

INFRASTRUCTURE COMMITTEE MEETING

Community Development Department Minutes

March 1, 2017

Present:

**Jason Scott, Council Member
Eugene Montanez, Council Member**

**Kirk Bennett, Planning and Housing Commission
Jeff Ruscigno, Planning and Housing Commission**

Management Services

Darrell Talbert, City Manager

Community Development

**Joanne Coletta, Community Development Director
Terri Manuel, Planning Manager**

Please see sign in sheet for other depts.

**Item 2 Attendees: Glenn D. Rinier, MCG Architecture
April Burge, Salim Development
Brian Tomer, RE,
Brandon Barnett, KWC Engineers**

Item 2 – Update on the request to change the zone from C-2 (Restricted Commercial) to C-3 (General Commercial) to facilitate the potential development of a self-serve car wash and drive-through restaurant on 1.37 acres located on the south side of Ontario Avenue, east of Interstate 15 and west of State Street (Previously discussed at the Infrastructure Committee on December 2, 2015) (Community Development).

Ms. Terri Manuel, Planning Manager, presented to the Committee an update related to the proposed project that had previously been discussed in late 2015. The project has gone through staff level review and has been revised to address the major concerns of staff from a site planning perspective. The applicant has undertaken outreach to the adjacent residential neighbors with some positive response so far, but not yet by all.

Mr. Glenn Rinier described the layout of the site plan with the car wash building along the east side, set back 25 feet from the shared property line with single family residences, the restaurant with drive through lanes on the west side, parking in the front, and self-serve vacuum bays located on the south half encircled by the car wash queue. He stated that of the five adjacent residences that had been notified, a response from three had been received. He affirmed upon inquiry that the noise generation from the air blowers would be directed more to Ontario Avenue with the residences somewhat shielded by the building walls. Noise from car stereos and the vacuum area would be somewhat shielded by a masonry wall that is required along the east property line. The operation is fully automated and would employ two to three individuals.

Council Member Montanez expressed his continued resistance to the idea of this use in this location especially without the concurrence or acknowledgement of the proposal from at least 90% of the residents. He stated his expectation that the use would see peak busy times possibly during all hours of operation drawing a comparison with another similar car wash at Sampson and McKinley.

Commissioner Ruscigno inquired about the operational hours and containment of on-site lighting. Mr. Rinier responded that a photometric analysis would be prepared to ensure that proper light shielding would be maintained. He clarified upon inquiry that the initial landscape concept that had been prepared will be revised and can consider enhanced landscaping for additional buffer.

Joe Morgan, Resident, asserted that he had been approached by a property owner near the Fresh & Easy location where recently another car wash had been proposed, and that person had expressed opposition to the use.

Commissioner Bennett asked for clarification regarding the site boundary at Ontario Avenue and whether the curb indentation is a deceleration lane for Ontario traffic. The circulation pattern into and out of the site was then generally discussed, but with the interim and ultimate circulation details unknown, Mr. Nelson Nelson, Public Works Director, affirmed that the circulation would be further evaluated as the application is processed and the future improvements to Ontario Avenue will take into account the circulation for this site as well as the Shell station to the west of this site.

Council Member Scott inquired about alternative configurations that had been considered and whether any enhancements to the architecture had been made according to the Committee's original direction. In response, Mr. Rinier expressed that the building was designed to maintain branding features with attractive but not necessarily flamboyant design.

Design recommendations from Council Member Montanez and Commissioner Ruscigno included roofline treatment to off-set a boxy appearance such as designs that can be seen at the ICSC (Int'l Council of Shopping Centers) conferences. Ms. Joanne Coletta, Community Development Director, added that staff can work with the applicant on building design as well as landscape design which emphasizes appropriate buffering.

Representing the owner, Ms. April Burge and Mr. Brian Tomer expressed that the owner is willing to do whatever the city wishes to enhance the project appearance and create acceptable buffering from the residences, but appealed for favorable support.

City Manager, Darrell Talbert, asserted that the larger question, as opposed to focusing on design details, is the fact that this project requires a change of zone from a C-2 to a C-3, and the greater consideration is whether the zone change is at all favorable by the decision makers.

The Committee expressed that it consists of only two of five decision makers, and even if all five adjacent residents were to concur, there still would be the general public that can express opposition through the public hearing process and that no guarantees of outcome could be made. In response to an inquiry by a citizen in attendance at the Committee meeting that public hearing notice is mailed to owners and occupants in a 500 foot radius from the property boundary.

Council Member Scott summarized the Committee's expectations that the project proponent address the project appearance and circulation on-site and especially off-site where Ontario Avenue is concerned.

**Item 3 Attendees: Skip Elefante, Platinum Storage Group
Dana Elefante, Platinum Storage Group**

Item 3 – Discussion regarding the proposal to expand an existing self-storage facility to include a new three story building for indoor storage units located at 1790 Pomona Road in the M-1 (Light Manufacturing) Zone (Community Development).

Ms. Terri Manuel, Planning Manager, presented to the Committee exhibits that illustrate the project proposed for a vacant parcel adjacent to the existing Storage Direct located on Pomona Road. The existing facility lost 78 storage units equating to over 10,000 square feet of rentable space because of the SR 91 project. The owner has the opportunity to purchase the adjacent vacant excess parcel from RCTC and is proposing an expansion that will feature a 3-story, climate-controlled storage facility to accommodate 191 units equating to 19,500 square feet of rentable space.

Mr. Dana Elefante, Platinum Storage Group, described the intentions of the owner to utilize the compensation from the SR 91 project to purchase the vacant parcel, construct the building, and perform upgrades to the appearance of the existing storage facility that lies adjacent to the west and adjacent to the 91 Freeway. The upgrades would include end caps on the existing storage buildings that would match the design of the new building.

City Manager, Darrell Talbert, stated that this location is highly visible from the well-traveled freeway, and the expansion of the storage use is not considered the most valuable use from the perspective of the city. The ideal use would introduce office space such as a shared office enterprise that could be designed into the storage concept including that of the existing facility to the west. He stated that this type of shared working space that is franchised and operates like a membership is needed in the city. He also stated that another purchase interest is looking at the same parcel to develop a small two story office building. A three or four story office building could be a viable consideration if combined with the larger project site.

Mr. Skip Elefante, Platinum Storage Group, expressed his concern about such a use generating a higher demand for parking and possibly more traffic. He stated that he had been involved with a similar type of use in El Segundo near LAX and it was successful in that location.

Mr. Dana Elefante expressed that the re-use suggestion of the existing site is simply cost-prohibitive.

Commissioner Ruscigno noted the easement area along the freeway on the existing storage business parcel which could be merged with the adjacent vacant parcel increasing the potential for it to be utilized in the project expansion efforts but that storage of RVs or boats would not be desirable in that regard.

Council Member Montanez stated that a very similar recommendation had been made recently to an applicant that wanted to develop storage on Palisades Road. He said that in order to achieve a win-win situation, the city can make provisions regarding the parking