

City of Pomona

505 S. Garey Ave
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, November 28, 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:

1. Draft Planning Commission Meeting Minutes - October 10, 2018

Attachments: [Draft Planning Commission Meeting Minutes - October 10, 2018](#)

F. HEARING ITEMS:

1. Development Plan Review (DPR 6897-2017)

Project Address: 700-704 E. Foothill Blvd.

Project Applicant: Paulina Ying, K U & Associates

Project Planner: Ata Khan, Senior Planner

Council District: CC District No. 6

Request for a Development Plan Review (DPR 6897-2017) to permit the construction of a three-story, 132-room hotel on 2.66 acres of vacant land across two parcels in the City Gateway segment of the Pomona Corridors Specific Plan. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 20184 et. Seq.), an addendum to a previously adopted 2014 City of Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan, and Green Environmental Plan Environmental Impact Report considering the proposed land use has been prepared consistent with CEQA Section 15164. The Addendum determined that the proposed project would not result in any new significant impacts not considered and addressed in the Certified EIR; nor would there be any substantial increase in the severity of any previously-identified environmental impact considered in the Certified EIR. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission approve Development Plan Review (DPR 6897-2017), subject to conditions.

Attachments: [Staff Report \(DPR 6897-2017\)](#)

[Attachment 1: Draft PC Resolution \(DPR 6897-2017\)](#)

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

[Attachment 3: Appendices \(PCSP Compliance\) \(DPR 6897-2017\)](#)

[Attachment 4: Project Plans & Renderings \(DPR 6897-2017\)](#)

[Attachment 5: 1000' Radius Map and Public Hearing Notice \(DPR 6897-2017\)](#)

[Attachment 6: Addendum to Certified EIR with Appendices A, C, D & E](#)

[Attachment 7: Appendix B to Addendum \(ESA\)](#)

[Attachment 8: Public Comments Received \(DPR 6897-2017\)](#)

2. Modification of Conditional Use Permit (MODCUP 6924-2017), Modification of Conditional Use Permit (MODCUP 10990-2018), Variance (VAR 6925-2017), Revocation of Conditional Use Permit (CUP 07-016), and Revocation of Variance (VAR

07-005)

Project Address: 2488 S. Reservoir
Project Applicant: Thomas Kim
Project Planner: Ata Khan, Senior Planner
Council District: CC District No. 3

Request for a Modification of a Conditional Use Permit (CUP 6924-2017) to permit the addition of a car wash tunnel to an existing automobile service station; Modification of a Conditional Use Permit (MODCUP 10990-2018) to amend a condition for an existing permit for off-sale beer and wine; Variance (VAR 6925-2017) from side yard setback development standards; Revocation of Conditional Use Permit (CUP 07-016) to permit a car wash tunnel; and Revocation of Variance (VAR 07-005) to reduce side yard setback to four feet, on a property located in the M-2 (General Industrial) zoning district. 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 15303, (Class 3-New Construction or Conversion of Small Structures), the proposed project described above hereby meets the guidelines for a Categorical Exemption. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission approve Modification of Conditional Use Permit (MODCUP 6924-2017), Modification of Conditional Use Permit (MODCUP 10990-2018), Variance (VAR 6925-2017), Revocation of Conditional Use Permit (CUP 07-016), and Revocation of Variance (VAR 07-005), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1: Draft PC Resolution \(MODCUP 6924-2017\)](#)

[Attachment 2: Draft PC Resolution \(VAR 6925-2017\)](#)

[Attachment 3: Draft Resolution \(MODCUP 10990-2018\)](#)

[Attachment 4: Draft Resolution \(Revocation of CUP 07-016\)](#)

[Attachment 5: Draft PC Resolution \(Revocation of VAR 07-005\)](#)

[Attachment 6: Location Map & Aerial Photograph](#)

[Attachment 7: Radius Map and Public Hearing Notice](#)

[Attachment 8: Project Plans](#)

3. Conditional Use Permit (CUP 7718-2017)

Project Address: 38 Rancho Camino Dr.
Project Applicant: YK America Group, Inc.
Project Planner: Ata Khan, Senior Planner
Council District: CC District No. 5

Request for a Conditional Use Permit (CUP 7718-2017) to permit the construction of a new single-story 14,000 square foot government and commercial retail building in the

Transit Oriented District-Neighborhood zone of the Phillips Ranch Specific Plan. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), an addendum to a previously adopted Environmental Impact Report considering the proposed land use has been prepared and approved consistent with CEQA Section 15164. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 7718-2017), subject to conditions.

Attachments: [Staff Report \(CUP 7718-2017\)](#)

[Attachment 1: Draft PC Resolution \(CUP 7718-2017\)](#)

[Attachment 2: Location Map and Aerial Photograph \(CUP 7718-2017\)](#)

[Attachment 3: Project Plans \(CUP 7718-2017\)](#)

[Attachment 4: Radius Map and Public Hearing Notice \(CUP 7718-2017\)](#)

4. Major Site Development Permit (MAJSDP 9544-2018), Tentative Parcel Map (PARCELMAP 9545-2018), Variance (VAR 10975-2017), Conditional Use Permit (CUP 10985-2018)

Project Address: 55-65 Rancho Camino Dr.

Project Applicant: YK America Group, Inc.

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 5

Request for Major Site Development Permit (MAJSDP 9544-2018) to allow the development of a 6-story, 215-room hotel with a 250-space, 2-story parking structure; a 6-story mixed-use tower with a ground floor health club, 100 dwelling units on the upper floors and 153 resident parking spaces in a 2-story structure; and surface parking for 388 vehicles); Tentative Parcel Map (PARCELMAP 9545-2018) to subdivide the property into 4 lots; Variance (VAR 10975-2018) to allow reduced parking lot shading and fewer trees than required; and Conditional Use Permit (CUP 10985-2018) to allow on-sale alcohol at the hotel, on a 14.44 acre site at 55-65 Rancho Camino Drive in the southerly "Lot 9" portion of the Pomona Ranch Plaza. The property is designated Transit Oriented District - Neighborhood in the Phillips Ranch Specific Plan. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 20184 et. seq.), and CEQA Guidelines Section 15164, an Addendum to the Certified Pomona Hyatt Place Hotel Project Final Environmental Impact Report (EIR) was prepared to evaluate the revised project. The Addendum determined that the revised project would not result in any new significant impacts not considered and addressed in the Certified EIR; nor there be any substantial increase in the severity of any previously-identified environmental impact considered in the Certified EIR. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission approve Major Site Development Permit (MAJSDP 9544-2018), Tentative Parcel Map (PARCELMAP 9545-2018),

Variance (VAR 10975-2017), and Conditional Use Permit (CUP 10985-2018), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1: Draft Resolution \(MAJSDP 9544-2018\)](#)

[Attachment 2: Draft Resolution \(TPM 9545 9544-2018\)](#)

[Attachment 3: Draft Resolution \(VAR 10975-2018\)](#)

[Attachment 4: Draft Resolution \(CUP 10985-2018\)](#)

[Attachment 5: Location Map and Aerial Photograph](#)

[Attachment 6: Project Plans](#)

[Attachment 7: Radius Map & Public Hearing Notice](#)

[Attachment 8: Addendum to Final EIR with Appendices](#)

5. Conditional Use Permit (CUP 10271-2018)

Project Address: 1485 E. Third St.

Project Applicant: Domenico Mimmo Bruno

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 3

Request for a Conditional Use Permit (CUP 10271-2018) to allow a 37,651 square foot, two-story addition of warehouse and manufacturing area to an existing one-story warehouse and manufacturing building, with 85 parking spaces, on a 1.8 acre site at 1485 E. Third Street. The property is zoned M-2 (General Industrial) and is designated Workplace District in the General Plan. 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. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 10271-2018), subject to conditions.

Attachments: [Staff Report \(CUP 10271-2018\)](#)

[Attachment 1: Draft PC Resolution \(CUP 10271-2018\)](#)

[Attachment 2: Location Map and Aerial Photograph \(CUP 10271-2018\)](#)

[Attachment 3: Project Plans \(CUP 10271-2018\)](#)

[Attachment 4: Radius Map and Public Hearing Notice \(CUP 10271-2018\)](#)

G. PLANNING COMMISSION COMMUNICATION:

H. DEVELOPMENT SERVICES DIRECTOR COMMUNICATION:

ADJOURNMENT:

Due to the cancellations of the regularly scheduled Planning Commission meetings in the month of Decemeber, the City of Pomona Planning Commission is hereby adjourned to the next scheduled meeting of January 9, 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 November 28, 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 November 20, 2018. I declare under the penalty of perjury that the foregoing is true and correct.

/s/ Mario Suarez, AICP, Development Services Director