

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, May 8, 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 Director. 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.

F. HEARING ITEMS:

1. Conditional Use Permit (CUP 9633-2018) and Variance (VAR 11693-2019)

Project Address: 1600 W. Holt Avenue

Project Applicant: Fieldergroup

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 1

Conditional Use Permit (CUP 9633-2018) to construct a gas station and convenience store with four (4) fueling pumps, and to sell beer and wine (Type 20 ABC License) for offsite consumption; and a Variance (VAR 11693-2019) to allow a monument sign on a property with less than 200 feet of frontage and a ground sign with more than 3 lines of text, for the property located at 1600 West Holt 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 15315, (Class 15 - Minor Land Divisions) and Article 5, 15061(b) (3).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 9633-2018) and Variance (VAR 11693-2019), subject to conditions.

Attachments: [1600 West Holt Avenue \(CUP 9633-2018\) staff report](#)

[Attachment 1 \(CUP 9633-2018\) Resolution](#)

[Attachment 2\(VAR 11693-2019\) Resolution](#)

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

[Attachment 4 - Project Plans](#)

[Attachment 6-- Off-Sale ABC licenses](#)

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

[Attachment 8--Sensitive Uses](#)

[Attachment 9--Radius and signed hearing notice](#)

2. General Plan Amendment (GPA 11831-2019) and Code Amendment (CODE11832-2019)

Project Address: Citywide

Project Applicant: City of Pomona

Council District: All Districts

General Plan Amendment to adopt amendments to the 2013-2021 Pomona Housing Element and amendments to the Pomona Zoning Code, the Downtown Pomona Specific Plan, the Pomona Corridors Specific Plan, Ordinance No. 4224 and Ordinance No. 4238 relating to emergency shelter locations and standards, minimum density requirements and parking ratios. The City of Pomona previously adopted an Environmental Impact Report (“EIR”) for the Pomona General Plan and the Pomona Corridors Specific Plan which included analysis of the City’s Housing Element and housing programs. The proposed amendments shown in the Draft Housing Element and the Implementation Amendments proposed to implement the programs and policies in the Draft Housing Element and do not trigger the preparation of a new or subsequent EIR since none of the conditions requiring preparation of a subsequent EIR or negative declaration have occurred, the changes that are part of the Draft Housing Element or the Implementation Amendments would not result in any significant impacts not considered under the original EIR. As a result, an EIR Addendum has been prepared in accordance with Section 15162 and 1564 of the California Environmental Quality Act (“CEQA”) Guidelines.

Recommendation:

Staff recommends opening the public hearing for this item and continuing it to May 22, 2019, to allow for sufficient time for Commission review of all relevant documents. The complete packet will be distributed for review at the May 8 meeting.

Attachments: [Housing Element Continuance Memo 5-8-19](#)

G. PLANNING COMMISSION COMMUNICATION:

H. DIRECTOR COMMUNICATION:

I. DISCUSSION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of May 22, 2019 starting at 7:00 p.m. in the City Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Anita D. Gutierrez, AICP, Development Services Director for the City of Pomona, hereby certify that the agenda for the May 8, 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 May 2, 2019. I declare under the penalty of perjury that the foregoing is true and correct.

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