

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, July 24, 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 VanderMolen, and Commissioner Kristie Kercheval.

D. SELECTION OF NEW CHAIRPERSON AND VICE-CHAIRPERSON:

1. Selection of New Chairperson and Vice-Chairperson.

E. 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.

F. 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 and Historic Preservation Commission Minutes meeting of April 17, 2019 and Planning Commission Minutes of June 26, 2019.

Attachments: [PCM & HPCM 4-17-19](#)

[PCM 6-26-19](#)

G. HEARING ITEMS:

1. Development Plan Review (DPR 11888-2019), Tentative Tract Map (TRACTMAP 11889-2019/TTM No. 82522), & General Plan Conformity (GPC 11890-2019)

Project Address: 1626 & 1630 W. Mission Boulevard

Project Applicant: Golden Ticket Mission 71, LLC

Project Planner: Sandra Elias, Assistant Planner

Council District: CC District No. 5

Request for a Development Plan Review to construct a three-story, multi-family residential development consisting of 24 condominium units, Tentative Tract Map for condominium purposes, and General Plan Conformity to vacate a public alley on an approximately .87 acre site located at 1626 & 1630 W. Mission Boulevard within the MidTown Segment of the Pomona Corridors Specific Plan (PCSP) 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 15332 (Class 32 - In-Fill Development Projects) and Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed alley vacation is exempt from further CEQA review and documentation. Section 15061(b)(3) exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Recommendation:

Staff recommends that the Planning Commission approve Development Plan Review (DPR 11888-2019), Tentative Tract Map (TRACTMAP 11889-2019/TTM 82522), & General Plan Conformity (GPC 11890-2019), subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft PC Resolution \(DPR 11888-2019\)](#)
 [Attachment 2 - Draft PC Resolution \(TRACTMAP 11889-2019\)](#)
 [Attachment 3 - Draft PC Resolution \(GPC 11890-2019\)](#)
 [Attachment 4 - Vicinity Map & Aerial Photograph](#)
 [Attachment 5 - Project Plans](#)
 [Attachment 6 - Appendix A \(Massing\)](#)
 [Attachment 7 - Traffic Impact Study](#)
 [Attachment 8 - Alley Vacation Map](#)
 [Attachment 9 - Public Hearing Notice and Radius Map](#)

2. Code Amendment (CODE 12173-2019)

Project Address: Citywide

Project Applicant: City of Pomona - Development Services, Planning Division

Project Planner: Sandra Elias, Assistant Planner

Council District: Citywide

A request to amend Zoning Ordinance Section .554.B. ("Nonconforming Use of a Conforming Building"), Section .554.C. ("Nonconforming Use of the Land"), pertaining to the period of time a legal nonconforming use has been discontinued. This proposed code amendment will include language to modify the length of time in which land uses made nonconforming by Waste & Recycling Ordinance No. 4234 can be discontinued from two years to 180 days. 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, Sections 15060(c)(2) and 15060(c)(3) which pertain to activities that will not result in a direct or reasonably foreseeable indirect change to the environment and that are not defined as a project under Section 15378.

Recommendation:

Staff recommends that the Planning Commission recommend City Council approval of Code Amendment (CODE 12173-2019), subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft PC Resolution Code Amendment 12173-2019](#)
 [Attachment 2 - Proposed Zoning Ordinance Sections .554.B and .554.C](#)

3. Conditional Use Permit (CUP 011273-2019) and Revocation of Conditional Use Permit (REVO 012235-2019)

Project Address: 1422 & 1428 W. Tenth Street

Project Applicant: Xin Wang

Project Planner: Eunice Im, AICP, Assistant Planner

Council District: CC District No. 2

Conditional Use Permit (CUP 011273-2019) to allow for the development of two single family residential units to be built on each lot in the R-2-S (Low Density Multiple Family, S Overlay) zone and Revocation of Conditional Use Permit (REV 012235-2019) to revoke

expired and unused Conditional Use Permit (CUP 4850-2016) for development of two single-family residences on separate lots located at 1422 & 1428 W. Tenth Street (APN 8349-018-087, 8349-018-086).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 011273-2019) and Revocation of Conditional Use Permit (REV 012235-2019), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution for CUP 011273-2019](#)

[Attachment 2 - Draft PC Resolution for Revocation 012235-2019](#)

[Attachment 3 - PC Resolution 17-001](#)

[Attachment 4 - Location Map and Aerial Photograph](#)

[Attachment 5 - Site Photographs](#)

[Attachment 6 - Project Plan Reductions](#)

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

4. Conditional Use Permit (CUP 11666-2019)

Project Address: 1645 W. Holt Avenue

Project Applicant: Jose Ponce

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 1

A request for a Conditional Use Permit to place a convenience recycling facility in the parking lot of commercial shopping center located at 1645 W. Holt Avenue (APN 8357-018-024) in the Neighborhood Center Segment of the Pomona Corridor's Specific Plan. 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) in that it involves the construction of one 522 square foot structure. Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends the Planning Commission adopt the attached draft Resolutions and approve Conditional Use Permit (CUP 11666-2019), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution](#)

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

[Attachment 3 - Site Photographs.pdf](#)

[Attachment 4 - Project Plans.pdf](#)

[Attachment 5 - Radius Map & Public Hearing Notice](#)

H. PLANNING COMMISSION COMMUNICATION:

I. DIRECTOR COMMUNICATION:**J. DISCUSSION:****ADJOURNMENT:**

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of August 14, 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 July 24, 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 July 18, 2019. I declare under the penalty of perjury that the foregoing is true and correct.

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