

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, September 25, 2024

7:00 PM

Council Chambers and Marriott Oakland City Center 1001
Broadway Oakland CA 94607 (via Zoom)

Planning Commission

Chairperson Alfredo Camacho
Vice-Chairperson John Ontiveros
Commissioner Yesenia Miranda Meza
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 Yesenia Miranda Meza, 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 March 27, 2024 and August 28, 2024 Planning Commission Meetings.

Attachments: [PC Action Minutes 3-27-2024](#)

[PC Action Minutes 8-28-2024](#)

G. PUBLIC HEARING:**1. Development Plan (000462-2024) and Tentative Tract Map (000461-2024)**

Project Address: 675 E. Mission Blvd (APN: 8335-014-908, 911, 912, 913, 914, 917)

Project Applicant: Mission and Linden, LLC

Project Planner: Karina Diaz, Assistant Planner

Council District: CC District No. 2

A request to develop a 1.46 acre site within a three-story, 36 unit residential development, including seven (7) units reserved for moderate income households, as well as associated on-site improvements and off-site improvements. The request also includes a request for Tentative Tract Map for condominium purposes. The property is located in the "Midtown Segment" of the Pomona Corridor Specific Plan.

The City of Pomona, as lead agency, has conducted an environmental review of the proposed project per the California Environmental Quality Act (CEQA). Pursuant to the provisions of 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 a Categorical Exemption in compliance with Section 15332, Class 32 (In-Fill Development Projects) in that the project is consistent with the City's General Plan and Zoning Ordinance; the project site is less than five (5) acres; the project site has no value as habitat for endangered, rare, or threatened species; the proposed project will not have any significant effects upon the environment; and the site can adequately be served by all required utilities and public services. The proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission approve Development Plan (000462-2024) and Tentative Tract Map (000461-2024) subject to the conditions of PC Resolution No.24-020 and PC Resolution No. 24-021.

Attachments: [Staff Report](#)
[Attachment 1 - Draft Resolution No. 24-020](#)
[Attachment 2 - Draft Resolution No. 24-021](#)
[Attachment 3 - Previous Staff Report](#)
[Attachment 4 - Approved PC Resolution No. 20-041](#)
[Attachment 5 - Approved PC Resolution No. 20-042](#)
[Attachment 6 - Project Plans](#)
[Attachment 7 - Time Extension Staff Reports](#)
[Attachment 8 - Categorical Exemption Report](#)
[Attachment 9 - Proof of Publication and Mailing](#)

2. Tentative Parcel Map (PARCELMAP 019622-2024)

Project Address: 688 E. 11th St. (APN: 8333-012-001)
Project Applicant: Lily Xiao
Project Planner: Carlos Molina, Assistant Planner
Council District: CC District No. 3

A request for a Tentative Parcel Map for the subdivision of one parcel (approximately 0.36 acres) into two separate parcels (approximately 0.19 & 0.16 acres) located in the RND1 District.

Pursuant to the provisions of 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 a Categorical Exemption in compliance with Article 19, Section 15315, Class 15 (Minor Land Divisions) in that the project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than twenty percent.

Recommendation:

Staff recommends that the Planning Commission adopt the attached Draft Planning Commission Resolution No. 24-022 approving Tentative Parcel Map No. 083599 (PARCELMAP 019622-2022).

Attachments: [Staff Report \(PARCELMAP 019622-2024\)](#)
[Attachment 1: PC Resolution No. 24-022](#)
[Attachment 2: Site Photos](#)
[Attachment 3: Tentative Parcel Map No. 083599](#)
[Attachment 4 - Proof of Noticing](#)
[Attachment 5 - Staff Presentation \(PARCELMAP 019622-2022\)](#)

H. DISCUSSION ITEMS:

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of October 9, 2024 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 September 25, 2024 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 September 19, 2024. I declare under the penalty of perjury that the foregoing is true and correct.

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