

City of Pomona

505 S. Garey Ave
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, March 13, 2019

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 Alfredo Camacho-Gonzalez, Commissioner Gwen Urey, Commissioner Dick Bunce, Commissioner Ron Vander Molen, 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 Planning 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. Approval of draft Planning Commission Minutes for the February 27, 2019 meeting.

Attachments: [PCM 2.27.19.doc](#)

F. HEARING ITEMS:

1. Conditional Use Permit (CUP 10607-2018)

Project Address: 1275 E. Holt Avenue

Project Applicant: Anthony Chin, Gentle Heart Day Care Center

Project Planner: Alex Jimenez, Assistant Planner

Council District: CC District No. 4

Request for a Conditional Use Permit (CUP 10607-2018) to establish a licensed adult day care facility within an existing 14,241 square foot structure on an approximately 0.75 acre property within 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 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 10607-2018), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution for CUP 10607-2018](#)

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

[Attachment 3 - Operations Summary Provided by Applicant](#)

[Attachment 4 - Project Plans](#)

[Attachment 5 - Site Photographs](#)

[Attachment 6 - Off-Street Parking Plan Provided by Applicant](#)

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

2. Modification of Conditional Use Permit (CUP 11416-2019) and Revocation of Conditional Use Permit (CUP 05-054)

Project Address: 46 Rio Rancho Road, Suite 101 & 102

Project Applicant: Art Rodriguez & Associates for Pomona Pizza Co.

Project Planner: Alex Jimenez, Assistant Planner

Council District: CC District No. 5

Request for Modification of Conditional Use Permit (CUP 11416-2019) to allow a 2,167 square foot expansion in floor area for the sale beer and wine (Type-41 ABC license) for on-site

consumption in conjunction with a restaurant (Pomona Pizza Co.) that is located at 46 Rio Rancho Road, Suite 101 & 102; and Revocation of Conditional Use Permit (CUP 05-054) to construct a one-story 5,745 square foot gas station with a car wash, food mart, and lube bay, within the Pomona Ranch Plaza in the Activity Center of the Phillips Ranch Specific Plan Area. 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 Modification of Conditional Use Permit (CUP 11416-2019), subject to conditions. Staff further recommends that the Planning Commission approve Revocation of Conditional Use Permit (05-054), subject to findings.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution Approving CUP 11416-2019](#)

[Attachment 2 - Draft PC Resolution Approving Revocation of CUP 05-04\)](#)

[Attachment 3 - Location Map & Aerial Photograph](#)

[Attachment 4 - Project Plan Reductions \(8-1/2" x 11"\)](#)

[Attachment 5 - Photo Brochure for 46 Rio Rancho](#)

[Attachment 6 - Exhibit for On-sale ABC licenses in Census Tract 4033.18](#)

[Attachment 7 - Exhibit of Police Reporting Districts](#)

[Attachment 8 - Exhibit of Sensitive Uses](#)

[Attachment 9 - 400-foot Radius Map and Public Hearing Notice](#)

G. PLANNING COMMISSION COMMUNICATION:

H. PLANNING MANAGER COMMUNICATION:

I. DISCUSSION:

1. Selection of ULI study representative.

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of March 27, 2019 starting at 7:00 p.m. in the City Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Anita D. Gutierrez, AICP, Acting Development Services Director for the City of Pomona, hereby certify that the agenda for the March 13, 2019 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 March 7, 2019. I declare under the penalty of perjury that the foregoing is true and correct.

/s/ Anita D. Gutierrez, AICP, Acting Development Services Director

