08, ZONING MAP AMENDMENT AMD-23-09, ZONING TEXT AMENDMENT AMD-23-10 (9:48 P.M.)**

- **Citywide**
- **Request:** This is a continuation of the public hearing for an application for a General Plan Map Amendment AMD-23-07, General Plan Text Amendment AMD-23-08, Zoning Map Amendment AMD-23-09, and Zoning Text Amendment AMD-23-

10. The amendments are required to implement the proposed comprehensive update to the City of Alhambra Zoning Code.

- **Recommended Action:** Adopt Resolution 23-20 recommending that the City Council adopt a Resolution approving General Plan Map Amendment AMD-23-07 and General Plan Text Amendment AMD-23-08, and adopt an Ordinance approving Zoning Map Amendment AMD-23-09 and Zoning Text Amendment AMD-23-10, to adopt the comprehensive update to the City of Alhambra Zoning Code (Title 23 of the Alhambra Municipal Code), and finding General Plan Map Amendment AMD-23-07, General Plan Text Amendment AMD-23-08, Zoning Map Amendment AMD-23-09, and Zoning Text Amendment AMD-23-10 will not have any significant environmental impact based on the findings of an Initial Study and Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA).

**MOTION:**

- Moved to continue the item to the Regular Meeting of the Planning Commission on Tuesday, September 5, 2023 at 7:00 P.M.
- 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

- **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:**

- **Lewis McCammon** discussed how one-size fits all solutions from Sacramento impact cities such as Palmdale and Alhambra differently. Mr. McCammon complimented Staff and the consultant on the work done on the Housing Element document, and

commented on the data and materials included as part of the document. (9:49 P.M.)

- **Bert Ng** expressed concern with the way members of the public are conveying concerns and urged civility during meetings. Mr. Ng also encouraged having the Zoning Code Update presentation during one meeting and having a separate meeting for public comment and deliberations. (9:51 P.M.)
- **Maestrini Alain** requested additional information and understanding on the State’s requirements for cities to accommodate new housing and potential impacts to the City’s ability to accommodate its required number of new housing units. (9:53 P.M.)
- **Meehar Tom** commented on the Wondries Toyota development and requested that the City require future development projects submit plans that are drawn to scale and that accurately depict how the development will look next to surrounding properties once completed. (9:56 P.M.)
- **Ari Gutierrez Arambula** commented on community outreach for the Zoning Code Update and suggested that the City hold a community meeting for the Zoning Code Update. Ms. Arambula expressed that there is an issue with public engagement within the City. (9:58 P.M.)
- **Shirley Tatsuno** commented on the City’s RHNA allocation and the new housing units that the City has to re-zone for in order to comply with State law. Ms. Tatsuno also commented on the RPD process and how it will impact commercial and R-3 zones. Ms. Tatsuno expressed her appreciation for the work the Commission does. (10:01 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** asked Staff to provide an overview of the outreach process for the Zoning Code Update project. (10:04 P.M.)

- **Commissioner Mojarro** asked if legal counsel could provide additional information on State laws related to obstruction of photovoltaic systems. (10:06 P.M.)
- **Commissioner Gardea** asked Staff if there are opportunities for the Commissioners to attend one of the annual conferences put on by Planning practitioners, such as the State APA conference. (10:07 P.M.)
- **President Wang** commented on additional opportunities for Planning Commissioners to attend trainings. President Wang also suggested holding a community workshop to discuss new State laws and their impacts to the City. President Wang announced she will be resigning from the Planning Commission due to work commitments, and shared her thanks and appreciation to the City Council, Planning Commission, Staff, and members of the public. (10:08 P.M.)
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**I. COMMENTS FROM STAFF:**

- **Deputy Director Reynoso** updated the Planning Commission on the City Council's recent implementation of a temporary moratorium on self-storage facilities and the extension of the moratorium through to July 2024 to allow additional time to develop standards for self-storage facilities within the community. (10:13 P.M.)
- **For additional information regarding the discussion, the audio and video recordings of the discussion is available here:**

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**J. ADJOURNMENT:**

- There being no other business, the meeting was adjourned at 10:15 P.M. to Tuesday, September 5, 2023, at 7:00 P.M.



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Chris Olson  
President

**ATTEST:**



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Maia McCurley  
Principal Planner