

OFFICIAL MINUTES
PLANNING COMMISSION
MARCH 13, 2019

CALL TO ORDER:

The Planning Commission meeting was called to order by Chairperson Kyle Brown in the City Council Chambers at 7:02 p.m.

FLAG SALUTE:

Commissioner Camacho-Gonzalez led the flag salute.

ROLL CALL:

Roll was taken by Acting Development Services Director Gutierrez.

COMMISSIONERS PRESENT:

Chair Kyle Brown; Commissioners Jorge Grajeda, Alfredo Camacho-Gonzalez, Dick Bunce, Ron VanderMolen and Kristie Kercheval (arrived at 7:04 p.m.)

COMMISSIONERS ABSENT:

Commissioners Gwen Urey (excused absence)

STAFF PRESENT:

Acting Development Services Director Anita Gutierrez, Assistant Planner Alex Jimenez, Marco Martinez, Assistant City Attorney.

ITEM D:

PUBLIC COMMENT:

None

ITEM E:

CONSENT CALENDAR:

1. Approval of draft Planning Commission Minutes for the February 27, 2019 meeting.

Motion by Commission Grajeda, seconded by Commissioner Camacho-Gonzalez, carried by a unanimous vote of the members present (6-0-0-1), to approve the draft Planning Commission Minutes for February 27, 2019.

ITEM F:

HEARING ITEMS:

F-1

PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 10607-2018) TO ESTABLISH A LICENSED ADULT DAY CARE FACILITY WITHIN AN EXISTING 14,241 SQUARE FOOT STRUCTURE ON AN APPROXIMATELY 0.75 ACRE PROPERTY WITHIN THE CITY GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN, LOCATED AT 1275 E. HOLT AVENUE.

Alex Jimenez, Assistant Planner, provided a presentation on this item.

Commissioner Grajeda asked where the other location was for that the study that is being applied to this location.

Assistant Planner Jimenez replied the other facility was located at 103 Mercury Circle, a 12,000 square foot structure with similar use and hours of operation as this facility.

Commissioner Grajeda asked the distance was between Mercury and Holt.

Assistant Planner Jimenez replied she doesn't have the exact distance between Mercury Street and N. East End Ave and Holt Ave. She noted it is more than a mile.

Commissioner Grajeda asked if that is acceptable for that distance for this study to be comparable.

Acting Development Services Director Gutierrez replied that the current conditions were evaluated by a Public Works Traffic Engineer, who determined per the standards for this site that there was a reasonable parking ratio.

Commissioner Grajeda asked if the proponent owns or rents the facility.

Assistant Planner Jimenez replied the applicant is leasing the facility.

Commissioner Grajeda asked if that is why the applicant can't do any modifications (windows or façade).

Assistant Planner Jimenez referred Commissioner Grajeda to the applicant for that answer.

Commissioner Bunce asked what precautions have been built into this project to assure the safety of those who are in this facility. He commented some of the adults who require day care may have some form of mental debilitation and this facility is located on a busy street.

Assistant Planner Jimenez replied and displayed the site plan showing a new six-foot split face block wall surrounding the perimeter with an existing gate. She stated the applicant will be able to have a secure location of the parking lot.

Commissioner Bunce confirmed Ms. Jimenez was saying that the gate closes automatically when a car comes through.

Assistant Planner Jimenez replied that is correct.

Acting Development Services Director Gutierrez added all the patients will be dropped off via van and there may be some additional security measure for internal door access that the applicant can address.

Commissioner VanderMolen has questions for the applicant; he requested Assistant Planner Jimenez display the parking lot picture and front façade pictures. He asked if the applicant was proposing adding planters to that east side.

Assistant Planner Jimenez replied there are existing planters.

Commissioner VanderMolen asked if the applicant is proposing to use the existing planters front and back just revamping them a little bit.

Assistant Planner Jimenez replied correct.

Commissioner VanderMolen asked if there are any other facilities like this in Pomona at this time and if so, how many.

Assistant Planner Jimenez replied there are other facilities; she doesn't know the exact number, however, the recent number that has come before the Planning Commission in the past couple of years has been at least three facilities.

Commissioner VanderMolen asked about the state regulation requirements for these types of facilities.

Assistant Planner Jimenez replied she cannot tell him the specific standards that are coming from the state and referred Commissioner VanderMolen to see that answer from the applicant.

Acting Development Services Director Gutierrez replied she believes they are requested to have a state license, but the applicant would be able to provide more details.

Commissioner VanderMolen asked if what Ms. Jimenez showed in the presentation already exists or if the applicant would be doing any alterations to the floor plan.

Assistant Planner Jimenez replied that currently there are no building separation interior walls within this structure and all the proposed work will be interior.

Commissioner VanderMolen confirmed that permit was built in.

Assistant Planner Jimenez replied correct.

Commissioner VanderMolen expressed concern that the exterior of the building is in rough shape.

Commissioner Grajeda commented that the report states the applicant is expecting between 20 and 100 clients. He has how many people can the facility really accommodate.

Assistant Planner Jimenez replied that the number is determined by Fire for Building occupancy.

Commissioner Grajeda asked if they have that occupancy proposed.

Assistant Planner Jimenez replied no, the occupancy number is determined through plan check process, so after a decision has been made on the project the applicant will submit to plan check and one of the sets of plans will be routed to Fire who will determine whether that number exceeds or is within the threshold.

Commissioner Grajeda commented he thinks the applicant can double this estimate of 100. He asked how many people were being taken care of in the facility used in the study with similar square footage.

Assistant Planner Jimenez replied the previous facility that was 12,000 square feet had a maximum clientele of 100.

Commissioner Grajeda replied that is just about right then.

Assistant Planner Jimenez replied yes, this project is proposing to have around 100 clientele at any given time.

Commissioner Grajeda confirmed there would only be 10-25 employees.

Assistant Planner Jimenez replied correct, there is a maximum of 25 employees, and it is conditioned to a maximum of 25.

Commissioner Grajeda asked if there were two shifts and if there could be less so only 15 parking spaces are being used. He asked if there any parking projected for customers or for people to come in their own car or drop off.

Assistant Planner Jimenez replied no; the Gentle Heart Day Care will be providing transportation services to and from the facility for its clientele.

Commissioner Grajeda confirmed they will only be transporting and will not be allowed to come and go on their own.

Assistant Planner Jimenez replied the applicant can confirm whether someone can come and go.

Commissioner Camacho-Gonzalez commented when he saw this location in the staff report he was excited, because he grew up in that area and it has been declining. He stated he was very happy to see that it's being developed. He thanked Ms. Jimenez for the thorough staff report.

Acting Development Services Director Gutierrez replied to Commissioner Grajeda question. She stated Condition #13 in the Planning Commission resolution (Page 6 of 14) states that maximum number of clients shall not exceed 200, no matter the occupancy.

Chair Brown opened the public hearing and invited the applicant to come forward.

Anthony Chin, Gentle Heart Day Care Center, the applicant; He stated he loves taking care of Senior people, because he lost his parents and so that is why he decided to do this business.

Luis Baca, consultant; He spoke on behalf of Anthony Chin and shared he has about 25 years' experience developing these types of services. He stated these facility types are regulated by the California Department of Aging and the license comes from the California Department of Public Health. He noted there is a lot of training that's required by the state in order to keep life and safety for the seniors. He reported the facility will have registered nurses and subcontracted doctors. He spoke about there being a transition at the federal level to ensure that the core doctor oversees all the care of the seniors, so that the facility is just an extension of the doctor's office. He stated the goal is to make sure that the senior is safe, while the family members are working. He stated this type of facility is not skilled nursing and will strive to maintain the senior's level of health, while allowing them to still live in the community. He spoke about safety being the number one concern to the Department of Aging and Public Health, therefore, there is training instituted for everyone who is will be providing direct patient services at the location (nurses, program director and aides). He reported in 99% of the participants family's main concern is the driving so that is why the facility is going to be providing the transportation to and from the facility from the home.

Commissioner Grajeda asked if the facility will be transporting all these elderly and how many beds the facility will have.

Mr. Baca replied part of the new Federal requirements is to try and make the seniors as active as possible in the community. He noted they want the seniors to be able to walk to the location. He stated there is a transition phase depending on the senior and with safety being number one, to pick up the participant and drop them off at home, but the ones that are higher functioning we want to be able to provide dial a ride services with access cards to empower the seniors to keep them active.

Commissioner Grajeda asked how many transportation vans they will have.

Mr. Baca replied for that type of facility it would be between 1 and 3, because a lot of these services, because the federal requirement are requiring that the facility try to work with the family to arrange community services that can provide that transportation.

Commissioner Grajeda asked if this was a facility was being relocated from somewhere else.

Mr. Baca replied no, it's a new licensed facility.

Commissioner Grajeda confirmed that the 10-25 employees have not been selected yet.

Mr. Baca replied not yet. He stated part of the licensing requirements the must prepare for a pre-inspection is to hire all the employees prior to the California Department of Public Health inspection.

Commissioner Grajeda asked if there be an opportunity to hire local people.

Mr. Baca replied yes.

Mr. Chin stated he wants to hire local peoples.

Commissioner Grajeda stated he is always looking for opportunities for residents, if they are qualified.

Mr. Baca elaborated that these are community-based adult services at the state level, meaning that they are there to provide services to the community members but also to provide jobs to the community. He noted professionals living in the community will take priority over the ones that are not.

Commissioner Grajeda asked the planning staff if the City of Pomona has any regulations where the Planning Commission can request a certain percentage of employees to be local for any business that comes into the City.

Acting Development Services Director Gutierrez replied Pomona currently doesn't have a requirement, but she believes the Commission could add that as a condition.

Commissioner Grajeda commented it would be nice to encourage new comers to hire Pomona residents, because we have excellent people living in the City who are very well trained, knowledgeable and ready to work.

Marco Martinez, Assistant City Attorney, replied with respect to imposing that as a condition of approval on a land use application recall that the Planning Commission can impose conditions that are reasonable related to the impacts created by the project. He stated the Commission must be careful, however, if the applicant volunteers to hire local the Commission could impose that as a condition. He noted forcing an applicant to hire local is a different question.

Commissioner Grajeda replied this is something he is going to talk to the Mayor and City Council about. He commented he wants to look for a way to condition a percentage, because our community is ready, willing and able to do a great job.

Commissioner Kercheval commented this is a great project because it helps keep families together and gives them a safe place to be. She noted the restrooms seem narrow and asked if the facility is required to have a certain number.

Mr. Baca replied that part of the regulations for Public Health is to follow Americans with Disabilities Act, which has a ratio they need to follow before Public Health will provide a license capacity approval. He stated the basic requirement is they need to have one handicap accessible restroom females and one for males.

Commissioner Kercheval confirmed they need to have the six smaller stalls.

Mr. Baca replied yes.

Commissioner Kercheval commented she was concerned about a person being able to get into the restroom with a walker.

Mr. Baca replied the statistics show that a lot of the issues with seniors going to the bathroom is falling, so most of the time the seniors with gate/walking issues are being monitored by the nursing staff when they go to the restroom. He stated the facility is mostly designed for the higher functioning and so if its someone who is lower functioning, then they are would be assisted by a program aide.

Commissioner VanderMolen asked what Luis title is with the company.

Luis replied his name is Luis Baca and he is a consultant. He stated he develops these facilities and works with the owners until the license is obtained and then he goes onto the next project.

Commissioner VanderMolen asked if Gentle Heart has any other facilities.

Mr. Baca replied no, not at this time. He noted new operators work with consultants to make sure that safety standards are held.

Commissioner VanderMolen commented he thinks it's great to see and there is a great need for it, if it is done right, especially in the Asian culture. He shared his brother in law lives in China and always touts how the Chinese take care of their elders and how that doesn't happen here in the United States.

Mr. Baca replied there are federal guidelines that are coming down the pipe, especially with the statistics that there is 10,000 seniors over 55 years of age, every day for the next 15 years.

Commissioner Vander Mole replied the boomers are coming and asked if state funding is involved with the cost of these facilities.

Mr. Baca replied most of these services are covered by the health plans (i.e. Kaiser).

Commissioner VanderMolen asked if the facility can handle dementia and Alzheimer's patients.

Mr. Baca replied yes, to a certain level. He shared the seniors are accessed by different professionals then a plan is developed for the best course of action to maintain that level of care. He stated part of that assessment includes a psychologist, there is a license clinical social worker on staff and the facility works closely with L.A. County mental health as an extension of the services being provided.

Commissioner VanderMolen expressed concerns about the amount of upgrade that is needed on the facility's exterior. He stated the parking lot asphalt is also a mess. He asked to what extent that exterior of the building was going to be

improved. He noted there are a lot of these types of buildings on these major corridors of Holt and Mission that have been sitting for years neglected. He commented he wants it to be done right and upgraded and to look presentable for the long term.

Mr. Chin replied he has a design picture that he tried to print but the quality was very bad. He shared a picture from his phone to the Commissioner of the front with a new awning and basic bright white paint and the backside with Onyx and trees. He commented it will look very nice.

Commissioner VanderMolen commented it sounds like the the owner will be working with Mr. Chin to improve the building.

Mr. Chin stated the owner is a very good friend of his. He shared he tried to buy the next building, but they didn't want to sell.

Commissioner VanderMolen asked if the owner will be repaving the parking the lot in the back.

Mr. Chin replied yes, he will make it very nice for the seniors coming.

Commissioner VanderMolen commented there is a lot of graffiti in Pomona which gets covered over with mismatched paint. He asked if the applicant can supply extra exterior paint so if it does get graffiti it gets painted over with the proper color paint.

Mr. Chin replied yes, he is a very picky guy. He commented people usually don't touch buildings they know people are living in.

Commissioner Grajeda shared there is a crew that walks and cleans Holt made up of the Mayor, Councilmembers and volunteers. He asked the applicant if they will work with the City to keep up the front and sidewalks clean, to start showing the rest of the business that are coming in what the City expects; the best of the best for the residents and the people driving through the main thoroughfares of the City.

Mr. Chin replied he will be cleaning up his area and is hoping that the next-door neighbors clean up too.

Mr. Luis Baca added that because these facilities are community based, the program director is trained to work with City, other non-profit organizations and the schools to make programs intergenerational. He shared at one facility he opened in Los Angeles, they held Commissioner and neighborhood watch program meetings in the facility. He stated opening up the facility to the community is the goal of the center.

Commissioner VanderMolen asked about the hours of operation.

Mr. Baca replied their operating hours on the applicant are Monday – Saturday, but since running the facility on Saturdays is very difficult, they plan to stay Monday-Friday 8:00 a.m. to 5:00 p.m. and noted the seniors are usually there a minimum of 4-5 hours per day.

Chair Brown confirmed there were no speaker cards submitted and closed the public hearing.

Chair Brown asked staff if there are conditions in the current draft resolution to ensure the parking lot repaving and the improvements that applicant showed on his phone.

Assistant Planner Jimenez replied currently they don't have a condition requiring the applicant to repave, however, planning can add a condition. She stated unfortunately Planning Staff was not able to see the photos that were shown; however, she can also add a condition to have them work with staff on the outside design on Holt.

Chair Brown confirmed at present there is nothing dealing with the façade or its just about requiring painting.

Acting Development Services Director Gutierrez replied its requiring the painting and the improvements in the facade as depicted in the elevations, however, if the Commission is wanting the facility to be developed pursuant to the pictures that were shown by the applicant, staff can include that as an exhibit and state the building must be developed in substantial conformance with that exhibit.

Commissioner VanderMolen motioned to include the repaving and the picture into the requirements before taking a vote on this item.

Chair Brown clarified Commissioner VanderMolen is motioning to approve the item with the addition of those two items; 1) the repaving of the parking lot and 2) the applicant works with the Planning Staff to ensure building improvements are consistent with iPhone pictures.

Acting Development Services Director Gutierrez added that Condition #16 reads "applicable licensing from the State of California Department of Social Services"; however, the applicant has stated it's the Department of Public Health and Aging. She suggested striking "Social Services" and a phrasing the resolution to read "the appropriate Department of the State of California".

Commissioner VanderMolen agreed with those changes.

Motion by Commissioner VanderMolen, seconded by Commissioner Grajeda, carried by a unanimous vote of the members present (6-0-0-1), to approve Conditional Use Permit (CUP 10607-2018) to establish a licensed adult day care facility within an existing 14,241 square foot structure on an approximately 0.75 acre property within the City Gateway Segment of the Pomona Corridors Specific Plan, located at 1275 E. Holt Avenue; with additional conditions and text amendments specified above (repaving of the parking lot and the applicant works with the Planning Staff to ensure building improvements are consistent with iPhone pictures).

Acting Development Services Director Gutierrez stated there is a twenty-day appeal period on this matter.

F-2

PUBLIC HEARING – MODIFICATION OF CONDITIONAL USE PERMIT (CUP 11416-2019) TO ALLOW A 2,167 SQUARE FOOT EXPANSION IN FLOOR AREA FOR THE SALE BEER AND WINE (TYPE-41 ABC LICENSE) FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A RESTAURANT (POMONA PIZZA CO.) THAT IS LOCATED AT 46 RIO RANCHO ROAD, SUITE 101 & 102; AND REVOCATION OF CONDITIONAL USE PERMIT (CUP 05-054) TO CONSTRUCT A ONE-STORY 5,745 SQUARE FOOT GAS STATION WITH A CAR WASH, FOOD MART, AND LUBE BAY, WITHIN THE POMONA RANCH PLAZA IN THE ACTIVITY CENTER OF THE PHILLIPS RANCH SPECIFIC PLAN AREA.

Alex Jimenez, Assistant Planner, provided a presentation on this item.

Chair Brown asked if the restaurant is currently operating.

Assistant Planner Jimenez replied no, it has not opened yet.

Chair Brown opened the public hearing and invited the applicant forward.

Sandra Robles with Art Rodriguez & Associates representing Pomona Pizza Co., the applicant; She thanked Ms. Jimenez for the thorough staff report. She stated the applicant agrees with staff's recommendation and request approval. She stated Pomona Pizza will be the second restaurant operated by the applicant. She shared at the first location, the applicant has strived to establish strong ties with the community, catering to families and providing a safe venue for children soccer leagues and football teams to congregate, while enjoying a delicious slice of pizza. She reported the proposed expansion will allow the applicant to accommodate a similar clientele in the City of Pomona. She noted Pomona Pizza is first and foremost a neighborhood restaurant and will act responsibly with alcohol sales, which are incidental to the restaurants use. She stated the applicant will follow all conditions set forth by the City to ensure the safety of its patrons and all residents alike. She stated she is here to answer questions.

Commissioner VanderMolen asked where the other location is, what it is named and how long has it has been operating.

Mrs. Robles replied in Chino Hills and its called Chino Hills Pizza Co. and its been operating for nine years.

Commissioner VanderMolen asked what the main motivation for expansion at this point, since the restaurant is not open yet.

Mrs. Robles replied the restaurant space next door became available and the opportunity was presented to the applicant. She stated because the applicant does a lot of functions with sports events and the space is desirable.

Commissioner VanderMolen confirmed the applicant is confident he will be able to replicate what's happening in Chino Hills.

Mrs. Robles replied yes.

Commissioner Grajeda asked when they will be ready to open.

Mrs. Robles replied almost. She stated the first part of the project will open by the end of the month and the tenant improvements are currently being vetted through the Building Department, so everything moving forward nicely.

Commissioner Camacho-Gonzalez shared he is familiar with the Chino Hills location and was excited when he heard it was the same owner/company. He stated he feels this business will be an asset to the community if they are able to replicate what's happening in Chino Hills.

Commissioner Grajeda disclosed the owner is a friend and neighbor. He asked the owner, Mr. Vargas, if he will offer employment to the kids in the neighborhood or others within the City. He stated Pomona has excellent kids that are ready, willing and able to work.

Allen Vargas, the owner, replied he has lived in Pomona and for 25 years, so of course.

Chair Brown reported there were no speaker cards and he closed the public hearing.

Motion by Commissioner Kercheval, seconded by Commissioner Bunce, carried by a unanimous vote of the members present (6-0-0-1), to approve the modification of Conditional Use Permit (CUP 11416-2019) to allow a 2,167 square foot expansion in floor area for the sale beer and wine (Type-41 ABC license) for on-site consumption in conjunction with a restaurant (Pomona Pizza Co.) that is located at 46 Rio Rancho Road, Suite 101 & 102; and Revocation of Conditional Use Permit (CUP 05-054) to construct a one-story 5,745 square foot gas station with a car wash, food mart, and lube bay, within the Pomona Ranch Plaza in the Activity Center of the Phillips Ranch Specific Plan Area.

ITEM G:
PLANNING COMMISSION COMMUNICATION:

Commissioner Grajeda asked about the community complex on Phillips Ranch Road, right off the 60 Freeway. He stated he noticed unites are now for lease now, instead of for sale.

Acting Development Services Director Gutierrez confirmed he was refereeing to 92 Rio Rancho.

Commissioner Grajeda replied yes, he stated this complex was approved it for sale. He asked if there are provisions that prevent the changes from sale to lease. He expressed concern that the percentage of rentals is now going to be 100% versus 10% to 20%.

Acting Development Services Director Gutierrez replied the complex can be a rental, because there is not a prohibition on it being a rental once it's been approved as a tentative tract map.

Commissioner Grajeda confirmed the owners wouldn't have to modify the Conditional Use Permit.

Acting Development Services Director Gutierrez replied that's correct.

Marco Martinez, City Assistant Attorney, replied if the code allows the construction of a regular apartment project its fine. He commented this seems to be a trend now a days. He stated developers are constructing projects to condominium standards and getting their condominium maps approved, and then hedging their bet on it being a rental project at first to see how they do, because it saves them the requirement of having to do a condominium conversion, which is much tougher. He noted they just hold everything with the Department of Real Estate until they are ready to convert the project and then they don't have to go through the typical conversation procedures that they would have to otherwise through the City, because they have already gotten the approval for the condominium project.

Commissioner Grajeda asked if they can stop construction. He stated it seems like they have stopped construction.

Acting Development Services Director Gutierrez replied they are not allowed to stop construction; they need to complete what they have done. She noted the developer is doing the project in phases. She reported they have done 19 of those units have occupancy, with another 5 coming on board very soon and then that last phase will be done by the end of the year.

Commissioner Grajeda commented it has been 10 years for them to bring up the half of the project.

Acting Development Services Director Gutierrez replied she understands they will be having people move in within the next two weeks, with a grand opening by the end of the month. She stated she met with that owner and property manager and could provide additional information after this meeting.

Commissioner Camacho-Gonzalez encouraged his fellow Commissioners to attend the Saturday Farmer's Market located at the corner of Pearl and Garey from 8:00 a.m. – 1:00 p.m. He shared he has been going for about a month because the non-profit he works for was approached to do nutrition classes and cooking demos. He stated they sell fruits, vegetables and bread at wholesale price. He reported there is a daily attendance between 300 -500, however, Claremont's draws almost 5,000 folks, so there is a need to improve numbers to bring in more local farmers. He shared he spoke to the manager and she mentioned informed him there is capacity for more vendors, however, there isn't enough people coming. He reported Pomona is going to host its own Earth Day event on April 20 at the Farmer's Market in collaboration with different partner agencies to offer sustainability or ecofriendly projects, as well as, there will be a presentation from L.A. County shared a draft of their sustainability plan. He reported he is currently seeking projects for Pomona Beatification Day on April 27, 2019. He stated he has emailed Acting Development Services Director Gutierrez about some projects that are coming down the pipeline. He stated folks turn in projects that they are interested in doing and then the Beatification Day Committee finds volunteers. He noted there are a lot of folks interested in volunteering, but they don't have enough projects. He reported last year, they had about 50 projects between the Districts, Cal Poly and Cit. He stated community-based projects are great, because those are places where the community feels need some attention. He shared the Mayor is doing a Beautification Day project on all of Holt, cleaning from Mills to Fairplex and asking for 100 volunteers. He stated if the Commissioners are interested the applications are online at Pomonabeutificationday.org.

Chair Brown stated Pomona Placemaking is going to serve as the vehicle to support community participation and input into the process of reimagining Civic Center Park. He reported on April 20, 2019 they will be holding a Place Making Workshop, in the council chambers and out in the Civic Center Park space from 9:00 – 11:30 a.m. to provide an opportunity for people to give ideas and discuss lighter, cheaper and quicker placemaking ideas. He stated they are looking at short term temporary ways in which to enliven that space and begin to create a place that is more conducive to community participation. He encouraged his fellow Commissioner to take advantage of these opportunities.

ITEM H:

PLANNING MANAGER COMMUNICATION:

Acting Development Services Director Gutierrez added to Chair Brown comments about the Civic Center. She reported their mural proposed by the dA Center for the Arts, for the north facing wall along Mission of the Civic Center on City Hall that hasn't gone through this body but has gone through the Cultural Arts Commission and Historic Preservation Commissioner with affirmative recommendations to the City Council. She shared the item is going to the Parks and Recreation Commission on the March 21, 2019 because the Civic Center is a designated park and will ultimately go to City Council on April 1, 2019.

Commissioner VanderMolen asked if this item would be coming before the Planning Commission.

Acting Development Services Director Gutierrez replied no.

Commissioner VanderMolen asked if he could speak to it at the Parks and Rec Commission. He noted he saw the proposal at the Historic Preservation Commission meeting and has a few comments on its location.

Acting Development Services Director Gutierrez announced they are slated to release a Request for Qualifications for artists on March 21, 2019 which will be open to artists within Los Angeles, San Bernardino, Riverside and Orange Counties. She stated staff is asking all the Commissioners to publicize this to any interested parties. She stated the request will be open until May 15, 2019 and the Cultural Art Commission and Cultural Arts Commission Advisory Committee will be tasked when reviewing the applications and creating a list of artists that are permitted to do projects throughout the City with the funds from the 1% for the Arts Project.

Acting Development Services Director Gutierrez informed Commissioner VanderMolen staff will be scheduling a General Plan discussion for the next Planning Commission Meeting.

ITEM I:
DISCUSSION:

1. Selection of ULI Study representative.

Acting Development Services Director Gutierrez stated this Urban Land Institute (ULI) study relates to the Fairplex. She reported the Fairplex is contemplating a specific plan and will undergo a National level study by the Urban Land Institute (ULI); a national non-profit research and education organization with state and national levels that provides leadership and guidance on land use and community building. She stated they specialize in case studies and there is usually a team of 4-5 members that make up a panel of national experts on land use and community/commercial real estate that will interview stakeholders, business owners, government members, community members around a specific site. She shared they will then do some research and analysis of uses that could benefit the area and provide a formal presentation and case study to help the land owner or lease holder reimagine what could happen at the site. She reported the City will be participating with different representatives from City Staff, the Mayor, City Councilmembers and representatives from most of the Commissions. She asked if there is a recommendation of who would like to participate from the Planning Commission. She stated the time commitment is estimated to be one day for a couple hours during a week in May.

Chair Brown asked if Acting Development Services Director Gutierrez if she knows anything about the parameters of the project, in terms of what the Fairplex is asking this group to look at.

Acting Development Services Director Gutierrez replied no, she thinks it wide open; they just want to hear what stakeholders think could be there, ranging from staying Agricultural land to a new Disneyland.

Chair Brown confirmed they are looking at the whole property.

Acting Development Services Director Gutierrez replied correct.

Commissioner VanderMolen stated he would assume it would build off the Fairplex's strategic planning that they did for about a year and half.

Acting Development Services Director Gutierrez replied yes and no. She stated from their perspective certainly, but from someone else's perspective it may not.

Commissioner VanderMolen commented there was a lot of outside input when that happened.

Acting Development Services Director Gutierrez agrees and stated their strategic plan builds upon key visions and strategies and looking at the past to guide their future.

Chair Brown asked if the presentation would be open to the public.

Acting Development Services Director Gutierrez replied she believes its it, but she doesn't have specifics at this time. She noted it is a public document once it's published.

Chair Brown commented it's unclear what this will culminate in, but it seems like some of this work may find its way before this Commissioner with regards to the Specific Plan that unfolds related to Fairplex. He asked if there were any concerns with Commissioner participating in this process ahead of time.

Marco Martinez replied it doesn't sound like the representative that's going attend on behalf of the Planning Commission will be involved in the planning or selection process of whatever the alternatives are; that person would be giving their input as to what the final product might be so he doesn't see an issue of bias.

Acting Development Services Director Gutierrez added this would be only one component to help inform any Specific Plan developed in the future.

Chair Brown confirmed this was a date to be determined in May.

Acting Development Services Director Gutierrez replied correct.

Chair Brown suggested the Commission open nominations, including self-nominations and see who is interested in participating and then proceed with vote.

Commissioner Kercheval stated she would love to be a part of this meeting. She stated she is an idea person, with a background on design, lives in the neighborhood and likes to change.

Commissioner VanderMolen nominated Dr. Kyle Brown, because he has the qualifications.

Chair Brown tentatively accepted. He stated he will be doing some travelling in May and so the timing could be an issue.

Acting Development Services Director Gutierrez suggested naming an alternate if Chair Brown is selected and is concerned about travel.

Commissioner Grajeda seconded the nomination for Chair Brown. He stated he would love to be there himself but has an eye surgery on May 3, 2019 that will put him out of commission for about two weeks. He stated he might miss the first Planning Commission meeting in May; it just depends on how he is feeling.

Commissioner Bunce nominated Commissioner VanderMolen.

Commissioner VanderMolen declined that nomination for conflict of interest reasons.

Chair Brown asked Acting Development Services Director Gutierrez to facilitate a vote.

Development Services Director Gutierrez reported the vote was (5-1-0-1), with a majority vote for Chair Brown to be selected as the Planning Commission ULI Study representative.

Commissioner VanderMolen motioned for Commissioner Kercheval be selected as the alternate, if Chair Brown is unable to attend, Commissioner Camacho-Gonzalez seconded that motion.

Development Services Director Gutierrez reported the vote was (6-0-0-1), approving Commissioner Kercheval as the alternative Planning Commission representative for the ULI study.

Acting Development Services Director Gutierrez stated if the ULI panel is open to two participants, she will advise that both Chair Brown and Commissioner Kercheval participate.

ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chairperson Brown at 8:24 p.m. to the regular scheduled meeting of March 27, 2019 in the City Council Chambers.



Anita D. Gutierrez, AICP
Acting 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.