

# City of Pomona

505 S. Garey Ave  
Pomona, CA 91766



## Meeting Agenda

Wednesday, March 14, 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 - November 8, 2017

**Attachments:**     [Draft Planning Commission Meeting Minutes - November 8, 2017](#)

## **F. HEARING ITEMS:**

1. Conditional Use Permit (CUP 7353-2017) & Tentative Parcel Map (PARCELMAP 7354-2017)

Project Address: 888 W. Mission Boulevard  
Project Applicant: ATC Design Group  
Project Planner: Shannon Wages, Contract Planner  
Council District: CC District No. 2

Conditional Use Permit to allow the development of 20,239 sq. ft. of retail space in two new buildings and one existing building on a 2.67 acre lot; and a Tentative Parcel Map, No. 82035 to combine two lots into one lot on parcels located in the Midtown Segment of the Pomona Corridors Specific Plan and the Mixed-Use Arterial Retail Zone in the Downtown Pomona 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 15332, (Class 32 - In-fill Development).

**Recommendation:**

Staff recommends that the Planning Commission continue Conditional Use Permit (CUP 7353-2017) and Tentative Parcel Map (PARCELMAP 7354-2017) to March 28, 2018.

**Attachments:**     [Request for Continuance to March 28, 2018](#)

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 recommend City Council approval of General Plan Amendment (GPA 8024-2017), Code Amendment (CODE 8025-2017), & Change of Zone (ZONE 7826-2017) and staff recommends Planning Commission approve Conditional Use Permit (CUP 8026-2017), Tentative Tract Map (TRACTMAP 8027-2017- No. 74606), & Environmental Assessment (ENV 8028-2017), subject to conditions.

**Attachments:**[Staff Report](#)[Attachment 1 - Draft PC Resolution for Environmental Impact Report \(ENV 8028-2017\)](#)[Attachment 1a - Table MMP](#)[Attachment 2 - Draft PC Resolution Zoning Code Amendment \(CODE 8025-2017\)](#)[Attachment 3 - Draft PC Resolution for Change of Zone \(ZONE 7828-2017\)](#)[Attachment 3a - Existing Zoning Designation](#)[Attachment 4 - Draft PC Resolution for General Plan Amendment \(GPA 8024-2017\)](#)[Attachment 4a - Transit Oriented District: Neighborhood to Residential Neighborhood](#)[Attachment 5 - Draft PC Resolution for Conditional Use Permit \(CUP 8026-2017\)](#)[Attachment 6 - Draft PC Resolution for Tentative Tract Map \(TRACTMAP 8027-2017\)](#)[Attachment 7 - FEIR, DEIR, and Appendices IS-FFSOC](#)[Attachment 8 - Location Map and Aerial Photograph](#)[Attachment 9 - Project Plan Reductions](#)[Attachment 10 - 400' Radius Map and Public Hearing Notice](#)**3. Conditional Use Permit (CUP 9239-2018)**

Project Address: 1326 & 1352 E. Ninth Street

Project Applicant: Durham School Services, L.P.

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 3

Conditional Use Permit to allow a proposed school bus parking yard on a 189,859 square foot (4.34 acres) property located in 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 15332, (Class 32 - In-fill Development).

**Recommendation:**

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 9239-2018), subject to conditions.

**Attachments:**[Staff Report](#)[Attachment 1 - Draft PC Resolution Conditional Use Permit \(CUP 9239-2018\)](#)[Attachment 2 - Executive Summary from Traffic Impact Study](#)[Attachment 3 - Location Map & Aerial Photograph](#)[Attachment 4 - 400' Radius Map & Public Hearing Notice](#)[Attachment 5 - Project Plan Reductions](#)**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 March 28, 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 March 14, 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 March 8, 2018. I declare under the penalty of perjury that the foregoing is true and correct.*

*/s/ Emily Stadnicki  
Development Services Manager*