

UNOFFICIAL MINUTES
PLANNING COMMISSION
FEBRUARY 22, 2017

CALL TO ORDER: The Planning Commission meeting was called to order by Chairperson Hemming 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: Chair Hemming and Vice Chair Arias; Commissioners Brown, Grajeda, Juarez, and Ursua

COMMISSIONERS ABSENT: Commissioner Ramos (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, and Minutes Clerk Casey

ITEM D:
PUBLIC COMMENT:

ITEM E:
CONSENT CALENDAR:

1. APPROVAL OF PC MINUTES:
-Unofficial Minutes 1-11-17
2. TIME EXTENSION (EXT 6290-2016):
Request for a second one-year extension for Tentative Parcel Map (TPM 13-002) to subdivide an existing single parcel into three (3) parcels for single-family residential development within the R-1-7,500 (Single-Family Residential) zoning district on a property located at 1495 Cleveland Street.

Motion by Chair Hemming, seconded by Vice Chair Arias, carried by a unanimous vote of the members present (6-0-0-1), Commissioner Ramos excused, approving the Planning Commission Meeting Minutes of January 11, 2017, and Time Extension (EXT 6290-2016).

ITEM F:
DISCUSSION CALENDAR:

1. Accessory Dwelling Workshop

Senior Project Lin provided a staff report. Commissioner Ursua inquired on the City's recommendation for a minimum lot size and stated he believed smaller lots would be an issue as the City currently has parking issues. In addition, he stated issues with current accessory dwellings in the city which are not permitted and many garages being occupied as living space. Development Services Manager Johnson stated the City did not set a minimum lot size and a single family home in Pomona requires a two car garage. If a garage is going to be converted into a living space then a replacement garage would need to be constructed. Commissioner Brown inquired on the citywide impact due to these instances and requested that staff provide information including how many lots in the city were over 10,000 square-feet and where those lots are located as well as parking requirements. Commissioner Arias requested a sizing scale to assist with considerations as well as parking requirements based on lot sizes or unit sizes. Commissioner Grajeda stated he did not believe the lot size matters, but rather the front unit as he believed the unit in the back should not be over 50% of the original unit. He stated he believed the Commission should allow what is requested as long as it fits. Commissioner Juarez stated a concern regarding many 4,000 square-foot homes being constructed on small lots such as 5,000 square-feet. He stated he believed the lot size was important because the issues of overcrowding and parking were raised if the lot size was not considered.

The Commission discussed and agreed to require kitchens and bathrooms for the additional dwelling units and to direct staff to provide additional information.

ITEM G:
PUBLIC HEARING ITEMS:

G-1 PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 6272-2016) TO ALLOW A PHYSICIAN ASSISTANT PROGRAM WITHIN THE TOP FLOOR OF AN EXISTING TWO-STORY BUILDING LOCATED AT 210 BONITA AVENUE (BONITA PROFESSIONAL PLAZA) WITHIN THE TRANSIT ORIENTED DISTRICT OF THE POMONA CORRIDORS SPECIFIC PLAN AREA.

Development Services Manager Johnson provided a staff report regarding a request for a physician assistant program within an existing building. Chair Hemming inquired whether the applicant expressed issues regarding any of the conditions. Development Services Manager Johnson stated that applicant did not express any issues with any of the conditions. Chair Hemming opened public hearing. Ms. Jeanne Cockrell, representing The University of La Verne, agreed with the staff report and asked the Commission to approve. Chair Hemming closed the public hearing.

Motion by Vice Chair Arias, seconded by Commissioner Grajeda, carried by a unanimous vote of the members present (6-0-0-1), Commissioner Ramos excused, adopting the attached resolution approving Conditional Use Permit (CUP 6272-2016).

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. *(Continued from February 8, 2017)*

Senior Planner Lin provided a staff report regarding a request for a code amendment to the water efficient landscape ordinance and guidelines. Commissioner Juarez suggested if implemented the corridors be enforced first. Commissioner Ursua inquired how the weeds in the public right-of-way would be addressed. Development Services Manager Johnson stated property owners would be required to maintain the land in front of their properties. Commissioner Grajeda stated a concern regarding the city investing funds to obtain a contractor to clean sites for unresponsive property owners and recouping the cost, but not profiting from the inconvenience. He suggested implementing a fee for violations. Commissioner Brown stated a concern regarding home owners implementing do-it-yourself projects having to come before the city for approval. Development Services Manager Johnson stated rehabilitation projects under 2500 feet would not need to come before the city unless the project incorporated items such as artificial turf or cactus. Chair Hemming opened public hearing. Mr. John Mendoza stated support for the implementation of a violation fee, mentioned the Metropolitan Water District providing funding for drought tolerant plants and artificial turf, he stated a concern with individuals camping at a vacant site next to his home and suggested a hotline for complaints regarding issues. Chair Hemming closed public hearing. Commissioner Juarez requested staff to research possible grants and incentives for Pomona homeowners. Commissioner Brown stated concerns with artificial turf becoming extremely hot and burning children and animals, increasing the air conditioning cost for neighbors, increasing storm water runoff, and causing health affects due to the materials used to make the turf. He stated he felt the 50% allowance for turf was a bit excessive and he suggested 40%. In addition he stated he would not like artificial turf installed at the drip line of oak trees.

The Commission discussed and agreed to modify the artificial turf requirement by adjusting the allowed percentage from 50% to 40% regardless of the square footage of the site.

Motion by Commissioner Brown, seconded by Chair Hemming, carried by a majority vote of the members present (5-0-1-1), Commissioner Ursua abstained and Commissioner Ramos excused, adopting the amended Resolution approving Code Amendment (CODE 6026-2016).

G-3

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. *(Continued from January 11, 20167)*

Development Services Manager Johnson stated due to the various times the item has been continued, the item will be removed and re-noticed.

ITEM H:
NEW BUSINESS:

ITEM I:
PLANNING COMMISSION COMMUNICATIONS:

ITEM J:
DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

ITEM K:
ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chairperson Hemming at 9:25 p.m. to the regular scheduled meeting of March 8, 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.
