

OFFICIAL MINUTES
PLANNING COMMISSION
MAY 10, 2017

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

FLAG SALUTE: Vice Chair Arias led the flag salute

ROLL CALL: Roll was taken by Development Services Manager Johnson

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

COMMISSIONERS ABSENT: Commissioner Juarez (excused)

STAFF PRESENT: Development Services Director Lazzaretto, Development Services Manager Johnson, Assistant City Attorney Jared, City Engineer Guerrero, and Minutes Clerk Casey

ITEM D:
PUBLIC COMMENT: None

ITEM E:
CONSENT CALENDAR:

1. TIME EXTENSION (EXT 6937-2017) 1344 W. GRAND AVENUE:

Approve a one-year time extension for Tentative Tract Map No. 72816 (TTM 14-007) which proposes to subdivide approximately 32,330 square feet of property for residential detached condominium purposes, and Conditional Use Permit (CUP 14-050) for a proposed seven-unit residential development at 1344 W. Grand Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone.

Commissioner Grajeda stated a concern with the extension request being made due to a lack of funding. Development Services Manager Johnson stated the applicant was currently going through the plan check process which was taking longer than the applicant expected therefore the applicant is requesting an extension.

Motion by Commissioner Ursua, seconded by Commissioner Grajeda, carried by a unanimous vote of the members present (6-0-0-1), Commissioner Juarez excused, approving Time Extension (EXT 6937-2017).

ITEM F:

PUBLIC HEARING ITEMS: None

ITEM G:
DISCUSSION:

1. Planning Division & Planning Commission Development Review process

Commissioner Ursua provided background on the reasoning for requesting the discussion item. He stated he wanted to have an open discussion as the Commission would be together for around two years and it would be best for all to understand each other concerning projects brought before the Commission. He stated his concerns were projects which were requesting the maximum units allowed as allowing the maximum units could cause space and parking issues. In addition, he stated he agrees with the suggestion made to hold a joint meeting with the Planning Commission and City Council. Commissioner Grajeda stated he agrees with the density comments made, as he too would like to see a lot less density. Commissioner Ramos stated he thinks the Commission should be more strategic on how high density was built in the community such as building high density close to public transportation to assist with the possible parking issues. In addition, he suggested a review of previous high density projects which had been approved to review their positive and negative impacts. Commissioner Brown stated he is not concerned with density as the subject is laid out in the General Plan as well as the Corridors Specific Plan, but rather the details of the high density projects such as access points. He stated he understands the parking issue, but the Commission should be focused on projects which are consistent with the Zoning Code. Development Services Director Lazzaretto stated parking is a little aggressive on the corridors due to public transportation, but in neighborhoods staff thinks the City is in line with industry standards. In addition, he stated the industry is actually stating parking should not be a concern as the future is going toward ride sharing and Uber. Vice-Chair Arias stated he is in agreement with Commissioner Brown in relation to projects aligning with the Zoning Code and reviewing variance requests case by case.

2. Discussion on State Requirements Relate to Senate Bill 2 (SB2) – Emergency Shelters

Development Services Manager Johnson provided a staff report regarding Senate Bill 2 (SB2). Vice-Chair Arias requested data regarding the number of beds each site could accommodate. Commissioner Ursua stated he had been collecting data on this item and he has some concerns regarding the City's program. He stated he thinks Pomona should do their fair share, but when sizing it up on a regional map Pomona has three times the homeless population than the surrounding cities. Pomona has about 45% of the homeless. He stated he would like to know why Pomona was being asked to take on the lion share versus a fair share. He stated he was concerned Pomona would be the hub for this type of development and service when the City does not have the money to serve the local tax payers and their needs. Discussion ensued regarding the difference between permanent housing versus emergency shelter. Development Services Director Lazzaretto discussed the positive aspects of having shelters for the homeless such as enforcing no overnight camping on streets and having a firm number of the homeless population. Commissioner Ramos stated he thinks the City needs to address the needs of the residents as it seemed the surrounding cities were not doing their share. Chair Hemming stated she would like to see 1400 E. Mission Boulevard and 1390 E. Mission Boulevard stay on the list. She stated she favors larger areas where services and other activities could be monitored. Commissioner Grajeda stated he has a concern with the 1390 E. Mission Boulevard site, as developers have expressed an interest in the site.

ITEM H:

NEW BUSINESS:

None

ITEM I:

PLANNING COMMISSION COMMUNICATION:

ITEM J:

DEVELOPMENT SERVICES COMMUNICATION:

ITEM K:

ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chairperson Hemming at 8:30 p.m. to the regular scheduled meeting of May 24, 2017 in the City Council Chambers.



Brad Johnson

Development Services Manager

Maurcen Casey, Transcriber

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