

City of Pomona

505 S. Garey Ave
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, December 13, 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 - September 27, 2017

Attachments: [Draft Planning Commission Meeting Minutes - September 27, 2017](#)

2. Time Extension (EXT 9059-2017)

Project Address: 1495 Cleveland Street

Project Applicant: Vanka Land Inc.

Project Planner: Ata Khan, Associate Planner

Council District: CC District No. 6

Request for a one-year time extension for Tentative Parcel Map (TPM 13-002, Parcel Map No. 72516) to subdivide an existing single parcel into three (3) parcels for a single-family residential development within the R-1-7,500 (Single-Family Residential) zoning.

Recommendation

Staff recommends that the Planning Commission approve Time Extension (EXT 9059-2017), subject to the conditions of PC Resolution No. 13-028.

Attachments: [Staff Report \(1495 Cleveland St\)](#)
 [PC Resolution No. 13-028](#)
 [Applicant's Justification Letter](#)
 [Staff Report and Attachments of December 11, 2013](#)

F. HEARING ITEMS:

1. Tentative Tract Map (TRACTMAP 8416-2017) and Development Plan Review (DPR 5713-2016) Continued from November 8, 2017

Project Address: 2145 N. Garey Avenue

Project Applicant: Creative Design Associates

Project Planner: Shannon Wages, Contract Planner

Council District: CC District No. 6

Tentative Tract Map (TRACTMAP 8416-2017) and Development Plan Review (DPR 5713-2016) to permit the construction of a three-story, multi-family residential development consisting of 20 condominium housing units on a vacant 0.45 acre parcel located within the Workplace Gateway Segment of the Pomona Corridor 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 15332 (Class 32 - In-Fill Development Projects).

Recommendation

Staff recommends that the Planning Commission continue Tentative Tract Map (TRACTMAP 8416-2017) and Development Plan Review (DPR 5713-2016) to a future date uncertain.

Attachments: [Request for Continuance Memorandum](#)

2. Tentative Tract Map (TRACTMAP 7220-2017, Tract No. 74720) and Final Development Plan (FINALDEV 7226-2017)

Project Address: 990 -1006 Weber Street

Project Applicant: Pomona Homes LLC
Project Planner: Jeff Hamilton, Contract Planner
Council District: CC District No. 1

Tentative Tract Map and Final Development Plan for a 12-lot residential subdivision consisting of 11 detached single-family residences and a private park, and development plans for the improvements including house plans, landscaping, and street improvements, on the 1.89 acre (82,509 square foot) site located at 990-1006 Weber Street. 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 Tentative Tract Map (TRACTMAP 7220-2017, Tract No. 74720) and Final Development Plan (FINALDEV 7226-2017), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution for Tentative Tract Map \(TRACTMAP 7220-](#)

[Attachment 2 - Draft PC Resolution for Final Development Plan \(FINALDEV 7226-](#)

[Attachment 3 - Location Map and Aerial Photograph](#)

[Attachment 4 - 400' Radius Map and Public Hearing Notice](#)

[Attachment 5 - 2005 Plans](#)

[Attachment 6 - Project Plan Reductions and Colored Elevations](#)

3. Tentative Parcel Map (PARCELMAP 6220-2016, No. 80286)

Project Address: 3200 - 3220 W. Temple Avenue
Project Applicant: Danny Wei
Project Planner: Jeff Hamilton, Contract Planner
Council District: CC District No. 5

Tentative Parcel Map for a 2-lot commercial subdivision to separate the hotel site from the restaurant on the 5.38 acre (234,514 square foot) site located at 3200-3220 W. Temple Avenue. 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 Tentative Parcel Map (PARCELMAP 6220-2016, No. 80286), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution for Tentative Parcel Map \(PARCELMAP 6220-](#)

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

[Attachment 3 - 400' Radius Map and Public Hearing Notice](#)

[Attachment 4 - Tentative Parcel Map No. 80286](#)

4. Tentative Parcel Map (PARCELMAP 7099-2017, No. 74582) and Development Plan Review (DPR 5953-2016)

Project Address: 2771 North Garey Avenue
Project Applicant: The Waterford Group
Project Planner: Ata Khan, Associate Planner
Council District: CC District No. 6

Tentative Parcel Map and Development Plan Review for a proposed 506,000 square-foot residential and commercial mixed-use development under the development standards of the Corridors Specific Plan (CSP). The project would involve demolition of the existing one-story building that covers nearly half of the project site and associated chemical storage building, and construction of two mixed-use buildings with commercial ground floor uses fronting Garey Avenue, residential uses throughout, and two wrapped parking garages with partially submerged levels. Wrapped parking structures are defined in the CSP as a partially submerged or above-ground parking structure where non-parking uses are integrated into the building along the parcel's entire street frontage(s) on all levels of the building. The parking structure is totally hidden behind non-parking uses in Building A and B. The City of Pomona General Plan Update (GPU) designates the project site as a "Transit Oriented District: Core" Place Type and the site is part of the North Pomona Center Transit Oriented District. The project site is zoned Corridors Specific Plan. In the CSP, the site is designated as Transit-Oriented District: North Metrolink. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21083 et. seq.), the guidelines include special situations for projects which have been determined to be consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified and which shall, therefore, be exempt from further environmental review. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. In compliance with Article 12, Section 15183, (Project Consistent with a Community Plan or Zoning), the proposed project described above hereby meets the guidelines of CEQA. Therefore, no further environmental review is required.

Recommendation

Staff recommends that the Planning Commission approve Tentative Parcel Map (PARCELMAP 7099-2017, No. 74582) and Development Plan Review (DPR 5953-2016), subject to conditions.

Attachments: [Staff Report \(2771 N. Garey\)](#)
 [Draft PC Approval Resolution for PARCELMAP 7099-2017](#)
 [Draft PC Approval Resolution for DPR 5953-2016](#)
 [Location Map and Aerial Photograph](#)
 [Project Plan \(8-1/2" x 11'\) Reductions](#)
 [1000' Radius Map and Public Hearing Notice](#)

5. Wireless Communication Facility Permit (WIRE 2662-2015)

Project Address: 1600 West Holt Avenue
Project Applicant: Verizon Wireless
Project Planner: Vinny Tam, Associate Planner
Council District: CC District No. 1

Wireless Communication Facility Permit to allow the construction of a +/- 46 foot tall stealth, freestanding wireless communication facility and associated ground mounted equipment on a property located in the Downtown Gateway Segment 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 continue Wireless Communication Facility Permit (WIRE 2662-2015) to January 10, 2018.

Attachments: [Request for Continuance Memorandum](#)

6. Conditional Use Permit (CUP 4635-2016)

Project Address: 1131 East Second Street

Project Applicant: Jose Magaña

Project Planner: Ata Khan, Associate Planner

Council District: CC District No. 3

Conditional Use Permit to allow the construction of a 30,000 square foot truck body assembly facility in the M-1 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 - Infill Development Projects).

Recommendation

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 4635-2016), subject to conditions.

Attachments: [Staff Report for CUP 4635-2016](#)
 [Draft Resolution for CUP 4635-2016](#)
 [Location Map and Aerial Photograph](#)
 [Project Plan Reductions](#)
 [Colored Elevations/Renderings](#)
 [400' Radius Map and Public Hearing Notice](#)

G. PLANNING COMMISSION COMMUNICATION:

H. DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:

I. ADJOURNMENT:

CERTIFICATION OF POSTING AGENDA

I, Mark Lazzaretto, Development Services Director for the City of Pomona, hereby certify that the agenda for the December 13, 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 December 7, 2017. I declare under the penalty of perjury that the foregoing is true and correct.

/s/ Mark Lazzaretto
Development Services Director