



505 S. Garey Ave
Pomona, CA 91766

City of Pomona

Planning Commission

Action Minutes

Chairperson Alfredo Camacho
Vice-Chairperson Kristie Kercheval
Commissioner Jorge Grajeda
Commissioner Gwen Urey
Commissioner Richard Bunce
Commissioner VanderMolen
Commissioner Dr. Kyle Brown

Wednesday, September 23, 2020

7:00 PM

Via Video Conference

CALL TO ORDER

Chairperson Camacho called the Planning Commission meeting to order at 7:02 p.m. Via Video Conference.

PLEDGE OF ALLEGIANCE

Vice-Chairperson Kercheval led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Alfredo Camacho
Vice-Chairperson Kristie Kercheval
Commissioner Jorge Grajeda
Commissioner Gwen Urey
Commissioner Richard Bunce
Commissioner Ron VanderMolen
Commissioner Dr. Kyle Brown

Absent: None

Staff Present: Anita D. Gutierrez, Development Services Director
Gustavo N. Gonzalez, Planning Manager
Alina Barron, Assistant Planner
Arnold Dichosa, City Engineer

PUBLIC COMMENT

None

CONSENT CALENDAR

1. Approval of draft Planning Commission Action Minutes meeting of August 12, 2020 and September 9, 2020.

A motion was made by Commissioner Urey, seconded by Commissioner Brown, carried by a unanimous vote of the members present (7-0-0-0), to approve the Action Minutes.

Chairperson Alfredo Camacho – yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda – yes; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown - yes.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 2 minutes (7:04 p.m. to 7:06 p.m.)

2. Time Extension (EXT 14373-2020) (Continued from September 9, 2020)

Location: 665 E. Sixth Street

Request: A time extension for Conditional Use Permit (CUP 5344-2016) for the development of two condominium units.

A motion was made by Commissioner Brown, seconded by Commissioner Urey, carried by 7 “yes” votes and 0 “no” vote (7-0-0-0) to approve Time Extension for Conditional Use Permit (CUP 5344-2016) for the development of two condominium units.

Chairperson Alfredo Camacho – yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda – yes; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown - yes.

OPPOSITION: None

IN SUPPORT: None

DISCUSSION TIME: 7 minutes (7:07 p.m. to 7:14 p.m.)

3. Time Extension (EXT 014232-2020)

Location: 888 W. Mission Blvd.

Request: A one-year time extension for Conditional Use Permit (CUP 007353-2017) to allow the development of approximately 16,433 square feet of new retail space in two new buildings and one existing building on a 1.45 acre lot; and a Tentative Parcel Map (PM 7354-2017) to combine two lots into one lot on parcels in the Midtown Segment of the Pomona Corridors Specific Plan.

A motion was made by Commissioner Urey, seconded by Commissioner VanderMolen, carried by 7 "yes" votes and 0 "no" vote (7-0-0-0) to approve Time Extension No. 014232-2020 only for the one-year time extension request for Tentative Parcel Map (TPM 007354-2017) and deny the one-year time extension request for the Conditional Use Permit (CUP 007353-2017).

Chairperson Alfredo Camacho – yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda – yes; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown - yes.

OPPOSITION: None

IN SUPPORT: The architect spoke in support of the project.
The applicant spoke in support of the project.

DISCUSSION TIME: 20 minutes (7:15 p.m. to 7:35 p.m.)

Chris, architect, stated that he would like to propose an alternative to staff recommendations. He mentioned that the issues on the table not considering passed code enforcement issues is that there was a fire that burn down the restaurant, which was full of asbestos. He stated that the mess is still there and that AQMB is a long process and considering the fire and how this has to be handle the application and the review process is even more protracted. He mentioned that Josh now has an approval from AQMP to move forward with the clean up but we need to get clarification regarding the use of equipment. He mentioned if Josh had a week or two to straighten up the gray areas about the use of equipment he will have it done within two weeks of starting. He stated that when you hear about the ramification of losing the lease you might even consider the okay to allow for the grading permit to be issue, so progress can be made on the project. He mentioned there is no risk for the city for issuing the grading permit if you are holding the building permit. He stated by the time we need a building permit, we will already be in the DPR submittal for the building in the corner and Josh has authorized the design. He stated that Josh has a lease on hand for a new tenant and has financial requirement to get that submitted; otherwise, he will have financial penalties with that tenant. He mentioned once the sight is cleaned up, I am proposing that the grading permit is issued, so that he can continue to make progress on this project and he does not lose his tenant. He stated once he can submit the DPR than we can talk about some assurances you might want in order to get the building permit issue and he can start the family dollar building. He mentioned Josh is willing to do whatever he can to make you comfortable.

Josh Golcheh, applicant, stated that the project on Garey has overnight security and yet still between all the difference security systems that we have there is still dumping that happens. He stated we have contacted Waste Management to get additional bins and we will be increasing our day porter from three times a week to four hoping to mitigate it as much as possible. He mentioned that it is in his own interest to develop the corner piece of the project

more than the shopping center. He stated that all of his problems on this property came because of the denial of his 7-11 application. He mentioned he has a lease pending with dollar tree assuming he gets this approval and will have steep penalties if he does not deliver on time. He mentioned that he would be happy to have his building permit withheld until we get our new rendering for the corner building to be approve assuming that our grading permit will be issued right now. He stated if he does not proceed with this project right now that he will not make his time limit with family dollar and they will be pulling out of the lease and he will default on his loan. He mentioned that if he can proceed with the grading right now, he could keep family dollar in place and stay strong in the deal.

PUBLIC HEARING ITEMS

1. Revocation (REV 14240-2020)

Location: 692 E. Phillips Blvd.

Request: A City-initiated request for revocation of Conditional Use Permit (PC Resolution No. 5446) for the expansion of a board and care facility to 46 beds on an existing property located in the R-1-E – Single-Family Residential Overlay.

A motion was made by Commissioner Bunce, seconded by Commissioner Kercheval, carried by 7 “yes” votes and 0 “no” vote (7-0-0-0) to approve Revocation of Conditional Use Permit (PC Resolution No. 5446) for the expansion of a board and care facility to 46 beds.

Chairperson Alfredo Camacho – yes; Vice-Chairperson Kristie Kercheval – yes; Commissioner Grajeda – yes; Commissioner Urey - yes; Commissioner Bunce – yes; Commissioner VanderMolen – yes; Commissioner Brown - yes.

OPPOSITION: None

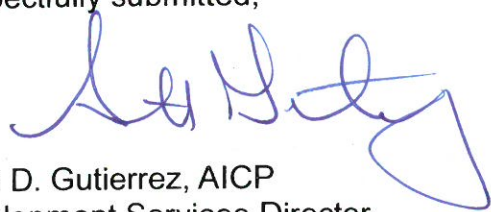
IN SUPPORT: None

DISCUSSION TIME: 13 minutes (7:36 p.m. to 7:49 p.m.)

Adjournment

The Planning Commission meeting was adjourned by Chairperson Camacho at 8:15 p.m. to the next regularly scheduled meeting of October 14, 2020 at 7:00 p.m.

Respectfully submitted,



Anita D. Gutierrez, AICP
Development Services Director

Prepared by,

Miroslava PourSanae
Administrative Assistant