

DRAFT MINUTES
PLANNING COMMISSION
MAY 23, 2018

CALL TO ORDER: The Planning Commission meeting was called to order by Chairperson Ursua 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 Stadnicki.

COMMISSIONERS PRESENT: Vice-Chair Ursua; Commissioners Grajeda, Brown, Ramos

COMMISSIONERS ABSENT: Chair Juarez; Commissioner Arias, Hemming

STAFF PRESENT: Development Services Director Suarez, Development Services Manager Stadnicki, Assistant City Attorney Jared, Assistant Planner Sandra Elias, Contract Planner Jeff Hamilton

ITEM D:
PUBLIC COMMENT:

None

ITEM E:
CONSENT CALENDAR:

1. Time Extension (EXT 9608-2018) request for a one-year time extension for Conditional Use Permit (CUP 4100-2016) for a proposed 61 unit Multi-Family Residential development on a 55,386 square foot (1.27 acre) lot on a property located at 424-446 W. Commercial Street in within the MU-HDR (Mixed Use - High Density Residential) zone of the Downtown Pomona Specific Plan (DPSP).
2. General Plan Conformity (GPC 6123-2016) Finding of General Plan Conformity (GPC 6123-2016) for the proposed vacation of the public alley north of Bonita Avenue and west of Melbourne Avenue in support of the development of a new 71-space surface parking lot on approximately 30,000 square feet within the Residential Transition Zone of the Pomona Corridors Specific Plan.

Motion by Commissioner Brown, seconded by Commissioner Grajeda, carried by a unanimous vote of the members present (4-0-3-0), to approve the consent calendar.

ITEM F:
HEARING ITEMS:

F-1 CONDITIONAL USE PERMIT (MODCUP 6844-2017) TO PERMIT THE MODIFICATION OF CONDITIONAL USE PERMIT NO. 14-058 TO ALLOW FOR A REDUCTION IN BUILDING SQUARE FOOTAGE, THE ELIMINATION EXCESS PARKING, AND THE

REMOVAL OF CERTAIN CONDITIONS RELATED TO ON-SITE
AND OFF-SITE IMPROVEMENTS FOR A SITE IN THE C-4
(HIGHWAY COMMERCIAL) ZONE.

Item continued from May 9, 2018

Emily Stadnicki, Development Services Manager, provided a presentation on the item.

Commissioner Brown asked for clarification if staff was recommending adoption of the resolution and if the resolution preserves 26B or supports the removal of 26B.

Development Services Manager Stadnicki responded it preserves it.

Commissioner Grajeda shared his observations from his recent site visit to this project. He spoke about lighting and asked if 26B was necessary.

Development Services Manager Stadnicki referred that question to the City Engineer Rene Guerrero.

City Engineer Guerrero replied that 26B is a standard condition that is applied to most projects. He noted, in many cases there are new utility cuts and the street must be restored; however in this case, there are not. He reported half of the street width along this project frontage is in a condition that could be restored, so staff has requested the applicant repave to the center line of that street. He commented it is a subjective analysis and ultimately up to this body to accept or not accept.

Commissioner Grajeda spoke about the street only needing minimal repairs. He asked if only fixing half of the street would impact the other side.

City Engineer Guerrero responded that this is a unique situation where half of the street would look new versus the other. He reported they are asking for this based on past practices.

Commissioner Grajeda requested more information about the initial approval and conditions.

Commissioner Brown commented that the street is in bad shape. He asked what would be the City's mechanism for paying for the re-pavement, if it is not repaved as part of this process.

City Engineer Guerrero stated typically that would be done as part of the Capital Improvement Program. He reported this particular street is not on any current project, nor included in any project within the five year program, however, it is something they can put on staff's radar and address when they find adequate funding.

Commissioner Brown asked if street maintenance priority he was based on traffic volume.

City Engineer Guerrero responded street maintenance is addressed via the Pavement Management Program, where the City hires a consultant, every couple years, to evaluate all City streets and gives them a score called a Pavement Condition Index (PCI), from 0-100 (0 being the worst, 100 being the best). He stated the general philosophy is to work on the streets in the 50-60 PCI, because they require less work and less cost; by providing a slurry seal over a street that is in fairly good condition, the City can continue extend the life of those streets without extensive cost.

Commissioner Brown asked why it was not a requirement of this project to do the same for Reservoir, even though the project fronts Reservoir.

City Engineer Guerrero replied he doesn't recall the reason, however, this segment of Reservoir may be in the five year Capital Improvement Program.

Vice-Chair Ursua opened the public hearing.

Mr. Sarabjit Singh Bhasin spoke about working on this project for a very long time. He expressed concerns with condition 26B and reported the main ingress and egress for this building is on Reservoir. He shared the vision to build something for the community with programs that will develop Olympic athletes.

Mr. Rajiv Kumar spoke about the goal of creating a number one club in the United States and creating a space for the public and community that will make Olympic champions. He requested the Commission reconsider their request.

Vice-Chair Ursua asked the applicant if he was ok with everything except the street and asked if the main issue was cost.

Mr. Rajiv Kumar responded, yes, the street and the cost. He commented this is not money making project and spoke about membership pricing and numbers.

Commissioner Ramos commented he was going to ask about the return on investment.

Vice-Chair Ursua asked if they will be operating with trained athletes in the field of Badminton.

Mr. Singh Bhasin responded that they have hired coaches that have won Olympic Gold medals who will be training young athletes at this facility. He spoke about his experience playing Badminton in a warehouse and the benefits of the sport to eliminate back issues, stress and anxiety and their goal to bring the community together and help other people having the same kinds of issues.

Vice-Chair Ursua closed the public hearing.

Development Services Director Suarez spoke the assessing the relationship between the impact of the project, work being improved and a properties fairness of contribution. He commented, in this case, it is a smaller business with low traffic volume and the applicants have indicated most of access is off of Reservoir. He stated the Commission needs to look at the justification for enforcing the Condition of Approval and staff is recommending the modification for approval.

Commissioner Grajeda commented both streets need improvement; however, this little piece isn't going to contribute significantly. He asked if the condition has to be removed before they can open.

Development Services Manager Stadnicki replied that the applicants have posted a bond and her understanding is that Public Works doesn't have expiration and they can continue to delay that bond, but they have to pay on that bond every year until it's complete.

Commissioner Ramos spoke about the benefit to cost factor and benefits outweighing the costs.

Vice-Chair Ursua asked if there was a way to change the bond and have an assessment of some sort that contributes to the five year plan or if there was a mechanism, so there can be extended over a period of time, rather than one lump sum.

Development Services Manager Stadnicki replied she is unsure about the financing mechanisms for that and she is not familiar with that scenario.

City Engineer Guerrero responded that other than an assessment the City does not have a mechanism in place to collect money over time from an applicant or property owner. He noted an assessment, in his opinion, would be difficult to establish and deferred to Assistant City Attorney for that answer.

Vice-Chair Ursua stated this is something the Commissioner could consider in the future, however it isn't something we have in place now.

Assistant City Attorney Jared replied that there are ways to do it, but Pomona doesn't have any. He stated based on what's been said thus far in the public hearing, it is his opinion condition 26B should be removed. He reported he is hearing trepidation from the Commissioners and the project has now eliminated parking, access and egress on that side and therefore, he would not be comfortable defending this in court.

Commissioner Brown stated he concurs with Assistant City Attorney Jared. He stated that the condition of that street is poor and spoke the impacts of a large trucking facility right across the street. He noted during his visit to the site he saw trucks parked there illegally on that roadway. He encouraged the property owners in that neighborhood to call and report trucks parking illegally.

Assistant City Attorney Jared stated the Commissioner could craft a condition for the applicant to pay a fair share portion, based on number of trips going on Walnut at time of repair, however, it will most likely not be a significant dollar amount.

Motion by Commissioner Ramos, seconded by Commissioner Brown, carried by a majority vote of the members present (4-0-2-0), approving Conditional Use Permit (MODCUP 6844-2017) to permit the modification of Conditional Use Permit No. 14-058 to allow for a reduction in building square footage, the elimination excess parking, and the removal condition 26B.

F-2

CONDITIONAL USE PERMIT (CUP 7353-2017) AND TENTATIVE PARCEL MAP (PARCELMAP 7354-2017) NO. 82035, TO ALLOW THE DEVELOPMENT OF APPROXIMATELY 16,732 SQ. FT. OF NEW RETAIL SPACE IN TWO NEW BUILDINGS AND ONE EXISTING BUILDING (THAT WILL BE RECONFIGURED) ON A 1.45 ACRE LOT; AND A TENTATIVE PARCEL MAP (TPM) NO. 82035 TO COMBINE TEN LOTS INTO THREE PARCELS LOCATED AT 888 W. MISSION BOULEVARD IN THE MIDTOWN SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN AND THE MIXED-USE ARTERIAL RETAIL ZONE IN THE DOWNTOWN POMONA SPECIFIC PLAN.

Staff recommended continuing this item to June 27, 2018.

Vice-Chair Ursua opened the public hearing.

Motion by Commissioner Brown, seconded by Commissioner Ramos, carried by a unanimous vote of the members present (4-0-2-0), to continue to June 27, 2018.

F-3

TENTATIVE PARCEL MAP (PARCELMAP 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).

Staff recommended continuing this item to June 13, 2018.

Vice-Chair Ursua opened the public hearing.

Motion by Commissioner Brown, seconded by Commissioner Ramos, carried by a unanimous vote of the members present (4-0-2-0), to continue to June 13, 2018.

F-4

CONDITIONAL USE PERMIT (CUP 7814-2017) TO ALLOW FOR THE CONSTRUCTION OF A NEW 47,199 SQUARE FOOT STRUCTURE TO INCLUDE WAREHOUSE AND OFFICE USES FOR A PROPERTY LOCATED WITHIN THE M-1, LIGHT INDUSTRIAL DISTRICT AS WELL AS THE POMONA CORRIDORS SPECIFIC PLAN, EAST MISSION BOULEVARD WORKPLACE EXPANSION ZONE.

Staff recommended continuing this item to a future date uncertain.

Vice-Chair Ursua opened the public hearing.

Motion by Commissioner Brown, seconded by Commissioner Ramos, carried by a unanimous vote of the members present (4-0-2-0), to continue to a date uncertain.

ITEM G:
PLANNING COMMISSIONER COMMUNICATION:

Commissioner Grajeda spoke about his repeated request for code enforcement of signage for the development along Via Rancho and Village. He expressed concerns with the number of signs and positioning. He reported the signs are there are Friday, Saturday, and Sundays when City Hall is closed.

Development Services Director Suarez stated staff is is aware and has informed code enforcement. He stated enforcement staff work Friday and Saturday and they have been to this site, however he will send out another email to keep monitoring, as well as, contact the development directly to inform them of City code.

Vice-Chair Ursua spoke about the enforcement of truck parking and expressed concerns about the impact in the M1 and M2 areas.

ITEM H:

DEVELOPMENT SERVICES MANAGER COMMUNICATION:

Development Services Director Suarez reported he received correspondence related to the F-zone item related to the May 9, 2018 meeting. He stated he has copies available tonight and will provide this item again the June packet.

ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Vice-Chair Ursua at 8:00 p.m., to the regular scheduled meeting of October 10, 2018 in the City Council Chambers.

Mario Suarez, AICP
Development Services Manager

Jessica Thorndike, Transcriber

The minutes of this meeting are filed in the Planning Division of City Hall, located 505 South Garey Avenue, Pomona, CA, 91766.