

City of Pomona

*505 South Garey Avenue
Pomona, CA 91766*



Regular Meeting Agenda

Wednesday, August 9, 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 Luis M. Juarez

B. PLEDGE OF ALLEGIANCE:

Chairperson Luis M. Juarez

C. ROLL CALL:

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

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.

F. PUBLIC HEARING ITEMS:

1. Conditional Use Permit (CUP 7626-2017)

Project Address: 1648 Indian Hill Boulevard, Unit C

Project Applicant: Rosadelima Yanez de Contreras

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 4

Conditional Use Permit to allow alcohol service for on-site consumption of beer and wine at a full-service restaurant (Mariscos) located in the Urban Neighborhood zone of the Pomona Corridors Specific Plan. 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 Conditional Use Permit (CUP 7626-2017), subject to conditions.

Attachments: [1648 Indian Hill Blvd Unit C\(CUP 7626-2017\) Staff Report](#)

[Attachment 1- Draft PC Resolution](#)

[Attachment 2 - Location Map & Aerial Photograph](#)

[Attachment 3 - Project Plans \(8 1/2" x 11"\)](#)

[Attachment 4 - Exhibit of On-sale ABC licenses](#)

[Attachment 5 - Exhibit of Police Reporting Districts](#)

[Attachment 6 - Exhibit of Sensitive Uses](#)

[Attachment 7 - 400-foot Radius Map & Public Hearing Notice](#)

2. Sign Variance (SIGNVAR 7206-2017)

Project Address: 255 E. Bonita Avenue

Project Applicant: Tim Schwan for Casa Colina Hospital

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 6

Sign Variance to allow a projecting sign of more than six (6) square feet on the existing urgent care building located in the Urban Neighborhood zone of the Pomona Corridors Specific Plan. 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 7206-2017), subject to conditions.

Attachments: [Casa Colina sign variance \(SIGNVAR 7206-2017\) - Staff Report](#)
 [Attachment 1 - Draft PC Resolution](#)
 [Attachment 2 - Project Vicinity Map and Aerial Photo](#)
 [Attachment 3 - Project Plans](#)
 [Attachment 4 - 1,000' Radius Map and Public Hearing Notice](#)

3. Conditional Use Permit (CUP 6726-2017)

Project Address: 1452 S. White Avenue
Project Applicant: Adam Brown
Project Planner: Ata Khan, Associate Planner
Council District: CC District No. 2

Conditional Use Permit to allow the construction of twelve residential units within the R-2-S (Low Density Multiple-Family Zone with Supplemental Overlay). 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 6726-2017), subject to conditions.

Attachments: [Staff Report - 1452 S. White Avenue \(CUP 6726-2017\)](#)
 [Attachment 1 - Resolution - 1452 S. White \(CUP 6726-2017\)](#)
 [Attachment 2-1452 S White \(Aerial Vicinity\)](#)
 [Attachment 3- 1452 S White \(Project Plan Reductions\)](#)
 [Attachment 4-1452 S White \(400 radius\)](#)
 [Attachment 5- Site Photographs 1452 S White](#)

4. Conditional Use Permit (CUP 5708-2017), Conditional Use Permit for Alcohol Related Use (CUP 8121-2017), and Variance (VAR 8097-2017)

Project Address: 2207 Valley Boulevard
Project Applicant: Ahmad Ghaderi, A&S Engineering
Project Planner: Ata Khan, Associate Planner
Council District: CC District No. 1

Application to permit the demolition of an existing gas station building and gas pump canopy for the construction of a convenience store building, gas pump canopy, and automated car wash building, including various landscape and hardscape improvements; to permit the sale of beer and wine for off-site consumption in conjunction with the convenience store; and to permit deviation from development standards for rear setback requirements; all within the C-3 (General Commercial) zoning district. 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 adopt PC Resolutions approving Conditional Use Permit (CUP 5708-2016) and Variance (VAR 8097-2017), subject to conditions, and denying Conditional Use Permit (CUP 8121-2017).

Attachments: [Staff Report - 2207 Valley Blvd \(CUP 5708-16, VAR 8097-2017, CUP 8121-201\)](#)
[Attachment 1 - Resolution - 2207 Valley \(CUP 5708-2016\)](#)
[Attachment 2 - Resolution - 2207 Valley \(VAR 8097-2017\)](#)
[Attachment 3- Resolution - 2207 Valley \(CUP 8121-2017\)](#)
[Attachment 4 - 2207 Valley \(Aerial Vicinity\)](#)
[Attachment 5 - Off Sale Licenses by Census Tract](#)
[Attachment 6- Pomona PD Crime Statistics](#)
[Attachment 7 - 2207 Valley \(Project Plan Reductions\)](#)
[Attachment 8 - 2207 Valley Blvd \(Radius Mailling\)](#)
[Attachment 9 - Site Photographs 2207 Valley](#)

G. NEW BUSINESS:

1. Zoning Conformity Determination for Durham School Services at 1326-1352 E. Ninth Street.

Attachments: [Memorandum: Zoning Conformity Determination for Durham School Services a](#)
[Similarity Determination Factors from Durham](#)
[Zoning Language re Durham Bus operation](#)

H. PLANNING COMMISSION COMMUNICATION:

I. DEVELOPMENT SERVICES MANAGER COMMUNICATION:

J. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of August 23, 2017 starting at 7:00 p.m. in the City Council Chambers.

CERTIFICATION OF POSTING AGENDA

I, Mark Lazzaretto, Development Services Director for the City of Pomona, hereby certify that the agenda for the August 9, 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 on August 3, 2017. I declare under the penalty of perjury that the foregoing is true and correct.

Mark Lazzaretto
Development Services Director