



CITY OF POMONA
PLANNING COMMISSION AGENDA
POMONA, CALIFORNIA – CITY COUNCIL CHAMBERS
505 South Garey Avenue, Pomona, CA 91766
REGULAR MEETING OF
Wednesday, October 28, 2015 @ 7:00 PM

- A. **CALL TO ORDER:** Chair Denton Mosier
- B. **FLAG SALUTE:** Chair Denton Mosier
- C. **ROLL CALL:** Brad Johnson, Development Services Manager

Chair Denton Mosier, Vice-Chair Edward C. Starr, Commissioner Juan Carlos Garcia, Commissioner Ismael Arias, Commissioner Luis M. Juarez, Commissioner Carolyn Hemming, and Commissioner Samuel Tharpe

D. PUBLIC PARTICIPATION (*Three (3) minute Limit on Non-Agenda Items Only*):

1. At this time, the general public is invited to address the Planning Commission concerning **any items that are not listed on the agenda**, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Comments from the public of any non-agenda items will be limited to three (3) minutes in accordance with City policy.
2. Any applicant or member of the public wishing to speak on **any item that is listed on the agenda** is requested to adhere to the following protocol procedures/guidelines:
 - a) *Prior to the meeting, or during the meeting prior to an agenda item being discussed, any person wishing to address the Planning Commission shall complete a speaker card and submit it to the Planning Manager. Speaker cards are available in the foyer of the City Council Chambers and from the Minutes Clerk.*
 - b) *When called upon, the person shall come to the podium, state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chair may, at his/her discretion, request that the group choose a spokesperson to address the Commission.*
 - c) *All remarks should be addressed to the Planning Commission as a whole, and not to individual Commissioners. Questions, if any, should be directed to the presiding Chair who will determine whether, or in what manner, an answer will be provided.*
 - d) *Every person addressing the Planning Commission will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Planning Commission.*

E. CONSENT CALENDAR:

Note: All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

1. APPROVAL OF PC MINUTES:

October 14, 2015

F. PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 14-055)

Project Address: 2040 N. Towne Avenue
Project Applicant: Cole Vocational Services
Project Planner: Nancy Lee, Associate Planner
Council District: CC District No. 6

Project Description:

Conditional Use Permit to allow the establishment of an adult day program facility serving developmentally disabled clients located in the C-2 (Neighborhood Shopping Center Commercial District) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA – Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15301 (Class 1 – Existing Facilities).

Recommended Action:

The Planning Division recommends that the Planning Commission approve Conditional Use Permit (CUP 14-055), subject to conditions.

2. CONDITIONAL USE PERMIT (CUP 2701-2015) & TENTATIVE PARCEL MAP (PARCEL MAP 2866-2015)

Project Address: 801 Rio Rancho Road
Project Applicant: Lewis Retail Centers
Project Planner: Cecily Session-Goins, Assistant Planner
Council District: CC District No. 2

Project Description:

Conditional Use Permit to modify approved (MCUP 13-011) replacing the approved 35,000 square foot fitness building with two buildings of 11,097 sq. ft. and 6,300 sq. ft. and Tentative Parcel Map to allow the creation of four new parcels from two existing parcels in the C-4 (Highway Commercial) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA), an addendum to a previously adopted Environmental Impact Report considering the proposed land use has been prepared and approved consistent with CEQA Section 15164. Therefore, no further environmental review is required.

Recommended Action:

The Planning Division recommends that the Planning Commission continue Conditional Use Permit (CUP 2701-2015) and Tentative Parcel Map (PARCELMAP 2866-2015) to November 18, 2015.

3. **CONDITIONAL USE PERMIT (CUP 2522-2015)**

Project Address: 3423 Pomona Boulevard
Project Applicant: Greenberg Farrow Representing Starbucks Coffee Company
Project Planner: Cecily Session-Goins, Assistant Planner
Council District: CC District No. 2

Project Description:

Conditional Use Permit for the construction of a 2,100 square foot Starbucks Café with a drive thru and the associated site improvements on a parcel larger than 20,000 square feet in the C-4 (Highway Commercial) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA – Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32 – Infill Development Projects).

Recommended Action:

The Planning Division recommends that the Planning Commission approve Conditional Use Permit (CUP 2522-2015), subject to conditions.

G. NEW BUSINESS:

H. PLANNING COMMISSION COMMUNICATIONS:

I. DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

J. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the scheduled special meeting of **November 18, 2015** starting at 7:00 p.m. in the City Council Chambers.

***** CERTIFICATION OF POSTING AGENDA *****

I, Brad Johnson, Development Services Manager for the City of Pomona, hereby certify that the agenda for the October 28, 2015 Planning Commission meeting was posted on Thursday October 22, 2015.



Brad Johnson
Development Services Manager

F1– 2040 N. Towne Avenue
F2– 801 Rio Rancho Road
F3– 3423 Pomona Boulevard



UNOFFICIAL MINUTES
PLANNING COMMISSION MEETING
OCTOBER 14, 2015

CALL TO ORDER: The Planning Commission meeting was called to order by Chairperson Mosier in the City Council Chambers at 7:02 p.m.

FLAG SALUTE: Commissioner Tharpe led the flag salute

ROLL CALL: Roll was taken by Development Services Manager Johnson

COMMISSIONERS PRESENT: Chair Mosier; Commissioners Arias, Garcia, Juarez (arrived at 7:10pm), Hemming, and Tharpe

COMMISSIONERS ABSENT: Vice Chair Starr (excused)

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

ITEM D:
CITIZEN PARTICIPATION:

ITEM E:
CONSENT CALENDAR:

1. APPROVAL OF PC MINUTES:
-September 23, 2015

Motion by Commissioner Hemming, seconded by Commissioner Arias, carried by a majority vote of the members present (4-0-1-2) Commissioner Tharpe abstained and Commissioner Juarez and Vice Chair Starr excused, adopting the Planning Commission meeting minutes of September 23, 2015.

2. TIME EXTENSION (EXT 2377-2015):
(Continued from September 23, 2015)

Request for a one-year time extension for Conditional Use Permit (CUP 14-035) to allow a 1,720 square foot room addition to an existing dwelling unit on a property located at 1302 Hansen Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone.

Associate Planner Bechet provided photographs of the site as the Commission expressed concerns regarding the lack of site maintenance at the September 23, 2015 Planning Commission Meeting. Commissioner Hemming stated she felt the site was now acceptable.

Motion by Commissioner Hemming, seconded by Commissioner Arias, carried by a unanimous vote of the members present (5-0-0-2) Commissioner Juarez and Vice Chair Starr excused, approving Time Extension (EXT 2377-2015).

Commissioner Juarez arrived at 7:10pm.

ITEM F:
PUBLIC HEARING ITEMS:

F-1 PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 14-054) TO ALLOW THE CONSTRUCTION OF A 37-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP (TTM 14-010) TO SUBDIVIDE THE AIRSPACE FOR 37 CONDOMINIUMS, AND CHANGE OF ZONE (ZONE 1596-2015) TO REMOVE A PD (PLANNED DEVELOPMENT) OVERLAY ON THE PROPERTY LOCATED AT 855 E. PHILLIPS BOULEVARD. *(Continued from September 23, 2015)*

Associate Planner Bechet provided a staff report regarding a request to construct a 37-unit multi-family residential development. Development and Neighborhood Services Director Lazzaretto stated staff met with the resident on the corner of Packard and Phillips to address the concerns expressed at the September 23, 2015 Planning Commission meeting and it seemed as if the concerns had been addressed and the resident was not present at tonight's meeting. Commissioner Juarez stated a concern with the requested development adding to the current high density of the area. In addition, he stated a concern with the development not providing adequate open space. Assistant City Attorney Jared reminded the Commission population of the area was not to be taken into account as the area was zoned for a certain use and the requested project is aligned with the zoned use which is R-2. Chair Mosier opened the public hearing. Mr. Erick Van Wechel, representing the project, agreed with the staff report and asked the Commission to approve. In addition, he stated the condominium development would be much like a single family residential development, Declaration of Covenants, Conditions and Restrictions (CC&R's) would be created for the property, State requirements will be met concerning energy efficiency and water conservation, and the open space provided will meet City requirements. Commissioner Hemming stated a concern with the lack of property maintenance. Mr. Sean Yuan, representing the applicant and the design team, stated the property would be cleaned. Chair Mosier invited the public for comments. Mr. Gilbert Jow, a nearby property owner, inquired how this project would affect future development in the area as he owned the adjacent property and would like to develop four units in the future. Mr. Sean Yuan and staff stated future development could not be prevented as long as the development was aligned with the areas R-2 zoning. Chair Mosier closed the public hearing. Commissioner Hemming and Arias stated their support for the project. Commissioner Garcia shared concerns with the lack of green space, high density of the area, and added traffic as a result of the development. Commissioner Juarez stated it would be ideal if the area were split between R-1 and R-2 zoning so density would not be an issue. He stated he felt this was a good project, but did not seem as good future planning for the area which currently had many apartment units. Chair Mosier stated a concern with the units not being able to sell and turning into rentals due to the area. Commissioner Juarez stated although he had concerns he would support the project so the project could be used as a model to assist with improving the area.

Motion by Commissioner Hemming, seconded by Commissioner Tharpe, carried by a majority vote of the members present (5-1-0-1) Chair Mosier denied and Vice Chair Starr excused, adopting the Resolution No. 15-047, approving Conditional Use Permit (CUP 14-054), Resolution No. 15-048,

approving Tentative Tract Map (TTM 14-010), and Resolution No. 15-049, recommending City Council approval for Change of Zone (ZONE 1596-2015).

F-2 PUBLIC HEARING – CODE AMENDMENT (CODE 2934-2015) TO AMEND ZONING ORDINANCE SECTIONS .560 J.1. PERTAINING TO ALLOWANCES FOR MINOR DEVIATION VARIANCES TO DEVELOPMENT STANDARDS IN THE POMONA ZONING ORDINANCE FOR MINIMUM LOT SIZES LOCATED CITYWIDE.

Development Services Manager Johnson provided a staff report regarding a request for a citywide code amendment. Commissioner Hemming stated a concern regarding item J in the staff report referring to a decrease in required parking spaces and a decrease in the width of parking spaces. Assistant City Attorney Jared stated the Commission would only consider a change in lot sizes citywide and would not consider changes in parking tonight. Chair Mosier opened the public hearing. As there were not any speakers, Chair Mosier closed the public hearing.

Motion by Commissioner Hemming, seconded by Commissioner Arias, carried by a unanimous vote of the members present (6-0-0-1) Vice Chair Starr excused, adopting Resolution No. 15-050, approving Code Amendment (CODE 2934-2015).

ITEM G:
NEW BUSINESS:

ITEM H:
PLANNING COMMISSION COMMUNICATIONS:

Commissioner Juarez stated he spoke with staff regarding initiating a taskforce to address the City's homeless issue. He stated a comprehensive plan is needed which will take into consideration: economics, mental health, and the drug and alcohol issues within the City. In addition, Commissioner Juarez asked staff to research the possibility of constructing a Wells Fargo in Target Center.

Chair Mosier asked staff to look into a possible camp developing around the Phillips Ranch greenbelt and illegal activities that may be occurring in that area.

ITEM I:
DEVELOPMENT SERVICES MANAGER COMMUNICATIONS:

Due to the upcoming holidays in November, staff and the Commission discussed and agreed to hold a special meeting, if needed, on November 18, 2015.

ITEM J:
ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chairperson Mosier at 8:37 p.m. to the regular scheduled meeting of October 28, 2015 in the City Council Chambers.

Brad Johnson
Development Services Manager

Maureen Casey, Transcriber

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