

# City of Pomona

505 S. Garey Ave  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, February 28, 2018

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

**E. CONSENT CALENDAR:**

1. Draft Planning Commission Minutes - October 25, 2017

**Attachments:**     [Draft Planning Commission Minutes - October 25, 2017](#)

## **F. HEARING ITEMS:**

1. Conditional Use Permit (CUP 9086-2017)

Project Address: 2343 N. San Antonio Avenue

Project Applicant: Saeid Shantiyai

Project Planner: Ata Khan, Associate Planner

Council District: CC District No. 6

Application to permit the addition of a freestanding structure for a multi-purpose room, three small classrooms, a small office, and support amenities on a property located at 2343 North San Antonio Avenue in the A-P-S (Administrative-Professional with Supplemental Overlay) 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 9086-2017), subject to conditions.

**Attachments:**     [Staff Report: CUP 9086-2017](#)

[Attachment 1: Draft Resolution for CUP 9086-2017](#)

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

[Attachment 3 - Project Plan Reductions](#)

[Attachment 4 - Colored Elevations](#)

[Attachment 5 - 400' Radius Map and Public Hearing Notice](#)

2. General Plan Amendment (GPA 8024-2017), Code Amendment (CODE 8025-2017), Change of Zone (ZONE 7828-2017), Conditional Use Permit (CUP 8026-2017), Tentative Tract Map (TRACTMAP 8027-2017, No. 74606), & Environmental Assessment (ENV 8028-2017)

Project Address: 1901 S. White Avenue

Project Applicant: LVD Rio Rancho III, LLC

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 2

General Plan Amendment to change the designation from Transit Oriented Neighborhood District to Residential Neighborhood; Zoning Code Amendment to add the Small Lot Residential Zone to the zoning ordinance; Change of Zone to rezone the property from C-4 (Highway Commercial) to Small Lot Residential; Conditional Use Permit to build more than 10 units on the property; Tentative Tract Map, No. 74606; and an Environmental Impact Report for the development of a 110-unit residential subdivision on the 11.90 acre property. Pursuant to the provisions of the California Environmental Quality Act, CEQA, found in the California Public Resources Code, a Final Environmental Impact Report (FEIR) has been prepared for this project. The FEIR determined that there are two unavoidable effects, dealing with Transportation/Traffic. Mitigation measures are also proposed for impacts to air quality; noise; biological resources; and cultural resources. These measures will reduce the potential impacts to these topics to a less-than-significant level.

Recommendation

Staff recommends that the Planning Commission continue General Plan Amendment (GPA 8024-2017), Code Amendment (CODE 8025-2017), Change of Zone (ZONE 7826-2017), Conditional Use Permit (CUP 8026-2017), Tentative Tract Map (TRACTMAP 8027-2017- No. 74606), & Environmental Assessment (ENV 8028-2017) to March 14, 2018.

Attachments:     [Request for Continuance to March 14, 2018](#)

**G. COMMISSION COMMUNICATION:**

**H. DEVELOPMENT SERVICES MANAGER COMMUNICATION:**

**I. ADJOURNMENT:**

**CERTIFICATION OF POSTING AGENDA**

*I, Emily Stadnicki, Development Services Manager for the City of Pomona, hereby certify that the agenda for the February 28, 2018 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 February 23, 2018. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/ Emily Stadnicki  
Development Services Manager*