

UNOFFICIAL MINUTES  
PLANNING COMMISSION  
DECEMBER 13, 2017

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

FLAG SALUTE: Commissioner Ramos led the flag salute

ROLL CALL: Roll was taken by Development Services Director Lazzaretto

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

COMMISSIONERS ABSENT: Chair Juarez

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

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ITEM D:  
PUBLIC COMMENT: None

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ITEM E:  
CONSENT CALENDAR:

1. Draft Planning Commission Meeting Minutes – September 27, 2017

Motion by Commissioner Hemming, seconded by Commissioner Brown, carried by a unanimous vote of the members present (6-0-1-0), Chair Juarez excused, adopting the Draft Planning Commission Meeting Minutes of September 27, 2017.

2. **1495 Cleveland Street - Time Extension (EXT 9059-2017):** Request for a one-year time extension for Tentative Parcel Map (TPM 13-002, Parcel Map No. 72516) to subdivide an existing single parcel into three (3) parcels for a single-family residential development within the R-1-7,500 (Single-Family Residential) zoning

Motion by Vice Chair Ursua, seconded by Commissioner Arias, carried by a unanimous vote of the members present (6-0-0-1), Chair Juarez excused, adopting the Draft Planning Commission Meeting Minutes of September 27, 2017.

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ITEM F:  
PUBLIC HEARING ITEMS:

F-1 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. GAREY AVENUE. *Continued from November 8, 2017*

The Commission discussed and agreed to open the public hearing to continue the item to a future date uncertain.

Motion by Commissioner Brown, seconded by Commissioner Hemming, carried by a unanimous vote of the members present (6-0-0-1), Chair Juarez excused, continuing Tentative Tract Map (TRACTMAP 8416-2017) and Development Plan Review (DPR 5713-2016) to a future date uncertain.

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F-2 PUBLIC HEARING – TENTATIVE TRACT MAP (TRACTMAP 7220-2017, TRACT NO. 74720) AND FINAL DEVELOPMENT PLAN (FINALDEV 7226-2017) FOR A 12-LOT RESIDENTIAL SUBDIVISION CONSISTING OF 11 DETACHED SINGLE-FAMILY RESIDENCES AND A PRIVATE PARK, AND DEVELOPMENT PLANS FOR THE IMPROVEMENTS INCLUDING HOUSE PLANS, LANDSCAPING, AND STREET IMPROVEMENTS, ON THE 1.89 ACRE (82,509 SQUARE FOOT) SITE LOCATED AT 990-1006 WEBER STREET.

Contract Planner Hamilton provided a staff report regarding a request for a 12-lot residential subdivision consisting of 11 detached single family residences. Commissioner Grajeda mentioned current parking issues in the area. Development Services Director Lazzaretto stated the project attempted to ease the issue by not adding to it with the parking provided on the site.

Vice Chair Ursua opened the public hearing.

The applicant Mr. Manoj Patel, agreed with the staff report and stated the three oak trees on the site would be preserved, but the remainder of the trees would be removed. Vice Chair Ursua invited the public for comments.

Mr. Rafael Navarro spoke regarding the current neighborhood issues including parking and mentioned that police and code compliance are not enforcing the law. He stated support for the development as he felt it would be an improvement for the neighborhood.

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Vice Chair Ursua closed the public hearing.

Commissioner Brown stated a pedestrian circulation concern due to the lack of a proper corner at the cul-de-sac. City Engineer Guerrero stated ADA accessible ramps would be installed and a review during the plan check process could take place where mitigations, if any needed, could be implemented. Commissioner Hemming stated a concern with the open pathway to the park causing issues for the residents. She mentioned walkways in the city have experienced issues which ended with the pathway being closed. Development Services Director Lazzaretto stated staff wanted to open the park to the entire neighborhood as they currently did not have easy access to the park, but if the open pathway causes issues the issues can be addressed. The Commission discussed and agreed to add a condition addressing pedestrian safety at the cul-de-sac during plan check.

Development Services Director Lazzaretto stated some conditions had been mistakenly missed therefore staff suggested continuing the item to allow the conditions to be placed in front of the Commission.

The Commission discussed and agreed they have read and approved the added conditions.

Motion by Commissioner Brown, seconded by Commissioner Grajeda, carried by a unanimous vote of the members present (6-0-0-1), Chair Juarez excused, adopting Resolution No. 17-049, approving Tentative Tract Map (TRACTMAP 7220-2017, Tract No.74720) and Resolution No. 17-050, approving Final Development Plan (FINALDEV 7226-2017).

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F-3 PUBLIC HEARING – TENTATIVE PARCEL MAP (PARCELMAP 6220-2016, NO. 80286) FOR A 2-LOT COMMERCIAL SUBDIVISION TO SEPARATE THE HOTEL SITE FROM THE RESTAURANT ON THE 5.38 ACRE (234,514 SQUARE FOOT) SITE LOCATED AT 3200-3220 W. TEMPLE AVENUE.

Contract Planner Hamilton provided a staff report regarding a request for a 2-lot commercial subdivision. Vice Chair Ursua opened the public hearing. As there were not any speakers, Vice Chair Ursua closed the public hearing.

Motion by Commissioner Hemming, seconded by Commissioner Ramos, carried by a unanimous vote of the members present (6-0-0-1), Chair Juarez excused, adopting Resolution No. 17-051, approving Tentative Parcel Map (PARCELMAP 6220-2016, NO. 80286).

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F-4 PUBLIC HEARING – TENTATIVE PARCEL MAP (PARCELMAP 7099-2017, NO. 74582) AND DEVELOPMENT PLAN REVIEW (DPR 5953-2016) FOR A PROPOSED 506,000 SQUARE-FOOT RESIDENTIAL AND COMMERCIAL MIXED-USE DEVELOPMENT UNDER THE DEVELOPMENT STANDARDS OF THE CORRIDORS SPECIFIC PLAN (CSP). THE PROJECT WOULD INVOLVE DEMOLITION OF THE EXISTING ONE-STORY BUILDING THAT COVERS

NEARLY HALF OF THE PROJECT SITE AND ASSOCIATED CHEMICAL STORAGE BUILDING, AND CONSTRUCTION OF TWO MIXED-USE BUILDINGS WITH COMMERCIAL GROUND FLOOR USES FRONTING GAREY AVENUE, RESIDENTIAL USES THROUGHOUT, AND TWO WRAPPED PARKING GARAGES WITH PARTIALLY SUBMERGED LEVELS. WRAPPED PARKING STRUCTURES ARE DEFINED IN THE CSP AS A PARTIALLY SUBMERGED OR ABOVE-GROUND PARKING STRUCTURE WHERE NON-PARKING USES ARE INTEGRATED INTO THE BUILDING ALONG THE PARCEL'S ENTIRE STREET FRONTAGE(S) ON ALL LEVELS OF THE BUILDING. THE PARKING STRUCTURE IS TOTALLY HIDDEN BEHIND NON-PARKING USES IN BUILDING A AND B. THE CITY OF POMONA GENERAL PLAN UPDATE (GPU) DESIGNATES THE PROJECT SITE AS A "TRANSIT ORIENTED DISTRICT: CORE" PLACE TYPE AND THE SITE IS PART OF THE NORTH POMONA CENTER TRANSIT ORIENTED DISTRICT. THE PROJECT SITE IS ZONED CORRIDORS SPECIFIC PLAN. IN THE CSP, THE SITE IS DESIGNATED AS TRANSIT-ORIENTED DISTRICT: NORTH METROLINK LOCATED AT 2771 NORTH GAREY AVENUE.

Associate Planner Khan provided a staff report regarding a request for a residential and commercial mixed development use.

Vice Chair Ursua opened the public hearing.

Mr. Sean Rawson, representing the applicant, provided a presentation regarding the project and asked the Commission to approve. Vice Chair Ursua inquired how the parking would be managed. Mr. Sean Rawson stated there would be a professional management team onsite to manage the parking. Mr. Mark Oberholzer, project architect, provided an overview of the parking and retail space. Commissioner Hemming encouraged the applicant to add a public art element rather than contributing to the in-lieu fund.

Vice Chair Ursua invited the public for comments.

Mr. Hank Fung stated his support for the project. He stated a concern with unnecessary parking, he requested additional parking spaces be available for lease or open space be put in place of the extra parking. He requested access from the site to the station and supported public art on the site and suggested the location of Bonita and Garey at the bus stop.

Vice Chair Ursua closed the public hearing.

Associate Planner Khan mentioned four conditions, Condition No 43, 110, 112, and 113, requiring amendments.

Commissioner Brown stated a concern with this development being constructed on a designated truck route and stated he hoped the truck route would be dealt with in the near future.

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The Commission discussed and agreed to remove Condition No. 43 as it was not relevant, to amend Condition No. 110 to state “to be determined by public works”, to amend condition 112 by adding the language “prior to building permit issuance”, and to amend Condition No. 113 by adding language addressing fees not being duplicated.

Motion by Commissioner Ramos, seconded by Commissioner Hemming, carried by a unanimous vote of the members present (6-0-0-1), Chair Juarez excused, adopting Resolution No. 17-052, approving Tentative Parcel Map (PARCELMAP 7099-2017, NO. 74582) and adopting Resolution No. 17-053, approving Development Plan Review (DPR 5953-2016).

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F-5

PUBLIC HEARING – WIRELESS COMMUNICATION FACILITY PERMIT (WIRE 2662-2015) TO ALLOW THE CONSTRUCTION OF A +/- 46 FOOT TALL STEALTH, FREESTANDING WIRELESS COMMUNICATION FACILITY AND ASSOCIATED GROUND MOUNTED EQUIPMENT ON A PROPERTY LOCATED IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN.

The Commission discussed and agreed to open the public hearing to continue the item to January 10, 2018.

Motion by Commissioner Hemming, seconded by Commissioner Arias, carried by a unanimous vote of the members present (6-0-0-1), Chair Juarez excused, continuing Wireless Communication Facility Permit (WIRE 2662-2015) to January 10, 2018.

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F-6

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 4635-2016) TO ALLOW THE CONSTRUCTION OF A 30,000 SQUARE FOOT TRUCK BODY ASSEMBLY FACILITY IN THE M-1 ZONING DISTRICT LOCATED AT 1131 EAST SECOND STREET.

Associate Planner Khan provided a staff report regarding a request for the construction of a truck body assembly facility. In addition, he stated a condition would be added requiring the front roll up doors to be removed.

Vice Chair Ursua opened the public hearing.

Mr. Jose Magana, project designer, provided background on the project, agreed with the staff report and the added condition to remove the front roll up doors, and asked the commission to approve.

Discussion ensued regarding the current operation versus the expanded operation and the current one truck per day versus the future six trucks per day which will be leaving the site.

Vice Chair Ursua invited the public for comments.

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Ms. Nora Garcia, resident of Pomona, stated she would like to renew her request to the Planning Commission to take action so the neighborhoods in the industrial zone will be less impacted. She stated she is happy to have business in Pomona, but she is not happy with additional trucks coming into an already populated area or happy with increasing pollution in an already polluted area. She asked the Commission to please take a look at the big picture when considering these projects.

Vice Chair Ursua closed the public hearing.

Commissioner Grajeda inquired whether the project met environmental standards. Associate Planner Khan stated the project did meet environmental standards.

Vice Chair Ursua addressed the speakers concerns by stating the Commission had in the past denied three large projects in her area. He stated the Commission has listened and they are concerned with the impacts, but this request was not a large trucking firm and he would rather have this than a larger industrial company.

The Commission discussed and agreed to add a condition removing the front roll up doors.

Motion by Commissioner Ramos, seconded by Commissioner Grajeda, carried by a unanimous vote of the members present (6-0-0-1), Chair Juarez excused, adopting Resolution No. 17-054, approving Conditional Use Permit (CUP 4635-2016).

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ITEM G:  
PLANNING COMMISSION COMMUNICATION:

Commissioner Grajeda inquired whether he could recognize a group of people who live in his neighborhood who have participated in keeping the neighborhood clean. In addition, he mentioned a homeowner running a dog shelter from her home.

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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 Vice Chairperson Ursua at 9:56 p.m. to the regular scheduled meeting of January 10, 2018 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.