

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, June 12, 2019

7:00 PM

Council Chambers

### Planning Commission

*Chair Dr. Kyle Brown*  
*Vice-Chair Jorge Grajeda*  
*Commissioner Alfredo Camacho- Gonzalez*  
*Commissioner Gwen Urey*  
*Commissioner Richard Bunce*  
*Commissioner Ron Vander Molen*  
*Commissioner Kristie Kercheval*

**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 Development Services 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.

1. Approval of draft Planning Commission Minutes meeting of May 8, 2019.

**Attachments:**     [PCM 5.8.19](#)

2. Miscellaneous (MISC 11867-2019)

Project Address: 1681 W. Second Street

Project Applicant: John Cataldo

Project Planner: Eunice Im, Assistant Planner

Council District: CC District No. 1

Miscellaneous (MISC 11867-2019) to determine that the parking is sufficient for the proposed uses. 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 Miscellaneous (MISC 11867-2019), subject to conditions.

**Attachments:**     [Staff Report](#)

[Attachment 1 - Draft PC Resolution for MISC 11867-2019](#)

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

[Attachment 3 - Site Photographs](#)

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

[Attachment 5 - Email regarding Dawson's business operation](#)

[Attachment 6 - Parking Study completed by Minagar & Associates, Inc.](#)

## **F. HEARING ITEMS:**

1. Change of Zone (ZONE 11492-2019) and Variance (VAR 11494-2019)

Project Address: 261 S. Caswell Street

Project Applicant: Silvia Gehna

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 2

A request for a Change of Zone (ZONE 11492-2019) from M-1 (Light Industrial) to R-1-6,000 (Single Family Residential) and a Major Variance (VAR 11494-2019) to deviate from the population density, and the front and rear yard setbacks requirements of

the R-1-6,000 District for a property located at 261 S. Caswell Street. *Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the criteria for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to Article 19, 15303 (a); and a General Rule Exemption pursuant to Article 5, 15061(b)(3) which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Therefore, no further environmental review is required.*

**Recommendation:**

The Planning Division recommends the Planning Commission adopt the attached draft Resolutions recommending the City Council approve Change of Zone (ZONE 11492 -2019) and Variance (VAR 11494-2019), subject to conditions.

**Attachments:**

[Staff Report](#)

[Attachment 1 - Draft PC Resolution for Change of Zone](#)

[Attachment 2 - Draft PC Resolution for Variance](#)

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

[Attachment 4 - Change of Zone Map Exhibit](#)

[Attachment 5 - Project Plans](#)

[Attachment 6 - Public Hearing Notice & Radius Map](#)

**2. Conditional Use Permit (CUP 011186-2018) and Tentative Tract Map (TRACTMAP 9725-2018)**

Project Address: 1452 S. White Avenue

Project Applicant: Jim Moran

Project Planner: Eunice Im, Assistant Planner

Council District: CC District No. 2

A request for a Conditional Use Permit (CUP 011186-2018) and Tentative Tract Map (TRACTMAP 9725-2018) to allow condominium conversion and subdivision of 12 unit residential development in the R-2 (Low Density Multiple Family) zone located at 1452 S. White Avenue. *Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the criteria for a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, 15301 (k); and a General Rule Exemption pursuant to Article 5, 15061(b)(3) which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Therefore, no further environmental review is required.*

**Recommendation:**

The Planning Division recommends the Planning Commission adopt the attached draft Resolutions recommending approval of Conditional Use Permit (CUP 011186-2018) and Tentative Tract Map (TRACTMAP 9725-2018), subject to conditions.

- Attachments:**     [Staff Report](#)  
[Attachment 1 - Draft PC Resolution for CUP 011186-2018](#)  
[Attachment 2 - Draft PC Resolution for TRACTMAP 9725-2018](#)  
[Attachment 3 - Resolution for CUP 6726-2017](#)  
[Attachment 4 - Location Map & Aerial Photograph](#)  
[Attachment 5 - Site Photographs](#)  
[Attachment 6 - Project Plan Reduction](#)  
[Attachment 7 - Certified Mail Notices](#)  
[Attachment 8 - 400' Radius Map and Public Hearing Notice](#)

### **G. PLANNING COMMISSION COMMUNICATION:**

### **H. DIRECTOR COMMUNICATION:**

### **I. DISCUSSION:**

### **ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regular meeting of June 26, 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 June 12, 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](http://www.ci.pomona.ca.us) on June 6, 2019. I declare under the penalty of perjury that the foregoing is true and correct.*

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