

UNOFFICIAL MINUTES
PLANNING COMMISSION
AUGUST 23, 2017

CALL TO ORDER: The Planning Commission meeting was called to order by Chairperson Juarez 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 Director Lazzaretto

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

COMMISSIONERS ABSENT: None

STAFF PRESENT: Development Services Director Lazzaretto, Assistant City Planner Jared, Associate Planner Khan, Associate Planner Tam, City Engineer Guerrero, Supervising Water and Resources Engineer Garibay, and Minutes Clerk Casey

ITEM D:
PUBLIC COMMENT:

ITEM E:
CONSENT CALENDAR:

1. Draft Planning Commission Meeting Minutes – June 28, 2017

Motion by Vice Chair Ursua, seconded by Commissioner Hemming, carried by a unanimous vote of the members present (7-0-0-0), adopting the Draft Planning Commission Meeting Minutes of June 28, 2017.

ITEM F:
PUBLIC HEARING ITEMS:

F-1 PUBLIC HEARING – WIRELESS COMMUNICATION FACILITY PERMIT (WIRE 2511-2015) TO ALLOW THE INSTALLATION OF A NEW FREESTANDING 65-FOOT WIRELESS COMMUNICATION FACILITY DISGUISED AS A STEALTH TOWER LOCATED AT 2377 N. GARVEY AVENUE.

The Commission discussed and agreed to open the public hearing to continue the item to the September 27, 2017, Planning Commission Meeting.

F-2 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.

Associate Planner Tam provided a staff report regarding a request for a wireless communication facility.

Commissioner Hemming inquired whether the applicant would agree to an alternative design.

Commissioner Arias mentioned Condition No.8 regarding graffiti removal and inquired whether the required time for removal could be revised from 72 hours to 24 or 48 hours?

Chair Juarez stated a discussion took place and it was agreed 48 hours was a bit tight to have maintenance arrive for graffiti removal therefore 72 hours was decided.

Chair Juarez opened the public hearing.

Mr. Chris Colten, representing LASMASA DBA Verizon Wireless, stated the conditions had been reviewed and the applicant agreed, an alternative design was an option, and he asked the Commission to please approve.

Commissioner Hemming stated due to the area being concrete, she would rather see a tower than a tree.

Chair Juarez and Commissioner Arias discussed and agreed they would prefer a tower rather than a tree.

Chair Juarez closed the public hearing.

Chair Juarez requested vines to be added to the block wall to mask the wall and protect the wall from graffiti.

The Commission discussed and agreed to require the wireless communication facility to be a tower rather than a tree and to add a condition requiring landscaping to be added to the block wall.

Motion by Commissioner Hemming, seconded by Commissioner Arias, carried by a majority vote of the members present (4-3-0-0), Commissioners Juarez, Ramos, and Ursua denied, adopting Resolution No. 17-037, approving Wireless Communication Facility Permit (WIRE 4071-2016).

F-3

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 6213-2016) TO ESTABLISH AN ADULT DAY CARE AND HEALTH CENTER ON A PROPERTY WITHIN THE M-2 (GENERAL INDUSTRIAL) ZONE LOCATED AT 105 MERCURY CIRCLE.

Associate Planner Tam provided a staff report regarding a request to establish an adult day care and health center.

Chair Juarez opened the public hearing.

Mr. Victor Fong, representing the application, agreed with the staff report and asked the commission to approve.

Vice Chair Ursua inquired whether Mr. Fong felt there would be significant parking as well as significant space for drop off.

Mr. Victor Fong stated he felt there were would be significant space and parking as their Diamond Bar location had a similar lot size and there was not any issues.

Chair Juarez closed the public hearing.

Motion by Commissioner Brown, seconded by Commissioner Hemming, carried by a unanimous vote of the members present (7-0-0-0), adopting Resolution No. 17-038, approving Conditional Use Permit (CUP 6213-2016).

The Commission requested a one year review of the property.

F-4

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 6158-2016) FOR THE CONSTRUCTION OF A DRIVE-THRU ASSOCIATED WITH THE TENANT IMPROVEMENT WITHIN THE POMONA CORRIDORS SPECIFIC PLAN (NEIGHBORHOOD CENTER WITH SUPPLEMENTAL OVERLAY) ZONE LOCATED AT 775 E. FOOTHILL BOULEVARD.

Associate Planner Khan provided a staff report regarding a request to construct a drive-thru associated with tenant improvements.

Chair Juarez mentioned the poor condition of the parking lot and islands in the parking lot and inquired whether all will be repaired. He requested a condition to be included addressing the islands and other items in the parking lot which needed to be brought to code.

Commissioner Arias stated a concern with the current property not being maintained as weeds were visible. He requested applicants be made aware of maintaining their property at the staff counter.

Chair Juarez opened public hearing.

Mr. Steve Schneider, representing the applicant, stated Smart and Final would be occupying the site unless the real estate deal was not successful. He stated he felt this would improve the area and the entire parking lot, landscaping, and irrigation would be improved.

Discussion ensued regarding the possible need for signage entering and exiting the drive-thru as well as a “no left turn” sign when exiting on Towne Avenue.

City Engineer Guerrero stated there was not a raised median on Towne Avenue, but in his opinion, he did not see the need for a sign which restricted left turn movements. However, he did see a possible future need for a red curb to be added near the south exit drive.

Chair Juarez closed the public hearing.

Motion by Chair Juarez, seconded by Commissioner Arias, carried by a unanimous vote of the members present (7-0-0-0), adopting Resolution No. 17-039, approving Conditional Use Permit (CUP 6158-2016)

F-5

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 4831-2016) AND TENTATIVE TRACT MAP 74235 (TRACTMAP 4832-2016) FOR THE CONSTRUCTION OF SIX RESIDENTIAL CONDOMINIUM UNITS WITHIN THE R-2-S (LOW DENSITY MULTIPLE-FAMILY ZONE WITH SUPPLEMENTAL OVERLAY) ZONE LOCATED AT 1061 E. PHILIPS BOULEVARD.

Associate Planner Khan provided a staff report regarding a request to construct six residential condominium units.

Commissioner Brown stated he felt site circulation seemed problematic due to the guest parking spaces at the end of the driveway.

Associate Planner Khan stated the site met the Fire Department's requirements therefore staff felt comfortable with the layout.

Vice Chair Ursua and Commissioner Grajeda stated concerns regarding the floor plan square footage, density, and with the lack of private open space and the lack of parking.

Chair Juarez opened the public hearing.

The applicants, Jonathan Ko and Gabriel Perez, agreed with the staff report and asked the Commission to approve. They stated a parking space could be removed to allow for additional turn around space and the development was consistent with what millennials would like to see.

Chair Juarez closed the public hearing.

The Commission discussed and agreed to remove one guest parking space at the far end of the site to allow for additional turn around space.

Motion by Commissioner Hemming, seconded by Commissioner Arias, carried by a majority vote of the members present (6-1-0-0), Vice Chair Ursua denied, adopting the Resolution No. 17-040, approving Conditional Use Permit (CUP 4831-2016) and Resolution No. 17-041, approving Tentative Tract Map 74235 (TRACTMAP 4832-2016).

F-6

PUBLIC HEARING – CODE AMENDMENT (CODE 8233-2017) AND SPECIFIC PLAN AMENDMENT (SPA 8235-2017) ARE

CITY-INITIATED REQUESTS TO AMEND SECTION .062 (“DEFINITIONS”), SECTION .222 (OPEN SPACE DISTRICT), SECTION .229.6 (“R-1-20,000 SINGLE FAMILY RESIDENTIAL DISTRICT”), SECTION .232 (“R-1-10,000” SINGLE-FAMILY RESIDENTIAL DISTRICT), SECTION .242 (“R-1-7,500” SINGLE-FAMILY RESIDENTIAL DISTRICT), SECTION .252 (“R-1-7,200” SINGLE-FAMILY RESIDENTIAL DISTRICT), SECTION .262 (“R-1-6,000” SINGLE-FAMILY RESIDENTIAL DISTRICT), SECTION .272 (“R-1-E” SINGLE-FAMILY RESIDENTIAL OVERLAY DISTRICT), SECTION .322 (“A-P” ADMINISTRATIVE AND PROFESSIONAL OFFICE DISTRICT), SECTION .342 (“C-1” NEIGHBORHOOD STORES AND SERVICES COMMERCIAL DISTRICT), SECTION .352 (NEIGHBORHOOD SHOPPING CENTER COMMERCIAL DISTRICT), SECTION .362 (“C-3” GENERAL COMMERCIAL DISTRICT), SECTION .367 (“C-C” COMMUNITY SHOPPING CENTER COMMERCIAL DISTRICT), SECTION .372 (“C-4” HIGHWAY COMMERCIAL DISTRICT), SECTION .392 (“C-IND” COMMERCIAL AND INDUSTRIAL DISTRICT), SECTION .398 (“M” SPECIAL INDUSTRIAL DISTRICT), SECTION .412 (“M-1” LIGHT INDUSTRIAL DISTRICT), SECTION .422 (“M-2” GENERAL INDUSTRIAL DISTRICT), SECTION .437.5 (FAIRGROUNDS DISTRICT), SECTION .452 (“CIVIC” SUPPLEMENTAL USE DISTRICT), SECTION .482 (“R-HMD” RESIDENTIAL-MANUFACTURED HOUSING DEVELOPMENT DISTRICT), AND TO AMEND THE PHILLIPS RANCH SPECIFIC PLAN, DOWNTOWN POMONA SPECIFIC PLAN, MISSION-71 BUSINESS PARK SPECIFIC PLAN, KELLOGG PLAZA SPECIFIC PLAN, POMONA CORRIDORS SPECIFIC PLAN, AND THE POMONA VALLEY HOSPITAL MEDICAL CENTER (PVHMC) SPECIFIC PLAN TO EXPLICITLY PROHIBIT COMMERCIAL MARIJUANA ACTIVITY CITYWIDE.

The Commission discussed and agreed to open the public hearing to continue the item to the September 13, 2017, Planning Commission Meeting.

Chair Juarez requested this item be the only item of discussion on the September 13, 2017, agenda due to the controversial nature.

ITEM G:
PLANNING COMMISSION COMMUNICATION:

Commissioner Grajeda mentioned a concern with a flyer he received regarding a cannabis forum which he would share with the Commission.

ITEM H:
DEVELOPMENT SERVICES COMMUNICATION:

ITEM J:
ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chairperson Juarez at 9:00 p.m. to the regular scheduled meeting of September 13, 2017 in the City Council Chambers.

Mark Lazzaretto
Development Services Director Lazzaretto

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.
