

City of Pomona

*505 South Garey Avenue
Pomona, CA 91766*



Regular Meeting Agenda

Wednesday, August 23, 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.

1. Draft Planning Commission Meeting Minutes - June 28, 2017

Attachments: [Draft Planning Commission Meeting Minutes - June 28, 2017](#)

F. PUBLIC HEARING ITEMS:

1. Wireless Communication Facility Permit (WIRE 2511-2015)

Continued from July 26, 2017

Project Address: 2377 N. Garey Avenue
Project Applicant: Spectrum Services for Verizon Wireless
Project Planner: Vinny Tam, Associate Planner
Council District: CC District No. 6

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 continue Wireless Communication Facility Permit (WIRE 2511-2015) to the regularly scheduled Planning Commission meeting of September 27, 2017.

Attachments: [2377 N. Garey Avenue \(WIRE 2511-2015\) - Request for Continuance Memorandum](#)

2. Wireless Communication Facility Permit (WIRE 4071-2016)

Project Address: 625 E. Foothill Boulevard
Project Applicant: LASMSA dba Verizon Wireless
Project Planner: Vinny Tam, Associate Planner
Council District: CC District No. 6

Wireless Communication Facility Permit (WIRE 4071-2016) to allow the construction of a 60-foot high freestanding wireless communication facility disguised as a broadleaf tree and related ground equipment on a property located in the City Gateway Segment of the Corridor 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 Wireless Communication Facility Permit (WIRE 4071-2016), subject to conditions.

Attachments: [625 E. Foothill Blvd. \(WIRE 4071-2016\) Staff Report 08-23-17](#)
 [ATTACHMENT 1 - 625 E. Foothill Blvd. \(WIRE 4071-2016\) Reso Tree 08-23-17](#)
 [ATTACHMENT 2 - 625 E. Foothill Blvd. \(WIRE 4071-2016\) Reso Tower 08-23-17](#)
 [ATTACHMENT 3 - Location Map & Aerial Photograph](#)
 [ATTACHMENT 4 - Project Plans for Broadleaf Tree](#)
 [ATTACHMENT 5 - Color Renderings for Broadleaf Tree](#)
 [ATTACHMENT 6 - Color Renderings for Tower Structure](#)
 [ATTACHMENT 7 - Coverage Maps.pdf](#)
 [ATTACHMENT 8 - Public Hearing Notice and 400' Radius Map.pdf](#)

3. Conditional Use Permit (CUP 6213-2016)

Project Address: 105 Mercury Circle

Project Applicant: WF Palladium Inc.

Project Planner: Cecily Session-Goins, Associate Planner

Council District: CC District No. 1

Conditional Use Permit to establish an adult day care and health center on a property within the M-2 (General Industrial) 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 Conditional Use Permit (CUP 6213-2016), subject to conditions.

Attachments: [Staff Report for CUP 6213-2016](#)
 [Draft PC Resolution for CUP 6226-2016](#)
 [Vicinity Map & Aerial Photograph](#)
 [Project Plans Reductions](#)
 [Business Description Provided By Applicant](#)
 [Parking Demand Study Completed by LIN Consulting Inc.](#)
 [400-Foot Radius Map and Public Hearing Notice](#)

4. Conditional Use Permit (CUP 6158-2016)

Project Address: 775 E. Foothill Boulevard

Project Applicant: Lyons Warren

Project Planner: Ata Khan, Associate Planner

Council District: CC District No. 6

Conditional Use Permit to permit the construction of a drive-thru associated with the tenant improvement within the Pomona Corridors Specific Plan (Neighborhood Center 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 - Infill Development Projects).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 6158-2016), subject to conditions.

Attachments:

[Staff Report: 775 E. Foothill Blvd \(CUP 6158-2016\).doc](#)

[Attachment 1: Resolution for 775 E. Foothill Blvd \(CUP 6158-2016\).doc](#)

[Attachment 2: 775 E Foothill -Location Map and Aerial Photograph.pdf](#)

[Attachment 3: 775 E Foothill Project Plan Reductions](#)

[Attachment 4: 775 E Foothill Public Hearing Noticing.pdf](#)

5. Conditional Use Permit (CUP 4831-2016), Tentative Tract Map 74235 (TRACTMAP 4832-2016)

Project Address: 1061 E. Phillips Boulevard

Project Applicant: Jonathan Ko

Project Planner: Ata Khan, Associate Planner

Council District: CC District No. 3

Conditional Use Permit to permit the construction of six residential condominium units within the R-2-S (Low Density Multiple-Family Zone 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 - Infill Development Projects).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 4831-2016) and Tentative Tract Map 74235 (TRACTMAP 4832-2016), subject to conditions.

Attachments:

[Staff Report: 1061 E. Phillips \(CUP 4831-2016, TRACTMAP 4832-2016\).doc](#)

[Attachment 1: Resolution for 1061 E. Phillips \(CUP 4831-2016\).doc](#)

[Attachment 2: Resolution for 1061 E. Phillips \(TRACTMAP 4832-2016\).doc](#)

[Attachment 3: 1061 E Phillips Location Map and Aerial Photograph.pdf](#)

[Attachment 4: 1061 E Phillips Project Plan Reductions.pdf](#)

[Attachment 5: 1061 E Phillips Public Hearing Noticing.pdf](#)

6. Code Amendment (CODE 8233-2017) and Specific Plan Amendment (SPA 8235-2017)

Project Address: Citywide

Project Applicant: Development Services Department, Planning Division

Project Planner: Catherine Lin, Senior Planner

Council District: Citywide

Code Amendment (CODE 8233-2017) and Specific Plan Amendment (SPA 8235-2017) are City-initiated requests to amend Section .062 ("Definitions"), Section .222 (Open Space District), Section .229.6 ("R-1-20,000 Single family Residential District"), Section .232 ("R-1-10,000" Single-family Residential District), Section .242 ("R-1-7,500" Single-family Residential District), Section .252 ("R-1-7,200" Single-family Residential District), Section .262 ("R-1-6,000" Single-family Residential District), Section .272 ("R-1-E" Single-family Residential Overlay District), Section .322 ("A-P" Administrative and Professional Office

District), Section .342 ("C-1" Neighborhood Stores and Services Commercial District), Section .352 (Neighborhood Shopping Center Commercial District), Section .362 ("C-3" General Commercial District), Section .367 ("C-C" Community Shopping Center Commercial District), Section .372 ("C-4" Highway Commercial District), Section .392 ("C-IND" Commercial and Industrial District), Section .398 ("M" Special Industrial District), Section .412 ("M-1" Light Industrial District), Section .422 ("M-2" General Industrial District), Section .437.5 (Fairgrounds District), Section .452 ("Civic" Supplemental Use District), Section .482 ("R-HMD" Residential-Manufactured Housing Development District), and to amend the Phillips Ranch Specific Plan, Downtown Pomona Specific Plan, Mission-71 Business Park Specific Plan, Kellogg Plaza Specific Plan, Pomona Corridors Specific Plan, and the Pomona Valley Hospital Medical Center (PVHMC) Specific Plan to explicitly prohibit commercial marijuana activity citywide. The Planning Commission shall determine whether the Project described above is subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and Section 15378 of the Guidelines for Implementation of the California Environmental Quality Act. (14 Cal. Code Regs §§ 15060(c)(2), 15060(c)(3), and 15378.) (i.e. Whether the project will result in a direct or reasonably foreseeable indirect physical change in the environment, or whether the Project is a "project" as defined in Section 15378.)

Recommendation:

Staff recommends that the Planning Commission recommend City Council approval of Code Amendment (CODE 8233-2017) and Specific Plan Amendment (SPA 8235-2017), subject to conditions.

Attachments: [Memo to the Planning Commission](#)

G. PLANNING COMMISSION COMMUNICATION:

H. DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:

I. ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of September 13, 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 23, 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 17, 2017. I declare under the penalty of perjury that the foregoing is true and correct.

Mark Lazzaretto
Development Services Director