

UNOFFICIAL MINUTES  
PLANNING COMMISSION  
NOVEMBER 8, 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 Brown led the flag salute

ROLL CALL: Roll was taken by Development Services Director Lazzaretto

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

COMMISSIONERS ABSENT: Commissioner Ramos (excused)

STAFF PRESENT: Development Services Director Lazzaretto, Deputy City Attorney Chen, Associate Planner Khan, City Engineer Guerrero, and Supervising Water and Resources Engineer Garibay

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ITEM D:  
PUBLIC COMMENT:

Mr. Alfredo Edmond, Pomona resident, spoke regarding making changes to benefit the community such as additional positive after school youth programs and development.

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ITEM E:  
CONSENT CALENDAR:

1. Draft Planning Commission Meeting Minutes – September 13, 2017

Motion by Commissioner Brown, seconded by Commissioner Grajeda, carried by a majority vote of the members present (5-0-1-1), Commissioner Hemming abstained and Commissioner Ramos excused, adopting the Draft Planning Commission Meeting Minutes of September 13, 2017.

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ITEM F:  
PUBLIC HEARING ITEMS:

F-1 PUBLIC HEARING – CONDITIONAL USE PERMIT FOR ALCOHOL RELATED USE (CUP 8121-2017) TO PERMIT THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION WITHIN THE C-3 (GENERAL COMMERCIAL) ZONING DISTRICT LOCATED AT 2207 VALLEY BOULEVARD.  
*(Continued from October 11, 2017)*

Associate Planner Khan provided a staff report regarding a request to permit the sale of beer and wine for off-site consumption.

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Commissioner Arias inquired whether nearby businesses, such as the American Recovery Center provided comments regarding the request.

Associate Planner Khan stated comments had not been submitted.

Chair Juarez inquired whether the American Recovery Center was re-noticed. In addition, he inquired whether the hours for the sale of beer and wine could be modified.

Development & Neighborhood Services Director Lazzaretto stated the original notice of public hearing for this item was sent, but re-notice for the continuation of the item was not.

Associate Planner Khan stated the Commission may set a condition to adjust the hours for the sale of beer and wine.

Chair Juarez opened the public hearing.

The applicant, Mr. Ahmad Ghaderi, agreed with the staff report, agreed with the conditions, asked the hours for the sale of beer and wine not be adjusted, and asked the Commission to approve.

Chair Juarez closed the public hearing.

Commissioner Hemming and Arias stated they appreciated the conditions placed and agreed upon. In addition, they stated they did not see the need to adjust the hours for the sale of beer and wine as they were within ABC regulations.

Commissioner Brown stated he did not support the project, but he appreciated the work staff and the applicant put in to come to an agreement.

Commissioner Juarez stated he could not support the project.

Motion by Commissioner Hemming, seconded by Commissioner Arias, carried by a majority vote of the members present (4-2-0-1), Chair Juarez and Commissioner Brown denied, Commissioner Ramos excused, adopting the attached resolution approving Conditional Use Permit for alcohol related use (CUP 8121-2017).

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F-2

PUBLIC HEARING – TENTATIVE TRACT MAP (TRACTMAP 8416-2017) AND DEVELOPMENT PLAN REVIEW (DPR 5713-2016) TO PERMIT THE CONSTRUCTION OF A THREE-STORY, MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 20 CONDOMINIUM HOUSING UNITS ON A VACANT 0.45 ACRE PARCEL LOCATED WITHIN THE WORKPLACE GATEWAY SEGMENT OF THE POMONA CORRIDOR SPECIFIC PLAN (PCSP) LOCATED AT 2145 N. GARVEY AVENUE. *(Continued from October 11, 2017)*

Development Services Director Lazzaretto stated staff recommended continuing the item to December 13, 2017, to allow the applicant additional time to modify the plan and to allow the Fire Department to review the project.

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

Carried by a unanimous vote of the members present (6-0-0-1), Commissioner Ramos excused, continuing Tentative Tract Map (TRACTMAP 8416-2017) and Development Plan Review (DPR 5713-2016) to the December 13, 2017, Planning Commission meeting.

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ITEM G:  
PLANNING COMMISSION COMMUNICATION:

Commissioner Grajeda mentioned landscape maintenance required next to Sonic as there were large tumble weeds. In addition, he requested a walkthrough of the permit process.

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ITEM H:  
DEVELOPMENT SERVICES COMMUNICATION:

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ITEM I:  
ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chairperson Juarez at 7:30 p.m. to the regular scheduled meeting of December 13, 2017 in the City Council Chambers.

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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.