

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, August 10, 2022

7:00 PM

Council Chambers

### Planning Commission

*Chairperson Yesenia Miranda Meza*

*Vice-Chairperson Alfredo Camacho*

*Commissioner Gwen Urey*

*Commissioner John Ontiveros*

*Commissioner Ron VanderMolen*

*Commissioner Kristie Kercheval*

*Commissioner Kyle Brown*

**A. CALL TO ORDER:**

*Chairperson Yesenia Miranda Meza*

**B. PLEDGE OF ALLEGIANCE:**

*Chairperson Yesenia Miranda Meza*

**C. ROLL CALL:**

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

**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 Draft Planning Commission Action Minutes meetings of July 13, 2022 and July 27, 2022.

**Attachments:**     [PC Action Minutes 7-13-2022](#)  
                              [PC Action Minutes 7-27-2022](#)

2. Extension of Time (EXT 18693-2022)

Project Address: 1150 Buena Vista Avenue

Project Applicant: Feng Xiao

Project Planner: Lynda Lara, Associate Planner

Council District: CC District No. 2

Request for a one-year time extension for Tentative Tract Map (TRACT MAP 11206-2019), a request to subdivide a 0.68 acres site into six lots for condominium purposes.

**Recommendation:**

Staff recommends that the Planning Commission approve a one-year time extension for TRACT MAP 11206-2019, subject to PC Resolution No. 20-035.

**Attachments:**     [Staff Report](#)  
                              [Attachment 1 - PC Resolution 20-035](#)  
                              [Attachment 2 - Time Extension Request](#)  
                              [Attachment 3 - Approved Project Plans](#)

## **G. PUBLIC HEARING:**

1. Modification to Conditional Use Permit (MODCUP 17168-2021):

Project Address: 370 S. Thomas Street

Project Applicant: Ahmad Farha

Project Planner: Alan Fortune, Assistant Planner

Council District: Council District 2

Request for a Modification of a Conditional Use Permit to revise current hours of operation and to allow for an entertainment business permit to be issued at an existing hookah lounge within the Mixed use Central Business District (MU-CBD) of the Downtown Pomona Specific Plan.

**Recommendation:**

The Planning Division recommends the Planning Commission adopt the attached draft denying Modification to Conditional Use Permit (MODCUP 17168-2021) (Attachment 1).

**Attachments:**     [Staff Report](#)  
[Attachment 1 - Draft PC Resoltuion](#)  
[Attachment 2 - Site Photographs](#)  
[Attachment 3 - Project Plans](#)  
[Attachment 4 - PC Reso. No. 17-003 \(Modification of Conditional Use Permit M\)](#)  
[Attachment 5 - Public Hearing Notice & Proof of Publication](#)

## **H. DISCUSSION ITEMS:**

## **I. STAFF COMMUNICATION:**

### **ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of August 24, 2022 starting at 7:00 p.m. in the Council Chambers.*

### **CERTIFICATION OF POSTING AGENDA:**

*I, Ata Khan, Planning Manager for the City of Pomona, hereby certify that the agenda for the August 10, 2022 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](http://www.pomonaca.gov) on August 5, 2022. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/Ata Khan, Planning Manager*