

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, July 10, 2024

7:00 PM

Council Chambers

Planning Commission

Chairperson Alfredo Camacho
Vice-Chairperson Kyle Brown
Commissioner Yesenia Miranda Meza
Commissioner Gwen Urey
Commissioner John Ontiveros
Commissioner Ron VanderMolen
Commissioner Kristie Kercheval

A. CALL TO ORDER:

Chairperson Alfredo Camacho

B. PLEDGE OF ALLEGIANCE:

Chairperson Alfredo Camacho

C. ROLL CALL:

Chairperson Alfredo Camacho, Vice-Chairperson Kyle Brown, Commissioner Miranda Meza, Commissioner Gwen Urey, Commissioner John Ontiveros, Commissioner Ron VanderMolen, 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) 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.

G. PUBLIC HEARING:

1. Conditional Use Permit (CUP 21854-2023) and Variance (VAR 00397-2024)

Project Address: 2145 Murchison Avenue
Project Applicant: Bickel Group Architecture
Project Planner: Alan Fortune, Assistant Planner
Council District: Council District 5

Request for a Conditional Use Permit for the demolition and reconstruction of an existing “McDonald’s” drive-through restaurant on a site greater than 20,000 square feet and within the S-Supplemental Overlay, along with associated on-site and off-site improvements, as well as a Staff-initiated Variance to construct a building within the required front-yard setback on a +/- 0.77 acre-lot located within the C-2 Neighborhood Shopping Center Zoning district and SB-330 Overlay and designated Urban Neighborhood and Activity Center Place Types with T4-A Transect.

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 proposed project meets the criteria for a Class 2 (Replacement or Reconstruction) Categorical Exemption pursuant to Article 19, Section 15302 in that the proposed project consists of the replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The proposed project described above hereby meets the guidelines for a Categorical Exemption, therefore no further environmental review is required.

Recommendation:

The Planning Division recommends the Planning Commission approve the request as conditioned by Staff in the Draft Resolutions.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft PC Resolution No. 24-013](#)
 [Attachment 2 - Draft PC Resolution No. 24-014](#)
 [Attachment 3 - PC Resolution No. 3615](#)
 [Attachment 4 - PC Resolution Nos. 7576 and 7577](#)
 [Attachment 5 - Site Photographs](#)
 [Attachment 6 - Project Plans](#)
 [Attachment 7 - Parking Evaluation](#)
 [Attachment 8 - Traffic Evaluation](#)
 [Attachment 9 - Public Hearing Notice](#)

2. Conditional Use Permit (CUP 000395-2024)

Project Address: 1350 East Philadelphia Street
Project Applicant: Heady Design
Project Planner: Ata Khan
Council District: Council District 3

Request for modification to an existing Conditional Use Permit for an existing trucking facility to modify conditions of approval to establish vehicular access to an adjacent lot in the City of Chino as well as update other conditions of approval related to hours of operation, the baseline number of trucks, etc.

The City of Pomona, as lead agency, has conducted an environmental review on 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 Article 19, Section 15301, (Class 1-Existing Facilities) in that the project is an existing development with no proposed expansions; the use of the existing driveway to access an adjacent parcel does not represent an expansion of the use, but a formal condition to establish circulation patterns on site. The proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends the Planning Commission approve the request as conditioned by Staff in the draft Resolution.

Attachments: [Staff Report \(1350 E Philadelphia\)](#)
 [Attachment 1: Draft PC Resolution 2024-015 \(1350 E Philadelphia\)](#)
 [Attachment 2: PC Resolution 6201 \(Original CUP for Trucking Facility\)](#)
 [Attachment 3: PC Resolution 8832 \(First Modification to CUP\)](#)
 [Attachment 4: Applicant Request](#)
 [Attachment 5: Site Plan \(with Related Chino Site Plan\)](#)
 [Attachment 6: Proof of Public Hearing Notice](#)

H. DISCUSSION ITEMS:

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of July 24, 2024 starting at 7:00 p.m. in the Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Ata Khan, Deputy Director of Development Services for the City of Pomona, hereby certify that the agenda for the July 10, 2024 meeting of the Planning Commission was posted in City Hall on July 3, 2024, and on the City's website www.pomonaca.gov on July 5, 2024. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Ata Khan, Deputy Director, Development Services