

**CITY OF LA VERNE
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Wednesday, February 10, 2016**

1. Chairperson Ivey called the regular meeting of the La Verne Planning Commission to order at 6:30 p.m.

ROLL CALL: Planning Commissioners present: Gilbert Ivey, Wendy Lau, Norm Faustini, Phil May, and Norman Smith. Advisory personnel present: Community Development Director Hal Fredericksen, City Attorney Bob Kress, Assistant Planner Collin Wahab, and Administrative Secretary Darleen Foye.

2. **PLEDGE OF ALLEGIANCE**

Commissioner Smith led the pledge of allegiance.

3. **PUBLIC COMMENT**

None

4. **CONSENT CALENDAR**

It was moved by Commissioner May seconded by Commissioner Faustini to approve the minutes of the January 13, 2016 Planning Commission meeting as submitted. Motion carried by a 5-0 vote.

PUBLIC HEARINGS

**5. CASE NOS. 93-15CUP, 94-15PPR, & 95-15VAR
POMONA VALLEY HOSPITAL MEDICAL CENTER
2333 FOOTHILL BOULEVARD**

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Community Development Director Hal Fredericksen stated that this is not an everyday proposal. He stated that staff feels that this use has merit and will be a good addition to the City.

Assistant Planner Collin Wahab presented his staff report which was a request by StoneCreek Company to occupy the 28,234 square-foot retail space located at 2333 Foothill Boulevard for the purpose of a Pomona Valley Hospital Medical Center.

Mr. Wahab stated that the Foothill Boulevard Specific Plan requires medical facilities to obtain a Conditional Use Permit. He noted a variance is also required due to a parking shortage in the center.

Mr. Wahab stated that StoneCreek is also proposing several exterior alterations to the existing buildings such as to heighten the parapets and several architectural details.

Mr. Wahab stated that the facility will have primary care, urgent care, imaging, and physical therapy. He noted that the hours of operations will be Monday through Friday 8:00 a.m. to 5:00 p.m. for the health center and Monday through Friday 8:00 a.m. to 8:00 p.m. and Saturday to Sunday 9:00 a.m. to 5:00 p.m. for urgent care services. He also noted there would be no overnight patient stays at this location.

Mr. Wahab stated that studying the feasibility of the co-location in La Verne required the analysis of a few factors including the potential fiscal impacts of occupying a large retail space with a medical use, and the potential impact on the limited parking supply

Willdan Financial Services prepared a fiscal analysis for the project which indicated the local demand and supply of health care services supported the expansion of a medical facility such as the proposed.

Mr. Wahab stated that the La Verne General Fund was an important element of the study since the medical facility would have no taxable sales. It was determined that the proposed use had fewer beneficial impacts to the La Verne General Fund and the surrounding businesses than potential alternative uses, although a sales tax in-lieu fee has been established to significantly reduce these General Fund impacts.

Mr. Wahab stated that the City entered into a contract with LSA Associates to conduct several onsite parking surveys during different days of the week in order to obtain accurate existing parking demands. LSA then projected the parking demand of the proposed use and determined there is currently adequate parking on site.

Mr. Wahab stated that a neighborhood workshop was held on January 29, 2016, with 2 people showing up. He stated that there were no concerns raised at the workshop. He noted that the public hearing was advertised in the Inland Daily Bulletin and a public notice was mailed to residents and property owners within a 300 foot radius.

Mr. Wahab stated that staff and the Development Review Committee are recommending approval of this proposed use.

Chairperson Ivey complimented Mr. Wahab on a very thorough presentation.

Clayton Corwin, StoneCreek agreed to accept as submitted.

Chairperson Ivey opened the public hearing.

There was no one who wished to speak on this item.

Chairperson Ivey closed the public hearing.

Commissioner Lau asked if the survey for future parking demands was conducted at the same peak hours. Mr. Wahab stated that LSA used La Verne parking ratios.

Commissioner Smith questioned the sales tax in-lieu tax and how long to recoup. Mr. Fredericksen indicated a 15 year period with 14 years of payment was being proposed, which is consistent with other sales tax in-lieu agreements the City has approved.

Commissioner May asked about the ability to have employees park in the back to allow more parking spaces.

Planning Commission Minutes
February 10, 2016

Community Development Director Hal Fredericksen stated the Medical Center will have a back door for employees to access the building, and this requirement is so conditioned.

Chairperson Ivey stated the landscaping should be drought tolerant.

It was moved by Commissioner Lau, seconded by Commissioner Smith to approve Resolution No. 1164 and Resolution No. 1165. Motion carried by a 5-0 vote.

ADJOURNMENT

The meeting was adjourned at 6:45 p.m. to the regular meeting to be held March 9, 2016 at 6:30 p.m.

Chairperson, Planning Commission

ATTEST:

Secretary, Planning Commission