

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Revised Regular Meeting Agenda

Wednesday, January 22, 2025

7:00 PM

Council Chambers

Planning Commission

Chairperson Alfredo Camacho
Vice-Chairperson John Ontiveros
Commissioner Delana Martin-Marshall
Commissioner Marcos Molina
Commissioner Ron VanderMolen
Commissioner Edgar Rodriguez
Seat Vacant - District 6

A. CALL TO ORDER:

Chairperson Alfredo Camacho

B. PLEDGE OF ALLEGIANCE:

Chairperson Alfredo Camacho

C. ROLL CALL:

Chairperson Alfredo Camacho, Vice-Chairperson John Ontiveros, Commissioner Delana Martin-Marshall, Commissioner Marcos Molina, Commissioner Ron VanderMolen, Commissioner Edgar Rodriguez.

D. PUBLIC COMMENT:

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 nonagenda 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) When called upon, the person shall 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 Chairperson may, at his/her discretion, request that the group choose a spokesperson to address the Commission.*
- b) 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 Chairperson who will determine whether, or in what manner an answer will be provided.*

Speaker Times:

After the public hearing is opened, the chair will first call upon the applicant or their representative (s) to speak.

The applicant has up to eight (8) minutes to address the Commission.

After the Applicant has had an opportunity to speak, the Chair will call upon any members of the public wishing to speak on the item. Each person speaking either in favor or in opposition shall be allowed to speak for not more than three (3) minutes, provided that, due to the number of speakers, the Chair, with the consensus of the Commission, may reduce the time each speaker is allowed to speak.

After all speakers have had an opportunity to speak, the Applicant shall have up to five (5) minutes for rebuttal of any opposition raised. The Planning Commission may permit the applicant to exceed the preceding time limits if the Commission determines that the proposed project's complexity requires additional time for the applicant to make an adequate presentation.

3. Together the Planning Commission members, City Staff and public honor Pomona's important City meeting values:

- a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.*
- b) To affirm Pomona's dedication to lead as a Compassionate City.*

Thank you all for keeping these values and this commitment to act with them ever

present in our minds as we proceed with the meeting together.

E. COMMISSIONER COMMUNICATION:

F. CONSENT CALENDAR:

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 the Action Minutes from the December 11, 2024 Planning Commission Meeting.

2. Time Extension (EXT 001781-2024)

Project Address: 312 W. Franklin Ave.

Project Applicant: Austin Dang, CDA+PDG, Inc.

Project Planner: Carlos Molina, Associate Planner

Council District: CC District No. 2

Request for a time extension of Development Plan Review (DPR-18140-2022) and its associated Tentative Tract Map (TRACTMAP-18440-2022) for the development of an eleven unit condominium project on a property located at 312 W. Franklin Ave.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT 001781-2024) granting a one-year time extension for Development Plan Review (DPR-18140-2022) and a one-year time extension for Tentative Tract Map (TRACTMAP-18440-2022), subject to the conditions of approval listed in PC Resolution No. 22-032 and PC Resolution No. 22-033 (Attachment 2 & Attachment 3). If approved, the expiration date for Development Plan Review (DPR-18140-2022) will be extended from December 14, 2024 to December 14, 2025 and the Tentative Tract Map (TRACTMAP-18440-2022) from December 14, 2024 to December 14, 2025.

3. Time Extension (EXT 001729-2024)

Project Address: 1320 W. Second St.

Project Applicant: Ezequiel Olvera

Project Planner: Carlos Molina, Associate Planner

Council District: CC District No. 2

Request for a one-year time extension for Development Plan Review (DPR 17398-2021) of a 0.15 acre site with a five-unit residential development with associated on-site improvements including utilities, open space amenities, landscaping, garage parking, solar panels, trash enclosure and lighting.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT 001729-2024) granting a one-year time extension for Development Plan Review (DPR-17398-2021) subject to the conditions of approval listed in PC Resolution No. 22-031 (attachment 1). If approved, the expiration date for Development Plan Review (DPR-17398-2021) will be extended from December 14, 2024 to December 14, 2025.

4. Time Extension (EXT-000053-2025)

Project Address: 3101 W. Temple Avenue

Project Applicant: Chloe Liu

Project Planner: Alan Fortune, Associate Planner

Council District: CC District No. 5

Request for a second one-year time extension of Conditional Use Permit (CUP-014649-2020), for the development of a new, seven-story, 57,724 square foot hotel with 90 new guestrooms, one fitness room, and entry lobby, as an extension of the existing Double Tree Hotel on a property located.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT-000053-2025) granting an additional one-year time extension for Conditional Use Permit (CUP-014649-2020), subject to the conditions of PC Resolution No. 22-008. If approved, the expiration date for the Conditional Use Permit (CUP-014649-2020) will be extended from February 23, 2025, to February 23, 2026.

5. Time Extension (EXT-001785-2024)

Project Address: 110 E. Foothill Boulevard

Project Applicant: Gabriela Marks

Project Planner: Alan Fortune, Associate Planner

Council District: CC District No. 6

Request for one-year time extensions for a Conditional Use Permit (CUP-018542-2022) for the establishment of a drive-through configuration of a restaurant and for a Development Plan Review (DPR-018543-2022) for the remodel and conversion of an existing 4,400 square foot office building into an eating and drinking establishment, including a 141 square foot addition, at a property located within the Neighborhood Center Segment of the Pomona Corridors Specific Plan.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT-001785-2024) granting one-year time extensions for Conditional Use Permit (CUP-018542-2022) and Development Plan Review (DPR-018543-2022), subject to the conditions of City Council Resolution Nos. 2023-233 and 2023-234. If approved, the expiration dates for Conditional Use Permit (CUP-018542-2022) and Development Plan Review (DPR-018543-2022) will be extended from December 4,

2024, to December 4, 2025.

G. PUBLIC HEARING:

1. Zoning Code Amendment (CODE-001403-2024)

Project Address: Citywide
Project Applicant: City of Pomona
Project Planner: Karina Diaz
Council District: All

City-initiated request to remove Section .1310. "Signs" (formerly Section .530-K) and incorporate new sign regulations in Pomona Zoning and Development Code Section 630. "Signs". Pursuant to the provisions of CEQA (CEQA-Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Planning Commission will consider adopting an exemption in compliance with Section 15061(b)(3) General Rule Exemption for CODE-001403-2024. The project may be considered for the general rule exemption in that the proposed project only includes the amendment of text of an adopted document previously studied in the 2014 Pomona GPU Final EIR. The Planning Commission will consider this determination at the public hearing as part of this action.

Recommendation:

Staff recommends that the Planning Commission continue the item to the February 12, 2025 Planning Commission meeting.

H. DISCUSSION ITEMS:

1. Discussion - Minor Revisions to the Pomona Zoning & Development Code

Staff will facilitate a discussion to begin exploring how the City may approach resolutions to issues found within the new Zoning & Development Code Nonconformities - Form & Frontage Exceptions.

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of February 12, 2025 starting at 7:00 p.m. in the Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager for the City of Pomona, hereby certify that the agenda for the January 22, 2025 meeting of the Planning Commission was posted in City Hall, near the door of the City Council Chambers, and on the City's website www.pomonaca.gov on January 16, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager