

City of Pomona

505 S. Garey Ave
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, May 9, 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 - March 28, 2018

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

2. Time Extension (EXT 9608-2018)

Project Address: 424 - 446 W. Commercial Street

Project Applicant: AMCAL Multi-Housing, Inc.

Project Planner: Sandra Elias, Assistant Planner

Council District: CC District No. 1

Request for a one-year time extension for Conditional Use Permit (CUP 4100-2016) for a proposed 61 unit Multi-Family Residential development on a 55,386 square foot (1.27 acre) lot on a property located at 424-446 W. Commercial Street in within the MU-HDR (Mixed Use - High Density Residential) zone of the Downtown Pomona Specific Plan (DPSP).

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 9608-2018), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - PC Resolution No. 16-017](#)

[Attachment 2 - Application and Letter dated March 14, 2018](#)

[Attachment 3 - Approved Project Plans](#)

F. HEARING ITEMS:

1. Conditional Use Permit (CUP 6844-2017) Continued from April 25, 2018

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 23, 2018.

Attachments: [Request for Continuance Memorandum](#)

2. Change of Zone (ZONE 6154-2016) & Conditional Use Permit (CUP 9774-2018)

Project Address: 1538 S. Towne Avenue

Project Applicant: Hung Kwan Ku

Project Planner: Vinny Tam, Associate Planner

Council District: CC District No. 3

A request to change the zoning district from R-1-6,000, Single-family residential district to R-1-E Overlay, Single-family residential overlay district for a property located at 1538 South Towne Avenue. The request also includes a proposal to allow for the construction of two detached single-family structures, construction of a five car garage as well as associated site improvements. 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 recommend City Council approval for Change of Zone (ZONE 6154-2016) and Conditional Use Permit (CUP 9774-2018), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolutions ZONE-6154-2016](#)

[Attachment 1a - Draft PC Resolutions ZONE-6154-2016 Exhibit A&B](#)

[Attachment 1b - Draft PC Resolutions CUP-9774-2018](#)

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

[Attachment 3 - Project Conceptual Plans](#)

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

G. PLANNING COMMISSION COMMUNICATION:

H. DEVELOPMENT SERVICES MANAGER COMMUNICATION:

I. NEW BUSINESS:

1. Parking Study Review (MISC 9798-2018)

Project Address: 1180 N. White Avenue

Project Applicant: Jean Ndjongo

Project Planner: Emily Stadnicki, Development Services Manager

Council District: CC District No. 1

Review of parking study to approve a reduced parking ratio. 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 approve a reduced parking requirement (MISC 9798-2018), subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft PC Reso](#)
 [Attachment 2 - Parking Study](#)
 [Attachment 3 - Parking Study Amendment](#)
 [Attachment 4 - Location Map & Aerial Photograph](#)
 [Attachment 5 - Site Photographs](#)
 [Attachment 6 - Site Plan Coffee Shop Floor Plan](#)

J. DISCUSSION:

1. Public Meeting Presentation/Public Comment:
 Recommended amendments/modifications to the F (Fairgrounds) Zone of the Pomona City Code, Section .435 of the Zoning Ordinance (File Case No. 9778-2018)

Attachments: [Staff Report](#)
 [Attachment 1 - Fairgrounds General Plan Map](#)
 [Attachment 2 - Fairgrounds Zoning Map](#)
 [Attachment 3 - Past Planning Actions](#)
 [Attachment 4 - Staff Report Dated 11-20-17 F-Zone Ad Hoc Committee](#)
 [Attachment 5 - City Council Meeting Minutes dated 4-24-17](#)
 [Attachment 6 - City Council Staff Report Dated 10-17-2016 F-Zone Discussion](#)
 [Attachment 7 - City Council Staff Report Dated 9-14-2015 F-Zone Land Uses](#)
 [Attachment 8 - General Plan Policy Excerpts](#)
 [Attachment 9 - Daily Bulletin Article Strategic Plan](#)
 [Attachment 10 - Fairplex Letter Dated 11-20-2017](#)

ADJOURNMENT:

CERTIFICATION OF POSTING AGENDA

I, Emily Stadnicki, Development Services Manager for the City of Pomona, hereby certify that the agenda for the May 9, 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 on May 4, 2018. I declare under the penalty of perjury that the foregoing is true and correct.

*/s/ Emily Stadnicki
Development Services Manager*