

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, June 26, 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*  
*Commisioner 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 Tomas Ursua, Commissioner Gwen Urey, 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 22, 2019 and June 12, 2019.

**Attachments:**      [PCM 5.22.19](#)  
                                 [PCM 6.12.19](#)

### **F. HEARING ITEMS:**

1. Conditional Use Permit (CUP 8366-2017)

Project Address: 1194 W. Grand Avenue

Project Applicant: Carlos & Tomas Ursua

Project Planner: Jeff Hamilton, Contract Planner

Council District: CC District No. 2

Conditional Use Permit (CUP 8366-2017) to add a 1,600 square foot, 3-bedroom apartment with attached 2-car garage to the five existing apartments on the property located at 1194 West Grand Avenue. 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, Sections 15303 (New Construction or Conversion of Small Structures) and 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 8366-2017), subject to conditions.

**Attachments:**      [1194 W Grand Ave \(CUP\) staff report](#)  
                                 [Attachment No. 1 - Resolution](#)  
                                 [Attachment No. 2--Location Map and Aerial Photograph](#)  
                                 [Attachment No. 3](#)  
                                 [Attachment No. 4 -Plans](#)

2. Conditional Use Permit (CUP 11327-2019) and Tentative Tract Map (TRACTMAP 11071-2018)

Project Address: 1361-1379 Laurel Avenue

Project Applicant: Dana Hurt

Project Planner: Alina Barron, Assistant Planner

Council District: CC District No. 1

A request for a Conditional Use Permit (CUP 11327-2019) and Tentative Tract Map (TRACTMAP 11071-2018) to allow a condominium conversion and subdivision of a 10-unit residential development in the R-2 (Low Density Multiple Family) zone located at 1361-1379 Laurel 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 11327-2019) and Tentative Tract Map (TRACTMAP 11071-2018), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution for CUP 11327-2019](#)

[Attachment 2 - Draft PC Resolution for TRACTMAP 11071-2018](#)

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

[Attachment 4 - Project Plan 11" x 17"](#)

[Attachment 5 - Site Photographs](#)

[Attachment 6 - Current Occupant 60 Day Notice](#)

[Attachment 7 - 400' Radius Map and Public Hearing Notice](#)

3. Comprehensive Update to the Downtown Pomona Specific Plan

Project Address: Area generally bounded by Holt Avenue to the North, Towne Avenue to the East, Mission Boulevard to the South, and White Avenue to the West.

Project Applicant: City of Pomona

Project Planner: Ata Khan, Senior Planner

Council District: CC District No. 2

A comprehensive update to the Downtown Pomona Specific Plan (SPA 6409-2016) and related updates to the Pomona Corridors Specific Plan (SPA 12106-2019) and Pomona Zoning Ordinance (ZONE 12104-2019). The updated Downtown Specific Plan would be consistent with the development intensity established by the City's General Plan, therefore pursuant to §15183 of the CEQA Guidelines, no additional environmental review or documentation is required under CEQA.

Recommendation:

The Planning Division recommends the Planning Commission adopt a Resolution and related Exhibits recommending City Council approval of the comprehensive update to the Downtown Pomona Specific Plan (SPA 6409-2016) and related updates to the

Pomona Corridors Specific Plan (SPA 12106-2019) and Pomona Zoning Ordinance (ZONE 12104-2019).

**Attachments:**     [Staff Report](#)  
                              [Attachment 1: Draft Resolution](#)  
                              [Attachment 2: Exhibits A-D](#)  
                              [Attachment 3: Draft Downtown Pomona Specific Plan Update](#)  
                              [Attachment 4: Environmental Findings of Consistency](#)  
                              [Attachment 5: Public Hearing Notice](#)

**G. PLANNING COMMISSION COMMUNICATION:**

**H. DIRECTOR COMMUNICATION:**

**I. DISCUSSION:**

1. City Clerk Presentation on social media communication and Brown Act.
2. Accessory Dwelling Unit Draft Ordinance.

**ADJOURNMENT:**

*The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of July 10, 2019 starting at 7:00 p.m. in the City Council Chambers.*

**CERTIFICATION OF POSTING AGENDA:**

*I, Anita D. Gutierrez, Development Services Director for the City of Pomona, hereby certify that the agenda for the June 26, 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 20, 2019. I declare under the penalty of perjury that the foregoing is true and correct.*

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