

# City of Pomona

505 S. Garey Ave  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, May 23, 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.*
  - 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. Time Extension (EXT 9608-2018) Continued from May 9, 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](#)

2. General Plan Conformity (GPC 6123-2016)

Project Address: 267, 279, and 291 E. Bonita Avenue & 2815 - 2873 Melbourne Avenue

Project Applicant: Casa Colina Hospital and Centers for Healthcare

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 6

Finding of General Plan Conformity (GPC 6123-2016) for the proposed vacation of the public alley north of Bonita Avenue and west of Melbourne Avenue in support of the development of a new 71-space surface parking lot on approximately 30,000 square feet within the Residential Transition Zone of the Pomona Corridors Specific Plan.

Recommendation:

Staff recommends that the Planning Commission approve General Plan Conformity (GPC 6123-2016), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution GPC 6123-2016](#)

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

[Attachment 3 - Site Photographs](#)

[Attachment 4 - Vacation map](#)

## **F. HEARING ITEMS:**

1. Conditional Use Permit (MODCUP 6844-2017) Continued from May 9, 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 (MODCUP 6844-2017) to permit the modification of Conditional Use

Permit No. 14-058 to allow for a reduction in building square footage, the elimination excess parking, and the removal of certain conditions related to on-site and off-site improvements 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 approve Conditional Use Permit (CUP 6844-2017), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution](#)

[Attachment 2 - Location Map & Aerial](#)

[Attachment 3 - Site Photos](#)

[Attachment 4 - Staff Report dated March 25, 2015](#)

[Attachment 5 - Reso 15-014](#)

[Attachment 6 - Traffic and Parking Study Prepared by K2 Traffic Engineering Inc](#)

[Attachment 7 - Declaration of Mailing PHN](#)

[Attachment 8 - Reduced Plans](#)

2. Conditional Use Permit (CUP 7353-2017) and Tentative Parcel Map (PARCELMAP 7354-2017) No. 82035

Project Address: 888 W. Mission Boulevard

Project Applicant: ATC Design Group

Project Planner: Emily Stadnicki, Development Services Manager

Council District: CC District No. 2

Application to allow the development of approximately 16,732 sq. ft. of new retail space in two new buildings and one existing building (that will be reconfigured) on a 1.45 acre lot; and a Tentative Parcel Map (TPM) No. 82035 to combine ten lots into three parcels located at 888 W. Mission Boulevard 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) No. 82035, to June 27, 2018.

Attachments:

[Request for Continuance Memorandum](#)

3. Tentative Parcel Map (PARCELMAP 8416-2017) and Development Plan Review (DPR 5713-2016)

Project Address: 2145 N. Garey Avenue

Project Applicant: Creative Design Associates

Project Planner: Emily Stadnicki, Development Services Manager

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).

Recommendation:

Staff recommends that the Planning Commission continue Tentative Parcel Map (CUP 8416-2017) and Development Plan Review (DPR 5713-2016) to June 13, 2018. The project will be re-noticed.

Attachments:     [Request for Continuance Memorandum](#)

4. Conditional Use Permit (CUP 7814-2017)

Project Address:     690 S. Reservoir Street  
Project Applicant:   Michael Chait, Chait Company  
Project Planner:     Vinny Tam, Associate Planner  
Council District:     CC District No. 3

Application for a Conditional Use Permit to allow for the construction of a new 47,199 square foot structure to include warehouse and office uses for a property located within the M-1, Light Industrial district as well as the Pomona Corridors Specific Plan, East Mission Boulevard Workplace Expansion 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 Projects).

Recommendation:

Staff recommends that the Planning Commission continue Conditional Use Permit (CUP 7814-2017) to a future date. The project will be re-noticed.

Attachments:     [Request for Continuance Memorandum](#)

**G. PLANNING COMMISSION COMMUNICATION:**

**H. DEVELOPMENT SERVICES MANAGER COMMUNICATION:**

**ADJOURNMENT:**

**CERTIFICATION OF POSTING AGENDA**

*I, Emily Stadnicki, Development Services Manager for the City of Pomona, hereby certify that the agenda for the May 23, 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 May 17, 2018. I declare under the penalty of perjury that the foregoing is true and correct.*

/s/ Emily Stadnicki  
Development Services Manager