

UNOFFICIAL MINUTES
PLANNING COMMISSION
AUGUST 22, 2018

<u>CALL TO ORDER:</u>	The Planning Commission meeting was called to order by Chairperson Juarez in the City Council Chambers at 7:02 p.m.
<u>FLAG SALUTE:</u>	Commissioner Arias led the flag salute.
<u>ROLL CALL:</u>	Roll was taken by Development Services Manager Stadnicki.
<u>COMMISSIONERS PRESENT:</u>	Chair Juarez; Vice-Chair Ursua; Commissioners Grajeda, Arias, Brown, Kercheval
<u>COMMISSIONERS ABSENT:</u>	Commissioner Hemming
<u>STAFF PRESENT:</u>	Development Services Director Suarez, Development Services Manager Stadnicki, Assistant City Attorney Jared, Senior Planner Vincent Tam, Senior Planner Ata Khan

ITEM D:
SELECTION OF NEW CHAIRPERSON AND VICE-PERSON:

1. Selection of New Chairperson and Vice-Chairperson

Development Services Manager Stadnicki, as Secretary, stated each member may nominate a candidate, including themselves, to the office of Chair. Each member may vote for a candidate including themselves, votes will be taken in the order of nomination. The first nominee to receive a majority vote of the quorum present shall serve as Chair for the following year.

Commissioner Grajeda nominated Kyle Brown for Chair.

There were 5 aye votes for Commissioner Brown (Commissioners Juarez, Grajeda, Arias, Brown, and Ursua). Development Services Manager Stadnicki stated Commissioner Brown has been elected as Chair of the Planning Commission.

Chair Brown took over to elect the Vice-Chair.

Chair Brown stated each member may nominate a candidate, including themselves to the office of Vice-Chair. Each member may vote for a candidate, including themselves. Votes will be taken in the order of nomination. The first nominee to receive a majority vote of the quorum present shall serve as Vice-Chair for the following year.

Commissioner Grajeda nominated Jorge Grajeda (himself) for Vice-Chair.

There were 5 aye votes for Commissioner Grajeda (Commissioners Juarez, Ursua, Brown, Grajeda, and Kercheval), and 1 nay (Commissioner Arias). The vote carried, naming Commissioner Grajeda Vice-Chair.

ITEM E:
PUBLIC COMMENT:

None

Nora Garcia, thanked Commissioner Ursua for his comments and expressed concerns about parking in this neighborhood. She spoke about the problem in Pomona of several adults living in one home and guests parking spots being used for resident parking, which eventually leads to guest parking on the streets and accidents. She commented this project will be a beautiful addition to an empty field; however, she is concerned about parking.

Chair Brown closed the public hearing.

Commissioner Juarez spoke about being proactive with the parking issue in new developments. He suggested half a unit or a full unit in this project be disposed of to make room for more parking spaces. He commented the two-car garages may be used for storage and the parking will be outside or on the street.

Commissioner Grajeda commented that there was not enough information provided for this project. He agreed with Commissioner Juarez's parking concerns and stated he is not ready to approve this plan. He requested more information about the appearance and materials being used, as well as, more parking.

Development Services Director Suarez responded that staff is in the process of doing a lot of updates and is firmly aware of the guest parking issues. He clarified the action tonight for the Commission is the subdivision to create ownership for "air rights". He stated staff could have provided elevations and additional information but the Commission does not have the authority to comment on it. He noted that when changes to the code take place, staff can write an ordinance to ensure that any new projects that require a subdivision map also require an architectural and site plan review, giving the Commission the authority to review. He reported that this project does comply with parking, and guest parking is over by 3 spaces.

Commissioner Arias confirmed with the City Attorney that everything the Commissioners have mentioned previously cannot be factored into their decision.

Development Services Director Suarez responded that's correct.

Assistant City Attorney Jared responded that the Commissioners are being asked to make the decision on Section 3 of the resolution based upon the seven (7) findings. He stated if there is a reason why this body cannot make one of those findings, then there is the ability to present a case, making a contrary finding, and to not approve. He stated what's before the Commission is not the design of any unit, is it whether it's appropriate, based on these seven findings, to subdivide this 1 acre lot into nine smaller lots, in a condominium subdivision, creating the ability for there to be nine separate ownership interests.

Commissioners Kercheval asked for clarification of the term condo.

Assistant City Attorney Jared responded condo, as Mr. Khan mentioned, is the air rights.

Development Services Director Suarez responded in this case it's a single lot subdivision, so it is just air rights, everything else is owned in common. He noted a townhome would be different, because you may have some property. He stated that concerns about parking are valid and suggested adding a condition that carries onto the CCR's to include an article or section that guest parking is maintained as such and garages should be used as parking.

Senior Planner Khan commented that is condition #6.

Commissioner Kercheval asked about the right to own and rent out.

Development Services Director Suarez replied the ownership has to do with the single lot subdivision and the issue of 49% percent is governed through the CCR's.

Commissioner Ursua asked if the plan includes all four bedroom units.

Senior Planner Khan responded, as proposed currently, yes.

Commissioner Ursua spoke about the parking dilemma in correlation to roommates. He expressed concerns with the design review and suggested calibrating parking based on bedrooms into the design process.

Development Services Director Suarez responded staff is aware of the parking issue and explain to applicants that there are minimums but suggest additional. He stated that is why projects, such as this one, come before the Commissioner with more guest parking. He reported that he hopes to discuss parking policy with the Commission between October and February of 2019.

Commissioner Ursua spoke about implementing a point system into the design review wait process. He commented a two bedroom condo would have green flag, while four bedrooms would require a closer look.

Development Services Director Suarez stated he has worked on this type of situation in other compact cities and there are a variety of methods you can use to scale the bedrooms to parking spaces.

Chair Brown agreed parking needs to be looked into and suggested when staff does the analysis they look at research that has been done about parking demands with regard to number of bedrooms.

Development Services Director Suarez reminded the Commissioners the vote is for the subdivision map and for ownership of each of the units as a single lot subdivision.

Commissioner Kercheval asked if it was unusual for the owner not to show up.

Senior Planner Khan responded it is not frequent, but it does occur from time to time.

Development Services Director Suarez stated it is within the purview of the Commission to continue to the next agenda if this body wants to hear that the applicant understands the conditions and what's being brought before the Commission.

Chair Brown commented he feels comfortable going ahead and voting on this, but if others want to hear from the applicant they can look at continuing.

Commissioner Arias stated he would like to hear from the applicant.

Development Services Director Suarez suggested continuing to a date specific, September 12, 2018, so staff doesn't have to re-notice and incur the additional expenditures.

Commissioner Kercheval stated she asked the question because she is learning, however, she feels it would be nice to hear from the applicant.

Commissioner Arias clarified that there would be no additional expense since staff will not be re-noticing.

Development Services Director Suarez, stated that is correct, the motion is to continue to September 12, 2018 and staff will notify the applicant to attend at the Commission's request. He reported standard noticing went out and they have not received any objections to the project.

Motion by Commissioner Arias, seconded by Chair Brown, carried by a majority vote of the members present (5-0-1-1), to continue this item to September 12, 2018.

Chair Brown reopened the public hearing.

ITEM H:
PLANNING COMMISSION COMMUNICATION:

None

ITEM I:
DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:

Development Services Director Suarez reported he doesn't have a completed report on the F-zone, but he is working on it. He shared he met with the Fairgrounds a couple times and hopes to come back on September 12, 2018 with a report.

Commissioner Juarez commented staff has given the Commissioners a really good context from which to move forward. He stated he really appreciated the fact that staff came up with this but at least we can talk about specific plan amendment.

Commissioner Kercheval inquired about the response from L.A. County about the request for an E.I.R.

Development Services Director Suarez responded he hasn't gotten to those discussions yet. He reported he is figuring out the details to move forward, and the specifics on the Specific Plan that the Commission wants to hear about, as well as, commitments and timelines. He stated staff will approach The County next and try to meet with some of the community members that were part of that discussion before this item comes back to the Commission.

ITEM J:
DEVELOPMENT SERVICES MANAGER COMMUNICATION:

Nothing to report.

ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chair Brown at 7:46 p.m. to the regular scheduled meeting of September 12, 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.