

City of Pomona

505 S. Garey Ave
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, September 12, 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 Kyle Brown

B. PLEDGE OF ALLEGIANCE:

Chairperson Kyle Brown

C. ROLL CALL:

Chairperson Kyle Brown, Vice Chairperson Jorge Grajeda, Commissioner Luis M. Juarez, Commissioner Tomas Ursua, Commissioner Ismael Arias, Commissioner Carolyn Hemming, and Commissioner Kristie Kercheval.

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.
3. Together the Planning Commission members, City Staff and public honor Pomona's important City meeting values:
 - a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.

b) To affirm Pomona's dedication to lead as a Compassionate City. Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together.

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 10450-2018)

Project Address: 55 - 65 Rancho Camino Drive

Project Applicant: Justin Huang

Project Planner: Alina Barron, Assistant Planner

Council District: CC District No. 5

Request for a one-year time extension for Tentative Parcel Map No.73821 (TPM 2791-2015) which proposes to subdivide an existing 14.88 acre site into three lots. The project site is located at 55-65 Rancho Camino Drive in the Transit Oriented District- Neighborhood zone within the Phillips Ranch Specific Plan area.

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 10450-2018), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1: August 10, 2016 PC Staff Report](#)

[Attachment 2: PC RES. 16-021, Approved August 10, 2016](#)

[Attachment 3: Applicant's Time Extension Request Letter](#)

[Attachment 4: Approved Project Plans \(8½" x 11" Reductions\)](#)

F. HEARING ITEMS:

1. Tentative Tract Map (TRACTMAP 4852-2016) (Continued from August 22, 2018)

Project Address: 1535 S. Reservoir

Project Applicant: CalLand Engineering

Project Planner: Ata Khan, Senior Planner

Council District: CC District No. 3

Application for a tentative tract map to develop nine condominium units in the R-2 (Multiple-Family Residential) zoning district on property located at 1535 South Reservoir Street. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), the guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In compliance with Article 19, Section 15332, (Class 32 - Infill Development Projects), the proposed project described above hereby meets the guidelines for a Categorical Exemption.

Recommendation:

Planning Division recommends the Planning Commission approve Tentative Tract Map (TRACTMAP 4852-2016), subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1: Draft PC Resolution](#)
 [Attachment 2: Location Map and Aerial Photograph](#)
 [Attachment 3: 400' Radius Map and Public Hearing Notice](#)
 [Attachment 4: Environmental Assessment Form](#)
 [Attachment 5: Site Photographs](#)
 [Attachment 6: Project Plan Reductions](#)

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: Ata Khan, Senior Planner
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 approve Conditional Use Permit (CUP 7353-2017) and Tentative Parcel Map (PARCELMAP 7354-2017) No. 82035, subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1: Draft PC Resolution - CUP 7353-2017](#)
 [Attachment 2: Draft PC Resolution - PARCELMAP 7354-2017](#)
 [Attachment 3: Location Map & Aerial Photograph](#)
 [Attachment 4: Project Plan Reductions](#)
 [Attachment 5 - Traffic Impact Study with Revisions](#)
 [Attachment 6 - City Council Staff Report and Minutes](#)
 [Attachment 7: Architectural History Analysis by ECORP Consulting, Inc.](#)
 [Attachment 8 - 1,000-foot Radius Map & Public Hearing Notice](#)

G. PLANNING COMMISSION COMMUNICATION:

H. DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of September 26, 2018 starting at 7:00 p.m. in the City Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Mario Suarez, Development Services Director for the City of Pomona, hereby certify that the agenda for the September 12, 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 September 6, 2018. I declare under the penalty of perjury that the foregoing is true and correct.

/s/ Mario Suarez, Development Services Director