

City of Pomona

505 S. Garey Ave
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, June 27, 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.

F. HEARING ITEMS:

1. Conditional Use Permit (CUP 7353-2017) and Tentative Parcel Map (PARCELMAP 7354-2017) No. 82035 **Continued from May 23, 2018**

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 a date uncertain. The project will be re-noticed.

Attachments: [Request for Continuance Memorandum](#)

2. Conditional Use Permit (CUP 9813-2018)

Project Address: 2322-2350-2370 S. Garey Avenue
Project Applicant: Grand Sequoia Global Holding Corp.
Project Planner: Jeff Hamilton, Contract Planner
Council District: CC District No. 3

Application for a Conditional Use Permit to allow the operation of a boarding school on an 8.75 acre site at 2322-2350-2370 S. Garey Avenue in the Neighborhood Parkway Segment of the Pomona Corridors 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 1 - Existing Facilities).

Recommendation:

Staff recommends that the Planning Commission continue Conditional Use Permit (CUP 9813-2018) to a date uncertain. The project will be re-noticed.

Attachments: [Request for Continuance Memorandum](#)

3. Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017)

Project Address: 2145 N. Garey Avenue
Project Applicant: Creative Design Associates
Project Planner: Vinny Tam, Senior Planner
Council District: CC District No. 6

Application for a Development Plan Review to allow the development 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); a Tentative Tract Map to allow for condominiums; and a Conditional Use Permit to allow for an exposed parking garage. 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 Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution - DPR 5713-2016](#)

[Attachment 2 - Draft PC Resolution - CUP 9978-2018](#)

[Attachment 3 - Draft PC Resolution - TRACTMAP 8416-2017](#)

[Attachment 4 - Location Map and Aerial Photograph](#)

[Attachment 5 - Project Plan Reductions](#)

[Attachment 6 - Site Photographs](#)

[Attachment 7 - Declaration of Mailing](#)

4. Conditional Use Permit (CUP 7814-2017) and Revocation of Conditional Use Permit (CUP 05-035)

Project Address: 650, 680, 690, 750 S. Reservoir Street

Project Applicant: Michael Chait, Chait Company

Project Planner: Vinny Tam, Senior 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. Revocation of Conditional Use Permit (CUP05-035) to construct a new 17,362 square foot industrial building at an existing industrial facility within the M-1, Light Industrial district for a property located at 750 South Reservoir Street. 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 approve Conditional Use Permit (CUP 7814-2017) and Revocation of Conditional Use Permit (CUP 05-035), subject to conditions.

Attachments: [Staff Report](#)[Attachment 1 - Draft PC Resolution for CUP 7814-2017](#)[Attachment 1a - Staff Environmental Analysis/Determination Exhibit](#)[Attachment 2 - Draft PC Resolution for Revocation of CUP 05-035](#)[Attachment 3 - PC Resolution No. 05-092 Approving CUP 05-035](#)[Attachment 4 - Location Map and Aerial Photograph](#)[Attachment 5 - Public Hearing Notice and 400' Radius Map](#)[Attachment 6 - Conceptual Project Plans](#)[Attachment 7 - Project Environmental Information Form](#)**5. Conditional Use Permit (CUP 7049-2017)**

Project Address: 2490 Pomona Boulevard

Project Applicant: Creative Design Associates

Project Planner: Ata Khan, Senior Planner

Council District: CC District No. 1

Conditional Use Permit (CUP 7049-2017) to allow the construction of a 1,392 square foot detached structure to be used as an employee lounge and the addition of six pre-fabricated shade canopies for an existing recycling business 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 15303, (Class 3 - New Construction or Conversion of Small Structures).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 7049-2017), subject to conditions.

Attachments: [Staff Report](#)[Attachment 1: Draft PC Resolution for CUP 7049-2017](#)[Attachment 2: Location Map & Aerial Photograph](#)[Attachment 3: Project Plan Reductions](#)[Attachment 4: 400 Radius Map and Public Noticing](#)[Attachment 5: Resolution No. 7710](#)**6. Conditional Use Permit (CUP 7915-2017)**

Project Address: 590 West Grand Avenue

Project Applicant: Pomona Development, Inc.

Project Planner: Ata Khan, Senior Planner

Council District: CC District No. 2

Conditional Use Permit (CUP 7915-2017) to allow the construction of seven detached condominium units in the R-2-S (Low Density Multiple-Family Residential with Supplemental Overlay) zoning district on a property located at 590 West Grand Avenue. 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 approve Conditional Use Permit (CUP

7915-2017), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1: Draft PC Resolution \(CUP 7915-2017\)](#)

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

[Attachment 3: 400' Radius Map and Public Hearing Notice](#)

[Attachment 4: Environmental Information Form](#)

[Attachment 5: Project Renderings and Plan Reductions](#)

[Attachment 6: Final Tract No. 54172](#)

[Attachment 7: Resolution 9083 for TTM 02-008](#)

[Attachment 8: Resolution 9082 for CUP 02-045](#)

7. Revocation of Conditional Use Permit (CUP 08-030) and Determination of Parking Sufficiency (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

Revocation of Conditional Use Permit (CUP 08-030) for a car rental agency and Determination of Parking Sufficiency for a coffee shop on a site in the C-4 (Highway Commercial) zone located at 1180 North White Avenue. 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 the Revocation of Conditional Use Permit (08-030) and approve Determination of Parking Sufficiency (MISC 9798-2018), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution for Revocation of CUP 08-030](#)

[Attachment 2 - Draft PC Resolution for MISC 9798-2018](#)

[Attachment 3 - PC Resolution 08-053 Approving CUP 08-030](#)

[Attachment 4 - Parking Demand Study completed by K2 Traffic Engineering, Inc](#)

[Attachment 5 - Parking Study Amendments](#)

[Attachment 6 - Vicinity Map & Aerial Photograph.doc](#)

[Attachment 7 - Public Hearing Notice and 400' Radius Map](#)

[Attachment 8 - Site Photographs](#)

[Attachment 9 - Site Plan Coffee Shop Floor Plan](#)

G. PLANNING COMMISSION COMMUNICATION:

H. DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:

1. "F" Fairgrounds District Meeting Item - Next Steps

I. DEVELOPMENT SERVICES MANAGER COMMUNICATION:**ADJOURNMENT:**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of July 11, 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 June 27, 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 June 22, 2018. I declare under the penalty of perjury that the foregoing is true and correct.

/s/ Emily Stadnicki, Development Services Manager