

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, December 11, 2024

7:00 PM

Council Chambers

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 November 27, 2024 Planning Commission Meeting.

Attachments: [PC Action Minutes 11-27-2024](#)

G. PUBLIC HEARING:

1. Zoning Code Amendment (CODE-001403-2024)

Project Address: City-wide

Project Applicant: City of Pomona

Project Planner: Karina Diaz, Assistant Planner

Council District: All

A city-initiated request to amend Pomona Zoning & Development Code Section .1310. "Signs" (formerly Section .530-K of the Pomona Zoning Ordinance), the proposed Zoning Code Amendment will remove Section .1310. "Signs" and incorporate new sign regulations in Pomona Zoning and Development Code Section 630. "Signs".

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 Section 15061(b)(3) General Rule Exemption which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The project may be considered for the general rule exemption in that the proposed project only includes the amendment of text of an adopted document to incorporate new sign regulations, previously studied in the 2014 Pomona GPU Final EIR. The proposed project described above hereby meets the guidelines. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission continue the item to the next regularly scheduled Planning Commission meeting on January 8, 2025

Attachments: [Sign Code PC Staff Report 12112024](#)

2. Code Amendment (CODE-001662-2024)

Project Address: City-wide

Project Applicant: City of Pomona

Project Planner: Vinny Tam, Supervising Planner

Council District: All

A city-initiated request to amend the City of Pomona Zoning and Development Code (PZDC) for the purpose of regulating Accessory Dwelling Units (ADUs) in accordance with State law. The request will include amending Section 830.A Accessory Dwelling Units.

Under California Public Resources Code Section 21080.17, the California Environmental Quality Act ("CEQA") does not apply to the adoption of an ordinance by a city or county implementing the provisions of Section 65852.1 or Article 2 (commencing with Section 66314) of Chapter 13 of Division 1 of Title 7 of the Government Code, which is California's Accessory Dwelling Unit and Junior Accessory Dwelling Unit law. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State's Accessory Dwelling Unit law.

Recommendation:

The Planning Division recommends the Planning Commission consider the amendments to the draft ordinance and adopt the attached draft Resolution recommending the City Council approve Code Amendment (CODE-001662-2024), as presented and without amendments.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft PC Reso 24-028](#)
 [Attachment 2 - SB 1211](#)
 [Attachment 3 - AB 2533](#)
 [Attachment 4 - HCD Letter 12-19-2022](#)

H. DISCUSSION ITEMS:

I. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of January 8, 2025 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 December 11, 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 December 5, 2024. I declare under the penalty of perjury that the foregoing is true and correct.

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