

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, December 11, 2019

7:00 PM

Council Chambers

Planning Commission

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

PLEASE NOTE:

Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the Planning Commission and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Planning Commission or the presiding officer constitutes a violation of these rules.

- The conduct of Planning Commission meetings is governed by the portion of the California Government Code commonly known as the "Brown Act" and by the Pomona Planning Commission Rules of Procedure.
- The Planning Commission meeting is for conducting the City's business, and members of the audience must obey the rules of decorum set forth by law. This means that each speaker will be permitted to speak for three minutes to address items that are listed on the Planning Commission agenda or topics which are within the jurisdictional authority of the City.
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the meeting will be permitted. Any person not adhering to the Rules of Procedure or conduct authorized by the Brown Act may be asked to leave the Council Chambers.
- All comments directed to the Planning Commission or to any member of the Planning Commission must be directed to the Chairperson (or Vice Chairperson if the Chairperson is absent). We ask that you please respect the business nature of this meeting and the order required for the proceedings conducted in the Council Chambers.

A. CALL TO ORDER:

Chairperson Kyle Brown

B. PLEDGE OF ALLEGIANCE:

Chairperson Kyle Brown

C. ROLL CALL:

Chairperson Kyle Brown, Vice-Chairperson Ron VanderMolen, Commissioner Jorge Grajeda, Commissioner Alfredo Camacho, Commissioner Gwen Urey, Commissioner Dick Bunce and Commissioner Kristie Kercheval.

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) 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 Chairperson 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 Chairperson who will determine whether, or in what manner an answer will be provided.
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. 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 draft Planning Commission Minutes meeting of October 9, 2019 and November 13, 2019.

Attachments: [PCM 10.9.19](#)
 [PCM 11.13.19](#)

2. Time Extension (EXT 12856-2019)

Project Address: 50 Auto Center Dr.

Project Applicant: Wei Xiong

Project Planner: Ata Khan, Senior Planner

Council District: District No. 2

A request for a one-year time extension for Conditional Use Permit (CUP 5500-2016), which proposes a 5,540 square foot building to accommodate a used car dealership and additional retail uses on a property located at 22 Rio Rancho Road (50 Auto Center Drive).

Recommendation:

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 12856-2019) granting a one-year time extension for Conditional Use Permit (CUP 5500-2016).

Attachments: [Staff Report](#)
 [Attachment 1 - Resolution No. 18-006 \(CUP 5500-2016\)](#)
 [Attachment 2 - Applicant Justification](#)

3. Time Extension (EXT 12919-2019)

Project Address: 2322 S. Garey Ave.

Project Applicant: Yolanda McCausland

Project Planner: Ata Khan, Senior Planner

Council District: District No. 3

A request for a one-year time extension for Conditional Use Permit (CUP 9813-2018), which proposes the operation of a boarding school at an existing campus previously approved for use as a school on a 8.75 acre property located at 2322 South Garey Avenue.

Recommendation:

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 12919-2019) granting a one-year time extension for Conditional Use Permit (CUP 9813-2018).

Attachments: [Staff Report](#)
 [Attachment 1 - Resolution No. 18-042 \(CUP 9813-2018\)](#)
 [Attachment 2- Applicant Justification](#)

4. Time Extension (EXT 13038-2019)

Project Address: 38 Rancho Camino Dr.
Project Applicant: David Wang
Project Planner: Ata Khan, Senior Planner
Council District: District No. 5

A request for a one-year time extension for Conditional Use Permit (CUP 7718-2017), which proposes the construction of a new single-story 14,000 square foot government and commercial retail building within the Pomona Ranch Plaza Shopping Center on a property located at 38 Rancho Camino Drive.

Recommendation:

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 13038-2019) granting a one-year time extension for Conditional Use Permit (CUP 7718-2017).

Attachments: [Staff Report](#)
 [Attachment 1 - Resolution No 18-050 \(CUP 7718-2017\) Unsigned](#)
 [Attachment 2 - Applicant Justification](#)

5. Time Extension (EXT 13049-2019)

Project Address: 2488 S. Reservoir St.
Project Applicant: Thomas Kim
Project Planner: Ata Khan, Senior Planner
Council District: District No. 3

A request for a one-year time extension for Modification of Conditional Use Permit (MODCUP 6924-2017) and Variance (VAR 6925-2017), which proposes to add an automatic car wash tunnel to an existing automobile service station and convenience store, and reduced property setbacks, on a 39,909 square foot lot located at 2488 South Reservoir Street.

Recommendation:

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 13049-2019) granting a one-year time extension for Modification of Conditional Use Permit (MODCUP 6924-2017) and Variance (VAR 6925-2017).

Attachments: [Staff Report](#)
 [Attachment 1 - Resolution No. 18-045 \(MODCUP 6924-2017\)](#)
 [Attachment 2- Resolution No. 18-046 \(VAR 6925-2017\)](#)
 [Attachment 3- Applicant Justification](#)

6. Time Extension (EXT 13109-2019)

Project Address: 2005 W. Holt Avenue
Project Applicant: APC Towers III, LLC
Project Planner: Alina Barron, Assistant Planner
Council District: District No. 1

A request for a one-year time extension for Wireless Communication Facility Permit (WIRE 10534-2018) which proposes a new freestanding 65-foot high wireless communication facility designed as a tree in the parking lot of a commercial office development located at 2005 W. Holt Avenue in the Downtown Gateway Segment of the Corridors Specific Plan.

Recommendation:

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 13109-2019) granting a one-year time extension for Wireless Communication Facility Permit (WIRE 10534-2018).

Attachments: [Staff Report](#)
 [Attachment 1 - PC Resolution No. 18-041](#)
 [Attachment 2 - Approved Project Plans](#)
 [Attachment 3 - Applicant Justification Letter](#)
 [Attachment 4 - Project Plans per Conditions of Approval](#)

F. HEARING ITEMS:

1. Conditional Use Permit (CUP 12520-2019) and Tentative Parcel Map (PARCEL MAP 12521-2019)

Project Address: 1325 W. Grand Avenue
Project Applicant: Yueming Li
Project Planner: Lynda Lara, Assistant Planner
Council District: CC District No. 2

A request for a (CUP 12520-2019) and Tentative Parcel Map (PARCEL MAP 12521-2019) to construct a two-story condominium development with three units on a 0.21-acre vacant property. The property is located in the R-2 (Low Density Multiple Family) and S (Supplemental Use Overlay) Districts. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the criteria for a Class 32 (In-fill Development) Categorical Exemption pursuant to Article 19, 15332; and Class 15 (Minor Land Subdivisions) Categorical Exemption pursuant to Section 15315 Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends the Planning Commission adopt the attached draft Resolutions recommending approval of Conditional Use Permit (CUP 12520-2019) and Tentative Parcel Map (PARCELMAP 12521-2019), subject to conditions.

Attachments: [Staff Report](#)
[Attachment 1- CUP & TPM PC Resolutions](#)
[Attachment 2 - Location Map & Aerial Photograph](#)
[Attachment 3 - Site Photos](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Sample Color & Material Board](#)
[Attachment 6 - PHN & Radius Map](#)

2. Conditional Use Permit (CUP 12274-2019)

Project Address: 3869 Valley Blvd.

Project Applicant: Richard McDonald

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 5

A request for a (CUP 12520-2019) to permit a transportation and equipment storage yard on a parcel over in acre in size M-1 (Light Manufacturing) District. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the criteria for a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, 15301. Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends the Planning Commission adopt the attached draft Resolution recommending approval of Conditional Use Permit (12274-2019), subject to conditions.

Attachments: [Staff Report](#)
[Attachment 1 - Draft PC Resolution](#)
[Attachment 2 - Location Map & Aerial Photograph](#)
[Attachment 3 - Site Photographs](#)
[Attachment 4 - Proposed Plans](#)
[Attachment 5 - PHN and Radius Map](#)

3. Conditional Use Permit (CUP 3616-2015)

Project Address: 1145 W. Tenth Street

Project Applicant: Seth Sor

Project Planner: Eunice Im, AICP, Assistant Planner

Council District: CC District No. 2

A request for a Conditional Use Permit (CUP 3616-2015) to permit the expansion of a public assembly use (Buddhist Temple) and the redevelopment of the subject site to accommodate the expansion, in the R-2 (Low Density Multiple Family) Zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the criteria for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to Article 19, 15303, since the development is in an urbanized area with four or fewer

commercial buildings not exceeding 10,000 square feet. Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends the Planning Commission adopt the attached draft Resolutions recommending approval of Conditional Use Permit (CUP 3616-2015), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution for CUP 3616-2015](#)

[Attachment 2 - Location Map and Aerial Photograph](#)

[Attachment 3 - Site photographs](#)

[Attachment 4 - HPC Resolution 16-009 dated June 1, 2019](#)

[Attachment 5 - Project Plan Reductions](#)

[Attachment 6 - 400' Radius Map and Public Hearing Notice](#)

G. PLANNING COMMISSION COMMUNICATION:

H. DEVELOPMENT DIRECTOR DIRECTOR/PLANNING MANAGER COMMUNICATION:

1. 2020 Calendar.

I. DISCUSSION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of January 22, 2019 starting at 7:00 p.m. in the City Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Gustavo N. Gonzalez, AICP, Planning Manager for the City of Pomona, hereby certify that the agenda for the December 11, 2019 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.ci.pomona.ca.us on December 5, 2019. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Gustavo N. Gonzalez, AICP, Planning Manager