

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, August 14, 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 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.

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 Commission Minutes meeting of June 24, 2019.

Attachments: [PCM 7.24.19](#)

2. Time Extension (EXT 12293-2019)

Project Address: 1198-1236 S. San Antonio Avenue

Project Applicant: Shahram Tork

Project Planner: Sandra Elias, Assistant Planner

Council District: CC District No. 3

Request for a second one-year time extension for Conditional Use Permit (CUP 4607-2016) for the approved 14-unit residential condominium development on a property located at 1198-1236 S. San Antonio Avenue within the R-2 Low Density Multiple Family with Supplemental Use Overlay (R-2-S) zone.

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 12293-2019), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - City Council Resolution No. 2017-119](#)

[Attachment 2 - Time Extension Application Received July 18, 2019](#)

[Attachment 3 - Approved Project Plans](#)

3. Time Extension (EXT 12359-2019)

Project Address: 775 E. Foothill Boulevard

Project Applicant: Lyons Warren

Project Planner: Alina Barron, Assistant Planner

Council District: CC District No. 6

Request for a one-year time extension for Conditional Use Permit (CUP 6158-2016) for an approved drive-thru in conjunction with tenant improvements on a property located at 775 East Foothill Boulevard within the Pomona Corridors Specific Plan-Neighborhood Center zoning district.

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 12359-2019), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - PC Resolution No. 17-039](#)

[Attachment 2 - Approved Project Plans](#)

[Attachment 3 - Application for Time Extension dated August 5, 2019](#)

G. HEARING ITEMS:

1. Conditional Use Permit (CUP 10351-2018) & Tentative Parcel Map (TPM 11370-2019) & Revocation of Conditional Use Permit (Resolution No. 7548)

Project Address: 1476 S. San Antonio Avenue

Project Applicant: Julian Decierdo

Project Planner: Alex Jimenez, Assistant Planner

Council District: CC District No. 3

Request for a Conditional Use Permit and Tentative Parcel Map to allow for the construction of four (4) new condominium units, on an approximately 0.41 acre property in the R-2 (Low Density Multi-Family) zone and Supplemental Overlay District; and Revocation of Conditional Use Permit for the development of 11 condominium units across 1472-1476 S. San Antonio 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 15332, (Class 32 - In-Fill Development Projects).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 10351-2018) and Tentative Parcel Map (TPM 11370-2019), subject to conditions. Staff further recommends that the Planning Commission approves Revocation of Conditional Use Permit (Resolution No. 7548), subject to findings.

Attachments: [Staff Report](#)

[Attachment 1 - Draft Resolution for CUP 10351-2018](#)

[Attachment 2 - Draft Resolution for TPM 11370-2019](#)

[Attachment 3 - Draft Resolution for Revocation of Previous CUP \(Reso 7548\)](#)

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

[Attachment 5 - Site Photographs](#)

[Attachment 6 - Approved MAJCOA HPC Resolution No. 18-017](#)

[Attachment 7 - Project Plans 8.5 X 11 Reductions](#)

[Attachment 8 - 400-foot Radius Map & Public Hearing Notice](#)

2. Code Amendment (CODE 12324-2019)

Project Address: City-wide

Project Applicant: City of Pomona

Project Planner: Vinny Tam, Senior Planner

Council District: All

A city-initiated request to amend the City of Pomona Zoning Ordinance (PZO) for the purpose of regulating Accessory Dwelling Units (ADUs) in accordance with State law. The request will include adding Section .5809-26 Accessory Dwelling Units to the PZO as well as amending section 5809-13 Historic Preservation and section .560 Variances of the PZO, deleting "Second-Unit Housing" from Section .062 Definitions of the PZO, and deleting Section .503-H(C)(4) Off-street Parking, Single-Family Residential Standards from the PZO.

State CEQA Guidelines Section 15282(h) establishes a statutory exemption for the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code. As such, pursuant to Section 15282(h) of the CEQA Guidelines, no additional environmental review or documentation is required under CEQA.

Recommendation:

1. Staff recommends that the Planning Commission consider the amendments to the draft ordinance recommended by the Historic Preservation Commission;
2. That the Planning Commission, after considering the recommended amendments to the draft ordinance by the Historic Preservation Commission, adopt the attached draft Resolution recommending the City Council approve Code Amendment No. 12324-2019 (Attachment 1), as presented with the recommended amendments; or
3. That the Planning Commission, after considering the recommended amendments to the draft ordinance by the Historic Preservation Commission, adopt the attached draft Resolution recommending the City Council approve Code Amendment (CODE 12324-2019), without the recommended amendments.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft Planning Commission Resolution & Exhibit A - Draft Ordinance](#)

[Attachment 2 - California Government Code Section 65852.2](#)

[Attachment 3 - Proof of Publication of Public Hearing Notice](#)

H. PLANNING COMMISSION COMMUNICATION:

I. DEVELOPMENT SERVICES DIRECTOR/PLANNING MANAGER COMMUNICATION:

J. DISCUSSION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regular meeting of August 28, 2019 starting at 7:00 p.m. in the City Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Gustavo Gonzalez, AICP, Planning Manager for the City of Pomona, hereby certify that the agenda for the August 14, 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 August 8, 2019. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Gustavo Gonzalez, AICP, Planning Manager