

# City of Pomona

505 S. Garey Ave  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, April 25, 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:**

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 - February 28, 2018

**Attachments:**     [Draft Planning Commission Meeting Minutes - February 28, 2018](#)

## **F. HEARING ITEMS:**

1. Conditional Use Permit (CUP 6844-2017)

Project Address: 2780 S. Reservoir Street

Project Applicant: G & R Puente LLC

Project Planner: Emily Stadnicki, Development Services Manager

Council District: CC District No. 3

Conditional Use Permit (CUP 6844-2017) to permit the modification of Conditional Use Permit No. 14-058 to allow for the removal of certain conditions related to grading, paving, and parking for a site in 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 15301, (Class 1 - Existing Facilities).

**Recommendation:**

Staff recommends that the Planning Commission continue Conditional Use Permit (CUP 6844-2017) to May 9, 2018.

**Attachments:**     [Request for Continuance Memorandum](#)

2. General Plan Amendment (GPA 5394-2016), Change of Zone (ZONE 5395-2016), Conditional Use Permit (CUP 12-012), and Tentative Parcel Map (PARCELMAP 7550-2017)

Project Address: 22122 Valley Boulevard

(APNs 8709-027-005, 8709-027-012, 8709-027-004, 8709-027-271, 8709-026-004, 8709-026-061)

Project Applicant: Chalmers Equity Group, LLC

Project Planner: Ata Khan, Associate Planner

Council District: CC District No. 5

An application for the annexation of multiple parcels and public right of way along Valley Boulevard, totaling approximately nine acres in size, currently located in the County of Los Angeles, to the City of Pomona, and the development of five tilt-up warehouses on a portion of the annexed site. All parcels would be designated as "Workplace District Edge" in the Pomona General Plan and "M-2 General Industrial" under the Pomona Zoning Ordinance. Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Initial Environmental Study recommending a Mitigated Negative Declaration was prepared and posted for the portion of the site to be developed. The project will not result in any significant adverse immitigable impacts. The 30-day public review period for the Initial Study of Environmental Impacts and Mitigated Negative Declaration began November 21, 2017 and ended December 22, 2017. Comments on the project and the related documents were received by the Planning Division during this period. In addition, a Notice of Exemption has been prepared for the portion of the site to be annexed with existing development.

**Recommendation:**

Staff recommends that the Planning Commission recommend City Council approval of General Plan Amendment (GPA 5394-2016) and Change of Zone (ZONE 5395-2016) &

approve Conditional Use Permit (CUP 12-012) and Tentative Parcel Map (PARCELMAP 7550-2017), subject to conditions.

**Attachments:**

[Staff Report](#)

[Attachment 1: Draft PC Resolution for GPA 5394-2016](#)

[Attachment 2: Draft PC Resolution for ZONE 5395-2016](#)

[Attachment 3: Draft PC Resolution for CUP 12-012](#)

[Attachment 4: Draft PC Resolution for TPM 7550-2017](#)

[Attachment 5: CC Resolution to Initiate Proceedings for Annexation](#)

[Attachment 6: Joint Property Tax Transfer Resolution](#)

[Attachment 7: Location Map and Aerial Photograph](#)

[Attachment 8: Project Plan Reductions](#)

[Attachment 9: 400' Radius Map and Public Hearing Notice](#)

[Attachment 10: CEQA Exemption and Environmental Assessment](#)

[Attachment 11: Initial Study and Mitigated Negative Declaration](#)

[Attachment 12: Mitigation Monitoring and Reporting Program](#)

[Attachment 13: Letter of Opposition from Matt Rzonca](#)

[Attachment 14 - Copies of Responses to Environmental Assessment](#)

**G. PLANNING COMMISSION COMMUNICATION:**

**H. DEVELOPMENT SERVICES MANAGER COMMUNICATION:**

**I. ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of May 9, 2018 starting at 7:00 p.m. in the City Council Chambers.*

**CERTIFICATION OF POSTING AGENDA**

*I, Emily Stadnicki, Development Services Manager for the City of Pomona, hereby certify that the agenda for the April 25, 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 April 19, 2018. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/ Emily Stadnicki  
Development Services Manager*