

UNOFFICIAL MINUTES
PLANNING COMMISSION
FEBRUARY 8, 2017

CALL TO ORDER: The Planning Commission meeting was called to order by Vice Chairperson Arias in the City Council Chambers at 7:00 p.m.

FLAG SALUTE: Commissioner Grajeda led the flag salute

ROLL CALL: Roll was taken by Development Services Manager Johnson

COMMISSIONERS PRESENT: Vice Chair Arias; Commissioners Brown, Grajeda, Ramos, and Ursua

COMMISSIONERS ABSENT: Chair Hemming and Commissioner Juarez (both excused)

STAFF PRESENT: Development Services Director Lazzaretto, Development Services Manager Johnson, Deputy City Attorney Chen, Associate Planner Bechet, Senior Planner Lin, City Engineer Guerrero, Supervising Water and Resources Engineer Garibay

ITEM D:
PUBLIC COMMENT:

ITEM E:
CONSENT CALENDAR:

ITEM F:
PUBLIC HEARING ITEMS:

G-1 PUBLIC HEARING – WIRELESS COMMUNICATION FACILITY PERMIT (WIRE 4071-2016) TO ALLOW THE CONSTRUCTION OF A 60-FOOT HIGH FREESTANDING WIRELESS COMMUNICATION FACILITY DISGUISED AS A BROADLEAF TREE AND RELATED GROUND EQUIPMENT ON A PROPERTY LOCATED IN THE CITY GATEWAY SEGMENT OF THE CORRIDOR SPECIFIC PLAN LOCATED AT 625 E. FOOTHILL BOULEVARD.

Development Services Manager Johnson recommended the Commission open the public hearing to continue the item.

The Commission discussed and agreed to open the public hearing and continue the item to the February 22, 2017, Planning Commission meeting.

Motion by Commissioner Grajeda, seconded by Commissioner Ramos, carried by a unanimous vote of the members present (5-0-0-2), Chair Hemming and Commissioner Juarez excused, continuing Wireless Communication Facility Permit (WIRE 4071-2016).

G-2

PUBLIC HEARING – CODE AMENDMENT (CODE 6026-2016) WATER EFFICIENT LANDSCAPE ORDINANCE AND GUIDELINES: A REQUEST TO UPDATE THE CITY'S WATER EFFICIENT LANDSCAPE REQUIREMENTS BY AMENDING SECTION .503-J ("LANDSCAPING /IRRIGATION"), SECTION .280 ("R-2 LOW DENSITY MULTIPLE-FAMILY ZONE") SECTION .290 ("R-3 MEDIUM DENSITY MULTI-FAMILY ZONE"), SECTION .300 ("R-4 HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE") OF THE CITY OF POMONA ZONING ORDINANCE (PZO), AND TO ADOPT GUIDELINES FOR THE IMPLEMENTATION OF THE CITY OF POMONA WATER EFFICIENT LANDSCAPE ORDINANCE, IN ORDER TO UPDATE WATER EFFICIENCY LANDSCAPING REQUIREMENTS FOR ALL DEVELOPMENT TYPES IN CITY IN COMPLIANCE WITH STATE REQUIREMENTS PROMULGATED BY GOVERNOR'S EXECUTIVE ORDER B-29-15.

Senior Planner Lin provided a staff report regarding a city initiated request for a code amendment for the water efficient landscape ordinance and guidelines. Commissioner Brown, in terms of the project size requirements, inquired since 2010 whether the city had been implementing the 500 square-foot and 2500 square foot rule triggering the permit process and whether items were missed due to thresholds or whether staff had concerns. In addition, he inquired whether staff was allowed to prohibit the use of artificial turf at residential properties. Development Services Manager Johnson stated the square footage was slightly different in 2010. He stated the city had not been able to deal with the brown lawn issues as the State prohibits citations for brown lawns so there were many violations throughout the city, but in terms of applications there have not been any issues. Senior Planner Lin stated the State required the city to allow artificial turf on residential properties within percentage to total size. Commissioner Ursua inquired how this aligns with State standards and how this would affect vacant properties. In addition, he stated a concern regarding costly standards and suggested providing less costly options. Senior Planner Lin stated the code amendment aligns with the State's minimum standards. Development Services Manager Johnson stated vacant properties are handled by the Fire Department, but the Commission could make a recommendation to the City Council that vacant property process be stronger. Commissioner Grajeda inquired whether the ordinance, if approved, would be retroactive and how the city would process retroactive properties. He stated a concern with the city being extremely busy and not being able to follow up on violations. Development Services Manager Johnson stated it would be retroactive and staff would survey the city and notice those in violation of the ordinance. Staff may start with the most noticeable lots or those lots listed on the code compliance list. Development Services Director Lazzaretto stated a recommendation could be made to City Council regarding assistance with following up on violations. Discussion ensued regarding the process in which the ordinance would be enforced, the increase in restrictions which the ordinance would enforce, and the threshold of square footage which would warrant the permit process and landscape/irrigation plans. Vice Chair Arias opened the public hearing. Mr. Denny Mosier spoke in favor of the code

amendment and encouraged affordable pricing for landscaping projects. Vice Chair Arias closed the public hearing. Commissioner Grajeda made a motion to approve staff's recommendation with the addition to request the City Council to allocate money for code enforcement. Commissioner Ramos stated a concern with future droughts and requested a stop clause in the ordinance to address droughts and economic hardships. Commissioner Ursua inquired on the process if the Commission did not take action. Development Services Director Lazzaretto stated the State model ordinance would become the City of Pomona's ordinance. Discussion ensued regarding clarification needed regarding the square footage threshold which triggers the permit process and which is allowed for artificial turf as well as a stop clause in the event of a drought or economic hardship. Vice Chair Arias suggested a change which would allow for projects of 1000 square-feet or less the right to complete their projects through the front counter rather than completing an extensive permit process. Commissioner Brown stated a concern regarding artificial turf as research had shown adverse impacts from the use of artificial turf such as high temperatures heating the material and potentially causing burns to children or animals as well as causing an increase in air conditioner use, and he stated a concern with allowing artificial turf in the dripline areas of trees. He stated he believed the proposal of 50% artificial turf was on the high side compared to other communities and he thinks 30-40% is more common and he stated the dripline of trees should be considered. In addition, he suggested an amendment to the motion to allow up to 75% artificial turf for front yards of 1000 square-feet or less, to allow 40% of artificial turf for front yards larger than 1000 square-feet, and to ensure best practices are followed in regards to preventing artificial turf under oak trees and other trees.

The Commission discussed and agreed to request the City Council to allocate money for code enforcement, to allow up to 75% artificial turf for front yards of 1000 square-feet or less, to allow 40% of artificial turf for front yards larger than 1000 square-feet, and to ensure best practices are followed in regards to preventing artificial turf under trees.

Motion by Commissioner Grajeda, seconded by Vice Chair Arias, failed by a vote of the members present (3-2-0-2), Chair Hemming and Commissioner Juarez excused, adopting the amended resolution approving Code Amendment (CODE 6026-2016).

The commission discussed and agreed to continue the item to allow for a full Commission.

Motion by Vice Chair Arias, seconded by Commissioner Ramos, carried by a majority vote of the members present (5-0-0-2), Chair Hemming and Commissioner Juarez excused, continuing Code Amendment (CODE 6026-2016) to the February 22, 2017, Planning Commission meeting.

ITEM G:
NEW BUSINESS:

ITEM H:
PLANNING COMMISSION COMMUNICATIONS:

Commissioner Grajeda mentioned a gas station passed by the Commission which had been noticed to the public before the hearing, but later community members attended a City Council meeting to speak against the project. He reminded staff to ensure the community was aware of projects in their area and possibly increase the radius of those receiving notifications.

Commissioner Ramos agreed with comments made by Commissioner Grajeda.

Commissioner Brown mentioned a grant received to plant trees at Pomona schools.

ITEM I:
DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

ITEM J:
ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Vice Chairperson Arias at 8:45 p.m. to the regular scheduled meeting of February 22, 2017 in the City Council Chambers.

Brad Johnson
Development Services Manager

Maureen Casey, Transcriber
The minutes of this meeting are filed in the Planning Division of City Hall, located 505 South Garey Avenue, Pomona, CA, 91766.
