

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, July 24, 2024

7:00 PM

Council Chambers

Planning Commission

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

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 Miranda Meza, Commissioner Gwen Urey, Commissioner Ron VanderMolen, Commissioner Kristie Kercheval, 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.

G. PUBLIC HEARING:**1. Conditional Use Permit (CUP-000111-2024)**

Project Address: 805 E. Philadelphia Street
Project Applicant: Milton Elias Amaya Saenz
Project Planner: Alan Fortune, Assistant Planner
Council District: Council District 3

Request for a Conditional Use Permit for the installation of a convenience recycling facility consisting of four (4) 6' x 5' recycling containers for aluminum, plastic, and glass beverage container recycling located in a Convenience Zone as defined and certified by the California Department of Conservation under the California Beverage Container Recycling and Litter Reduction Act, on a site located within the C-1 Neighborhood Stores Zoning District and SB330 Overlay District and designated Activity Center Place Type with T5 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 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to Article 19, Section 15303 in that the proposed project consists of the installation of small new equipment and facilities in small structures. 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](#)
 [Attachment 1 - Draft PC Resolution No. 24-016](#)
 [Attachment 2 - Site Photographs](#)
 [Attachment 3 - Proposed Plans](#)
 [Attachment 4 - Public Hearing Notice](#)

2. Conditional Use Permit (CUP-000379-2024)

Project Address: 910 E. Second Street
Project Applicant: Andy Ghaemi
Project Planner: Alan Fortune, Assistant Planner
Council District: Council District 3

Request for a Conditional Use Permit for the construction of two new industrial buildings with accessory office uses, each approximately 9,552 square feet in size, on an undeveloped lot of approximately 1.17 acres located within the M-1 Light Industrial zoning District and SB330 Overlay District and designated Urban Neighborhood Place Type 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 32 (In-Fill Development) Categorical Exemption pursuant to Article 19, Section 15332 in that the proposed project consistent with the applicable general plan and zoning designations and all applicable general plan policies and zoning regulations, and is not on a project site greater than five acres. 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](#)
 [Attachment 1 - Draft PC Resolution No. 24-017](#)
 [Attachment 2 - Site Photographs](#)
 [Attachment 3 - Project Plans](#)
 [Attachment 4 - Public Hearing Notice](#)

3. Conditional Use Permit (CUP-018418-2022)

Project Address: 1614 S. Reservoir Street
Project Applicant: Albert Caballero
Project Planner: Alan Fortune, Assistant Planner
Council District: Council District 3

Request for a Conditional Use Permit for the construction of a new industrial building with accessory office uses, approximately 19,034 square feet in size, on a partially developed

site with an existing warehouse on a lot of approximately 2.22 acres located within the M-1 Light Industrial zoning District and SB330 Overlay District and designated Workplace District Edge Place Type 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 32 (In-Fill Development) Categorical Exemption pursuant to Article 19, Section 15332 in that the proposed project consistent with the applicable general plan and zoning designations and all applicable general plan policies and zoning regulations, and is not on a project site greater than five acres. 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](#)
 [Attachment 1 - Draft PC Resolution No. 24-018](#)
 [Attachment 2 - Project Plans](#)
 [Attachment 3 - Site Photographs](#)
 [Attachment 4 - Public Hearing Notice](#)

4. Variance (VAR-000718-2024)

Project Address: 1425 East Mission Boulevard
Project Applicant: John Bitetti
Project Planner: Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager
Council District: Council District 3

Request for a variance to reduce the required setback for a fence in the front yard from 25 feet to zero feet and a request for a variance to allow sheet metal as a fencing material located within the M-1 Light Industrial Zoning District and designated Workplace District Place Type.

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 1 (Existing Facilities)

Categorical Exemption pursuant to Article 19, Section 15301. In addition, the project is also statutorily exempt per Section 15270 (Projects which are disapproved. The proposed project described above hereby meets the guidelines for a Categorical and Statutory Exemption, therefore no further environmental review is required.

Recommendation:

The Planning Division recommends the Planning Commission deny the requests and adopt draft Resolution 24-019.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft PC Resolution No. 24-019](#)
 [Attachment 2 - Photographs](#)
 [Attachment 3 - Application](#)
 [Attachment 4 - Public Notice](#)

H. DISCUSSION ITEMS:

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of August 14, 2024 starting at 7:00 p.m. in the Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Ata Khan, Development Services Deputy Director for the City of Pomona, hereby certify that the agenda for the July 24, 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 July 18, 2024. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Ata Khan, Development Services Deputy Director