

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, May 8, 2024

7:00 PM

Council Chambers & Remote (4513 Halibut Point Rd, Sitka, AK)

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-000360-2024)**

Project Address: 1313 East Phillips
Project Applicant: AG-5R Property Owner, Inc.
Project Planner: Ata Khan
Council District: CC District No. 3

Request to establish an outdoor storage yard on an existing vacant site totaling 10.85 acres in the M-2 General Industrial Zoning 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 Class 1 Categorical Exemption in compliance with Section 15301 - Existing Facilities at the public hearing as part of this action.

Recommendation:

Staff recommends that the Planning Commission approve the request as conditioned by Staff in the attached draft Resolution.

Attachments: [Staff Report \(1313 Phillips\)](#)

[Attachment 1: Draft PC Resolution \(1313 Phillips\)](#)

[Attachment 2: Applicant Request \(1313 Phillips\)](#)

[Attachment 3: Proposed Site Plan \(1313 Phillips\)](#)

[Attachment 4: Proof of Noticing \(1313 Phillips\)](#)

2. Conditional Use Permit (CUP-000286-2024)

Project Address: 2000 Pomona Boulevard
Project Applicant: 2000 Pomona Boulevard Owner, LLC
Project Planner: Ata Khan
Council District: CC District No. 1

Request to establish an outdoor storage yard on an existing vacant site totaling 11.02 acres in the M-1 Light Industrial Zoning 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 Class 1 Categorical Exemption in compliance with Section 15301 - Existing Facilities at the public hearing as part of this action.

Recommendation:

Staff recommends that the Planning Commission approve the request as conditioned by Staff in the attached draft Resolution.

Attachments: [Staff Report \(2000 Pomona\)](#)
 [Attachment 1: Draft PC Resolution \(2000 Pomona\)](#)
 [Attachment 2: Applicant Request](#)
 [Attachment 3: Proposed Site Plan \(2000 Pomona\)](#)
 [Attachment 4: Photograph Exhibit](#)
 [Attachment 5: Proof of Noticing \(2000 Pomona\)](#)

3. Conditional Use Permit (CUP-22538-2023)

Project Address: 1000 Walnut Avenue
Project Applicant: Exeter 1000 Walnut LLC
Project Planner: Ata Khan
Council District: CC District No. 3

Request to establish an outdoor storage yard on an existing vacant site totaling 4.04 acres in the M-1 Light Industrial Zoning 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 Class 1 Categorical Exemption in compliance with Section 15301 - Existing Facilities at the public hearing as part of this action.

Recommendation:

Staff recommends that the Planning Commission approve the request as conditioned by Staff in the attached draft Resolution.

Attachments: [Staff Report \(1000 Walnut\)](#)
 [Attachment 1: Draft PC Resolution \(1000 Walnut\)](#)
 [Attachment 2: Applicant Request \(1000 Walnut\)](#)
 [Attachment 3: Proposed Site Plan](#)
 [Attachment 4: Proof of Noticing](#)
 [Attachment 5: Applicant Additional Request](#)
 [Attachment 6: Photograph Exhibit](#)

H. DISCUSSION ITEMS:**1. Review of All Public Comment Letters Received to Date on Pomona Zoning Ordinance Update**

Staff will facilitate a Commission discussion review of each public comment letter formally submitted to date regarding the Pomona Zoning Ordinance update, and provide answers and data where relevant to address any questions or concerns raised. The attached document contains any e-mail or physical letter submitted to the Pomona Planning Division specifically as public comment for the Pomona Zoning Ordinance update as of May 3, 2024.

Attachments: [Public Comment Letters Received to Date for PZO Update as of 5-3-2024](#)

I. STAFF COMMUNICATION:**ADJOURNMENT:**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of May 22, 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 May 8, 2024 meeting of the Planning Commission was posted in City Hall and on the City's website www.pomonaca.gov on May 3, 2024. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Ata Khan, Development Services Deputy Director