

UNOFFICIAL MINUTES
PLANNING COMMISSION
JULY 12, 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 Brown led the flag salute

ROLL CALL: Roll was taken by Development Services Manager Johnson

COMMISSIONERS PRESENT: Vice Chair Arias; Commissioners Brown, Grajeda, Juarez (arrived at 7:07pm), and Ursua

COMMISSIONERS ABSENT: Chairperson Hemming and Commissioner Ramos

STAFF PRESENT: Development & Neighborhood Services Director Lazzaretto, Development Services Manager Johnson, Assistant City Attorney Jared, Contract Planner Hamilton, Senior Planner Lin, City Engineer Guerrero, and Minutes Clerk Casey

ITEM D:
PUBLIC COMMENT: None

ITEM E:
CONSENT CALENDAR:

1. Unofficial Planning Commission Minutes – May 10, 2017 Meeting:

Motion by Commissioner Ursua, seconded by Commissioner Brown, carried by a unanimous vote of the members present (4-0-0-3), Commissioners Hemming, Juarez, and Ramos absent, approving the Planning Commission Meeting Minutes of May 10, 2017.

ITEM F:
PUBLIC HEARING ITEMS:

F-1 PUBLIC HEARING – CHANGE OF ZONE (ZONE 4972-2016) TO ALLOW THE CHANGE OF ZONING CLASSIFICATION FROM R 1-7,500 TO THE POMONA CORRIDORS SPECIFIC PLAN RESIDENTIAL TRANSITION ZONE FOR THE PROPERTIES AT 267, 279, AND 21 E. BONITA AVENUE AND 2815 THROUGH 2873 MELBOURNE AVENUE; SPECIFIC PLAN AMENDMENT (SPA 4920-2016) TO ALLOW THE EXPANSION OF BOUNDARIES OF THE POMONA CORRIDORS SPECIFIC PLAN TO INCLUDE THE PROPERTIES AT 267, 279, AND 21 E. BONITA AVENUE AND 2815 THROUGH 2873 MELBOURNE AVENUE;

DEVELOPMENT PLAN REVIEW (DPR 6124-2016) FOR THE DEVELOPMENT OF A SURFACE PARKING LOT WITHIN THE RESIDENTIAL TRANSITION ZONE OF THE POMONA CORRIDORS SPECIFIC PLAN; AND TENTATIVE PARCEL MAP (TPM 6122-2016) TO COMPREHENSIVELY CONSOLIDATE ALL AFFECTED PARCELS ON THE CASA COLINA PROPERTY; AND TO CONSTRUCT A NEW 71-SPACE SURFACE PARKING LOT ON THE SITE TOTALING APPROXIMATELY 1 ACRE.

Contract Planner Hamilton provided a staff report regarding an expansion of boundaries request for Casa Colina Hospital. In addition, he mentioned two conditions, Conditions No. 8 requiring additional trees and Condition No. 9 addressing bio-swales, which could be removed from the resolution. Commissioner Juarez inquired how the zone change would affect the current single family homes in the area. Contract Planner Hamilton stated the homes would not be affected as single family homes were allowed under the new proposed zoning. Vice Chair Arias opened the public hearing. Dr. Felice Loverso, CEO of Casa Colina, provided background on the need for additional parking, agreed with the staff report, and asked the Commission to approve. Commissioner Ursua inquired the rational for including Melbourne Avenue in the proposed zoning change. Dr. Felice Loverso stated Melbourne Avenue was included due to staff recommendations. Vice Chair Arias invited the public for comments. Mr. Scott Scoggins, Melbourne Avenue resident, asked for clarification on how this would affect his property. He inquired if an impact report was performed to see how traffic and the environment would be affected due to this project. Development & Neighborhood Services Director Lazzaretto stated the project would not affect the speaker's property. Contract Planner Hamilton stated an environmental report was not needed for the project as the changes were determined to have minimal impact on the environment, neighborhood, and traffic. Mr. Robert Palomarez stated privacy concerns with the parking lot surveillance cameras as he lived next door to the parking lot. Ms. Melissa Montoya, Melbourne resident, inquired how the zone change would affect the value of her home and whether the hospital would work with the residents to obtain home value information. Contract Planner Hamilton stated there was no way to know for sure if the requested changes would affect the value of the homes, but in staff's opinion, the proposed changes would not affect the values as what is permitted under the current zoning would be permitted under the new zoning. Ms. Rosa Palomarz stated privacy concerns and as she lived next door to the parking lot and inquired how the request would affect the value of her home. Dr. Felice Loverso stated Casa Colina would work with neighbors to discuss the value of their property and to discuss additional privacy options as the hospital would like to ensure everybody was comfortable with the project. Vice Chair Arias closed the public hearing. The Commission and staff discussed staff's rational for including homes north of the parking lot in the zoning change request. Development Services Manager Johnson stated the hospital owned many of the homes to the north so staff wanted to include the area to eliminate the need for rezoning in the future if the hospital continued to purchase additional homes.

Vice Chair Arias made a motion to approve the project as written by staff.

The motion failed due to the lack of a second.

The Commission discussed and agreed to eliminate the zoning change for the area to the north of the parking lot and to require the applicant to work with the neighbors on additional landscaping treatments and street trees, especially on Melbourne Avenue, to assist with the residential concerns.

Motion by Commissioner Ursua, seconded by Commissioner Grajeda, carried by a unanimous vote of the members present (5-0-0-2), Commissioners Hemming and Ramos absent, adopting the amended resolution approving Change of Zone (ZONE 4972-2016), Specific Plan Amendment (SPA 4920-2016), Development Plan Review (DPR 6124-2016), and Tentative Parcel Map (TPM 6122-2016).

F-2

PUBLIC HEARING – MODIFICATION OF VARIANCE (VAR 5239-2016) AND MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 14-003) TO MODIFY CONDITIONS OF THE PREVIOUSLY APPROVED VARIANCE AND CONDITIONAL USE PERMIT TO APPROVE A NEW CONSTRUCTION PLAN ALLOWING THE EXPANSION OF THE CONVENIENCE MARKET, INCLUDING A NEW SECOND STORY; A NEW SMALL ONE-STORY FREESTANDING RETAIL BUILDING WITH SETBACKS LESS THAN 15'0; EXPANSION OF THE CARWASH WITH THE INTERIOR SETBACK LESS THAN 15'0; AND REPLACEMENT OF THE PUMP ISLAND CANOPY WITH A TALLER CANOPY FOR THE PROJECT LOCATED WITHIN THE C-4 (HIGHWAY COMMERCIAL) ZONING DISTRICT LOCATED AT 3111 W. TEMPLE AVENUE.

Contract Planner Hamilton provided a staff report regarding a Variance and Conditional Use Permit modification request for an existing service station. He stated staff suggested approving the expansion, free standing canopy, and landscape improvements, but to consider either the retail space or the carwash, but not both as this would create a parking issue. Vice Chair Arias opened the public hearing. Mr. Phil May, representing the applicant, requested approval. Commissioner Ursua inquired whether the beer and wine section of the store would be expanded. Mr. Phil May stated the currently six cooler doors and 14 square foot of shelf space for beer and wine would remain as is. Commissioner Brown inquired the rationale for the carwash expansion and retail space requests. Mr. Phil May stated the carwash expansion was being requested to allow for two cars to be serviced at once and the retail space, a possible flower shop or dry cleaning service, was being requested for additional income. In addition, he stated the retail space was preferred over the carwash expansion. Vice Chair Arias closed the public hearing. Development & Neighborhood Services Director Lazzaretto stated the staff report mentioned a choice between the retail space or the carwash, but staff suggest the retail space not be allowed due to the lack of parking.

The Commission discussed and agreed to approve the resolution with the removal of the retail space.

Motion by Commissioner Juarez, seconded by Commissioner Brown, carried by a unanimous vote of the members present (5-0-0-2), Commissioners Hemming and Ramos absent, adopting the resolution approving Modification of Variance (VAR 5239-2016) and Modification of Conditional Use Permit (MCUP 14-003).

F-3

PUBLIC HEARING – SPECIFIC PLAN AMENDMENT (SPA 7700-2017) TO AMEND THE POMONA CORRIDORS SPECIFIC PLAN TO INCLUDE EMERGENCY SHELTER BY RIGHT FOR A SPECIFIC PARCEL AT 1400 E. MISSION

BOULEVARD AND POTENTIALLY OTHER PARCELS BY
CONDITIONAL USE PERMIT, AND TO MODIFY THE
APPEAL PERIOD TIMEFRAME FROM 10 DAYS TO 20 DAYS.

Senior Planner Lin provided a staff report regarding a request to amend the Pomona Corridors Specific Plan to allow emergency shelters. Commissioner Juarez inquired whether 1390 Mission could be utilized for operations other than emergency shelter housing. Development & Neighborhood Services Director Lazzaretto stated an interested party would need to submit an application to request to change the zoning. Vice Chair Alias opened the public hearing. Ms. Nisha Vyas, Attorney with Public Council, stated the two shelters could cause over concentration for the City and she felt the City was providing beyond what was permitted in SB2. Assistant City Attorney Jared stated Public Council had sued the City of Pomona in the past and was in current litigation with the City and Ms. Vyas was one of the Attorneys on the case. The goal of the City Council was to shelter the under sheltered demand, it was not recognized that doing so would cause another issue. He stated he wanted to make it clear, the Commission's statements made tonight regarding the request were their own as the Commission would not be speaking for the City. In addition, he stated in regards to meeting SB2 requirements, SB2 had 5 requirements and the City had Modifications which would be done at a later date if needed. Development & Neighborhood Services Director Lazzaretto stated the Commission was considering a recommendation to the City Council tonight therefore if changes were required those changes would be presented to the City Council for consideration. Vice Chair Arias closed the public hearing.

Motion by Commissioner Juarez, seconded by Commissioner Brown, carried by a unanimous vote of the members present (5-0-0-2), Commissioners Hemming and Ramos absent, adopting the resolution recommending approving of Specific Plan Amendment (SPA 7700-2017) to the City Council.

ITEM G:
DISCUSSION:

1. Selection of New Chairperson and Vice-Chairperson

Commissioner Grajeda suggested to nominate Commissioner Juarez as Chairperson and Commissioner Ursua as Vice Chairperson.

Commissioner Arias suggested Commissioner Hemming remain as Chairperson.

Motion by Commissioner Grajeda, seconded by Commissioner Ursua, carried by a majority vote of the members present (4-1-0-2), Commissioner Arias denied, Commissioners Hemming and Ramos absent, approving Commissioner Juarez as Chairperson of the Planning Commission.

Vice Chair Arias made a motion for Commissioner Hemming to remain as Chairperson of the Planning Commission.

Motion failed due to the lack of a second.

Commissioner Grajeda nominated Commissioner Ursua as Vice Chairperson of the Planning Commission.

Motion by Commissioner Grajeda, seconded by **Commissioner Brown**, carried by a majority vote of the members present (4-1-0-2), Commissioner Arias denied, Commissioners Hemming and Ramos absent, approving Commissioner Ursua as Vice-Chairperson of the Planning Commission.

ITEM H:

NEW BUSINESS: None

ITEM I:

PLANNING COMMISSION COMMUNICATION:

Commissioner Grajeda mentioned work/live spaces and requested staff to look into the records to ensure buildings in the downtown were permitted for this use.

ITEM J:

DEVELOPMENT SERVICES COMMUNICATION:

ITEM K:

ADJOURNMENT: The Planning Commission meeting was motion to adjourn by Chairperson Juarez at 9:54 p.m. to the regular scheduled meeting of July 26, 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.
