

# **City of Pomona**

*505 South Garey Avenue  
Pomona, CA 91766*



## **Regular Meeting Agenda**

**Wednesday, June 14, 2017**

**7:00 PM**

**Council Chambers**

**Planning Commission**

**PLEASE NOTE:**

Members of the Planning Commission and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the Planning Commission and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Planning Commission or the presiding officer constitutes a violation of these rules.

- The conduct of Planning Commission meetings is governed by the portion of the California Government Code commonly known as the "Brown Act" and by the Pomona Planning Commission Rules of Procedure.
- The Planning Commission meeting is for conducting the City's business, and members of the audience must obey the rules of decorum set forth by law. This means that each speaker will be permitted to speak for three minutes to address items that are listed on the Planning Commission agenda or topics which are within the jurisdictional authority of the City.
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the meeting will be permitted. Any person not adhering to the Rules of Procedure or conduct authorized by the Brown Act may be asked to leave the Council Chambers.
- All comments directed to the Planning Commission or to any member of the Planning Commission must be directed to the Chairperson (or Vice Chairperson if the Chairperson is absent).

We ask that you please respect the business nature of this meeting and the order required for the proceedings conducted in the Council Chambers.

**A. CALL TO ORDER:**

Chairperson Carolyn Hemming

**B. PLEDGE OF ALLEGIANCE:**

Chairperson Carolyn Hemming

**C. ROLL CALL:**

Chairperson Carolyn Hemming, Vice Chairperson Ismael Arias, Commissioner Jorge Grajeda, Commissioner Luis M. Juarez, Commissioner Tomas Ursua, Commissioner Kyle Brown, and Commissioner Mario Ramos.

**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 non agenda 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) Prior to the meeting, or during the meeting prior to an agenda item being discussed, any person wishing to address the Planning Commission shall complete a speaker card and submit it to the Development Services Manager. Speaker cards are available in the foyer of the City Council Chambers and from the Minutes Clerk.

b) When called upon, the person shall come to the podium, 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 Chair may, at his /her discretion, request that the group choose a spokesperson to address the Commission.

c) 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 Chair who will determine whether, or in what manner, an answer will be provided.

d) Every person addressing the Planning Commission will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Planning Commission.

### **E. 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. **Unofficial Minutes** - Planning Commission meetings of March 8, 2017 and March 22, 2017

**Attachments:**     [Unofficial Minutes - Planning Commission March 8, 2017](#)  
                              [Unofficial Minutes - Planning Commission March 22, 2017](#)

2. **TIME EXTENSION (EXT 7266-2017) 2160 S. Garey Avenue:**

Approve a one-year time extension for Tentative Tract Map No. 72888 (TTM 14-008) which proposes to subdivide approximately 2.97 acres of property for 31 numbered lots for the development of 31 detached single-family residential units and two lettered lots for the internal drive aisles and private open space on property located at 2160 S. Garey Avenue, located in the Neighborhood Parkway Segment of the Pomona Corridors Specific Plan (PCSP).

**Attachments:**     [Staff Report - 2160 S Garey](#)  
                              [Attachment 1 - PC RES. 15-022](#)  
                              [Attachment 2 - Applicant's Time Extension Application, Submitted on March 30](#)  
                              [Attachment 3 - Project Plans](#)

3. **TIME EXTENSION (EXT 7501-2017) 1581 N. Orange Grove Avenue:**

Approve a one-year time extension for Conditional Use Permit (CUP 08-068) to permit the development of an approximately 5,250-square foot single-story, multi-tenant retail and medical office building, including hardscape and landscape improvements, on a vacant 21,147-square foot property located 1581 N. Orange Grove Avenue within the Downtown Gateway Segment of Pomona Corridors Specific Plan (PCSP), formerly the C-3 (General Commercial) zoning district.

**Attachments:**     [Staff Report - EXT 7501-2017 \(1581 N Orange Grove\)](#)  
                              [Attachment 1 - PC Resolution 16-016 for CUP 08-068 \(1581 N Orange Grove\)](#)  
                              [Attachment 2 - Applicant's Time Extension Application, Submitted on May 2, 2017](#)  
                              [Attachment 3 - Approved Project Plans](#)

### **F. PUBLIC HEARING ITEMS:**

1. **Sign Variance (SIGNVAR 6408-2016)**

Project Address:     3101 Temple Avenue

Project Applicant:     Investel One LLC

Project Planner:     Brad Johnson, Development Services Manager

Council District:     CC District No. 5

Sign Variance to allow more than three (3) wall signs on a property; to allow two (2) wall signs

to be above the second floor; to allow a monument sign with four (4) rather than three (3) lines of copy; to allow a monument sign 11' 8" tall rather than 10' 0"; to allow a monument sign with an area of approximately one hundred (100) square feet rather than sixty-five (65) square feet; and to allow a monument sign on a property with less than 100 feet of street frontage on an existing hotel located within the C-4 (Highway-Commercial) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA - Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303 (Class 3 - New Construction or conversion of Small Structures).

Recommendation:

Staff recommends that the Planning Commission approve Sign Variance (SIGNVAR 6408-2016), subject to conditions.

Attachments:     [Staff Report for SIGNVAR 6408-2016](#)  
                              [Draft PC Resolution for SIGNVAR 6408-2016](#)  
                              [Location Map & Aerial Photograph](#)  
                              [Project Plans Reductions](#)  
                              [Public Hearing Notice and Radius Map](#)  
                              [Site Photographs](#)

2. Major Wireless Communication Facility (WIRE 2511-2015)

***Continued from May 24, 2017***

Project Address:     2377 N. Garey Avenue  
Project Applicant:   Spectrum Services for Verizon Wireless  
Project Planner:     Brad Johnson, Development Services Manager  
Council District:     CC District No. 6

Major Wireless Communication Facility Permit to allow the installation of a new freestanding 65-foot tall wireless communication facility designed as a stealth tower. The project is proposed on property located at 2377 N. Garey Avenue in the Transit Oriented District of the Pomona Corridors Specific Plan (PCSP). Pursuant to the provisions of the California Environmental Quality Act (CEQA - Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303 (Class 3 - New Construction or conversion of Small Structures).

Recommendation:

Staff recommends that the Planning Commission approve Major Wireless Facility (WIRE 2511-2015), subject to conditions.

**Attachments:**     [Staff Report For WIRE 2511-2016](#)  
                              [Draft PC Resolution for WIRE 2511-2015](#)  
                              [Vicinity Map and Aerial Photo](#)  
                              [Reduced Plans \(8 1/2" x 11"\)](#)  
                              [Photo Simulations](#)  
                              [Public Hearing Notice and Radius Map](#)  
                              [Coverage Maps](#)  
                              [Site Photographs](#)

3. Conditional Use Permit (CUP 3967-2016) and Variance (VAR 6759-2017)

Project Address: 1028 W. Fernleaf Avenue  
Project Applicant: Tim Law  
Project Planner: Cecily Session-Goins, Assistant Planner  
Council District: CC District No. 2

Conditional Use Permit for the development of two attached single-family residential units and Variance to allow an increase in dwelling unit density on property located at 1028 W. Fernleaf Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32 - In-Fill Development Projects).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 3967-2016) and Variance (VAR 6759-2017), subject to conditions.

**Attachments:**     [Staff Report for CUP 3967-2016 and VAR 6759-2017](#)  
                              [Draft PC Resolution Approving CUP 3967-2016](#)  
                              [Draft PC Resolution Approving VAR 6759-2017](#)  
                              [Draft PC Resolution Denying CUP 3967-2016](#)  
                              [Draft PC Resolution Denying VAR 6759-2017](#)  
                              [Location Map & Aerial Photograph](#)  
                              [Project Plans Reductions](#)  
                              [Radius Map and Notice](#)

4. Conditional Use Permit (CUP 4280-2016) and Variance (VAR 6760-2017)

Project Address: 1036 W. Fernleaf Avenue  
Project Applicant: Tim Law  
Project Planner: Cecily Session-Goins, Assistant Planner  
Council District: CC District No. 2

Conditional Use Permit for the development of two attached single-family residential units and Variance to allow an increase in dwelling unit density on property located at 1036 W. Fernleaf Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32 - In-Fill Development Projects).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 4280-2016) and Variance (VAR 6760-2017), subject to conditions.

**Attachments:**     [Staff Report for CUP 4280-2016 and VAR 6760-2017](#)  
                              [Draft PC Resolution Approving CUP 4280-2016](#)  
                              [Draft PC Resolution Approving VAR 6760-2017](#)  
                              [Draft PC Resolution Denying CUP 4280-2016](#)  
                              [Draft PC Resolution Denying VAR 6760-2017](#)  
                              [Location Map & Aerial Photograph](#)  
                              [Project Plan Reductions](#)  
                              [Radius Map and Notice](#)

5. Conditional Use Permit (CUP 7445-2017)

Project Address:     805 Rio Rancho Road  
Project Applicant:   Sater Hijazi Group, Inc.  
Project Planner:     Brad Johnson, Development Services Manager  
Council District:     CC District No. 2

Conditional Use Permit to allow the sale of beer and wine for off-site consumption at a proposed new gas station within a shopping center located in the C-4 (Highway Commercial) zoning district. Pursuant to the provisions of the California Environmental Quality Act (CEQA - Public Resources Code, Section 15164 et. seq.), an addendum to a previously adopted Environmental Impact Report considering the proposed land use has been prepared and approved, therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 7445-2017), subject to conditions.

**Attachments:**     [Staff Report: 805 Rio Rancho Road 7445-2017](#)  
                              [805 Rio Rancho Road - Approval Resolution](#)  
                              [805 Rio Rancho Road - Denial Resolution](#)  
                              [StaffRpt111214.pdf](#)  
                              [notice.pdf](#)  
                              [PCminutes2014 .doc](#)  
                              [RES. 2015-008 CityCouncil.pdf](#)  
                              [ccMinAppeal.pdf](#)  
                              [805 Rio Rancho Rd - Plans markups.pdf](#)  
                              [SitePhotos.docx](#)

6. Conditional Use Permit (CUP 7029-2017)

Project Address:     46 Rio Rancho Road  
Project Applicant:   YK America Group  
Project Planner:     Brad Johnson, Development Services Manager  
Council District:     CC District No. 5

Conditional Use Permit to allow the construction of a new 6,114 square foot, one story, three-tenant commercial building on a 1.15 acre site within the Pomona Ranch Plaza Shopping Center in the Regional Commercial (R-C) zone of the Phillips Ranch Specific Plan

(PRSP) area. Pursuant to the provisions of the California Environmental Quality Act (CEQA - Public Resources Code, Section 15164 et. seq.), an addendum to a previously adopted Environmental Impact Report considering the proposed land use has been prepared and approved, therefore no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 7029-2017), subject to conditions.

Attachments:     [Staff Report For CUP 7029-2017](#)  
                              [Draft PC Resolution](#)  
                              [Location Map & Aerial Photograph](#)  
                              [Public Hearing Notice and Radius Map](#)  
                              [Project Plan Reductions](#)

**7. Conditional Use Permit (CUP 6979-2017)**

Project Address: 46 Rio Rancho Road, Suite 101  
Project Applicant: Art Rodriguez & Associates for Pomona Pizza Co.  
Project Planner: Brad Johnson, Development Services Manager  
Council District: CC District No. 5

Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with a new restaurant (Pomona Pizza Co.) located within the Pomona Ranch Plaza Shopping Center in the Regional Commercial (R-C) zone of the Phillips Ranch Specific Plan (PRSP) area. Pursuant to the provisions of the California Environmental Quality Act (CEQA - Public Resources Code, Section 15164 et. seq.), an addendum to a previously adopted Environmental Impact Report considering the proposed land use has been prepared and approved, therefore no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 6979-2017), subject to conditions.

Attachments:     [Staff Report For CUP 6979-2017](#)  
                              [Draft PC Resolution Approving CUP 6979-2017](#)  
                              [Location Map & Aerial Photograph](#)  
                              [Project Plan Reductions clear.pdf](#)  
                              [Exhibit of Police Reporting Districts](#)  
                              [Exhibit of On-Sale ABC Licenses in Census Tracts 4033.18 and 4030.00](#)  
                              [Exhibit of Sensitive Uses](#)  
                              [Radius Map and Public Hearing Notice.pdf](#)

**G. PLANNING COMMISSION COMMUNICATION:**

**H. DEVELOPMENT SERVICES COMMUNICATION:**

**I. ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of July 12, 2017 starting at 7:00 p.m. in the City Council Chambers.*

**CERTIFICATION OF POSTING AGENDA**

*I, Brad Johnson, Development Services Manager for the City of Pomona, hereby certify that the agenda for the June 14, 2017 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.ci.pomona.ca.us](http://www.ci.pomona.ca.us) on June 8, 2017. I declare under the penalty of perjury that the foregoing is true and correct.*

*Brad Johnson  
Development Services Manager*