

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, November 13, 2019

7:00 PM

Council Chambers

Planning Commission

Chair Dr. Kyle Brown
Vice-Chair Ron VanderMolen
Commissioner Jorge Grajeda
Commissioner Alfredo Camacho
Commissioner Gwen Urey
Commissioner Richard Bunce
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 Ron VanderMolen, Commissioner Jorge Grajeda, Commissioner Alfredo Camacho, Commissioner Gwen Urey, Commissioner Dick Bunce 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 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.

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 October 23, 2019.

Attachments: [PCM 10.23.19](#)

2. Time Extension (EXT 12792-2019)

Project Address: 1833 N. Garey Ave.

Project Applicant: Mel-Pomona, LLC

Project Planner: Vinny Tam, Senior Planner

Council District: District No. 6

A request for a one-year time extension for Tentative Tract Map 74171 (TRACTMAP 4490-2016) which proposes a subdivision to create 35 residential and 5 commercial condominium units for a mixed use development project for ownership purposes on a vacant 0.66 acre parcel located at 1833 N. Garey Avenue within the Workplace Gateway Segment of the Pomona Corridors Specific Plan.

Recommendation:

The Planning Division recommends that the Planning Commission approve Time Extension (EXT 12792-2018) granting a one-year time extension for Tentative Tract Map 74171 (TRACTMAP 4490-2016) subject to the conditions of PC Resolution No. 16-029 approved on October 12, 2016.

Attachments: [Staff Report](#)

[Attachment 1 - PC Resolution No. 16-029](#)

[Attachment 2 - Approved Tentative Tract Map 74171](#)

[Attachment 3 - Decision Letter for EXT 10679-2018](#)

[Attachment 4 - Application for EXT 12792-2019](#)

F. HEARING ITEMS:

1. Major Oak Tree Permit (MAJOTP 12699-2019) (Continued from October 23, 2019)

Project Address: 1598 S. Reservoir Street

Project Applicant: Albert Caballero

Project Planner: Alan Fortune, Planning Technician

Council District: CC District No. 3

Request for approval for the unpermitted removal of an oak tree on a legal nonconforming residential property located at 1598 S. Reservoir Street in the M-1 (Light Industrial) Zoning District. 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 15304, (Class 4 - Minor Alterations to Land).

Recommendation:

Staff recommends that the Planning Commission adopt the attached PC Resolution recommending approval of Major Oak Tree Permit (MAJOTP 12699-2019) approving the request for the unpermitted removal of an oak tree on a legal nonconforming residential property located at 1598 S. Reservoir Street in the M-1 (Light Industrial) Zoning District, subject to findings and conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Site Photographs](#)

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

[Attachment 4 - Certified Arborist's Report \(Provided by Applicant\)](#)

[Attachment 5 - 400 Foot Radius Map & Public Hearing Notice](#)

2. Major Oak Tree Permit (MAJOTP 12724-2019) (Continued from October 23, 2019)

Project Address: 2088 Pinehurst Place

Project Applicant: Alejandro Gaspar

Project Planner: Alan Fortune, Planning Technician

Council District: CC District No. 3

Request for approval for the unpermitted removal of an oak tree on a residential property located at 2088 Pinehurst Place in the R-1-7,200 (Single Family Residential) Zoning District. 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 15304, (Class 4 - Minor Alterations to Land).

Recommendation:

Staff recommends that the Planning Commission adopt the attached PC Resolution recommending approval of Major Oak Tree Permit (MAJOTP 12724-2019) approving the request for the unpermitted removal of an oak tree on a residential property located at 2088 Pinehurst Place in the R-1-7,200 (Single Family Residential) Zoning District, subject to findings and conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Site Photographs](#)

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

[Attachment 4 - 400 Foot Radius Map & Public Hearing Notice](#)

3. Modification of Conditional Use Permit (CUP 12644-2019)

Project Address: 2205 Mount Vernon
Project Applicant: Mark Sinsko
Project Planner: Eunice Im, AICP, Assistant Planner
Council District: CC District No. 1

A request for modification of a Conditional Use Permit to utilize a portion of a 19.1-acre lot for outdoor storage located at 2205 Mount Vernon Avenue in the M-1 (Light Industrial) Zone. Pursuant to the provisions of the Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. Seq.), this project meets the requirements for Categorical Exemption in compliance with Article 19, Section 15301 (Class 1 - Existing Facilities).

Recommendation:

Staff recommends that the Planning Commission approve Modification of Conditional Use Permit (CUP 12644-2019), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution for CUP 12644-2019](#)

[Attachment 2 - Project Vicinity Map and Aerial Photo](#)

[Attachment 3 - Site Photos](#)

[Attachment 4 - Planning Commission Staff Report, Dated January 29, 2019 \(with](#)

[Attachment 5 - Planning Commission Resolution No. 14-011](#)

[Attachment 6 - Site Plan](#)

[Attachment 6 - 400' Radius Map and Public Hearing Notice Labels](#)

4. Conditional Use Permit (CUP 12424-2019)

Project Address: 892 E. Ninth Street
Project Applicant: Jaime Murillo
Project Planner: Eunice Im, AICP, Assistant Planner
Council District: CC District No. 3

A request for a Conditional Use Permit to allow for the development of a single-family residence on a 0.5-acre lot with three existing single-family residences located at 892 E. Ninth Street in the R-2-S (Low Density Multiple Family, S Overlay) Zone. Pursuant to the provisions of the Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. Seq.), this project meets the requirements for Categorical Exemption in compliance with Article 19, Section 15332 (Class 32 - Infill Development Projects).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 12424-2019), subject to conditions.

Attachments: [Staff Report](#)
[Attachment 1 - Draft PC Resolution for CUP 12424-2019](#)
[Attachment 2 - Location Map and Aerial Photograph](#)
[Attachment 3 - Site Photographs](#)
[Attachment 4 - Project Plan Reductions](#)
[Attachment 5 - 400' Radius Map and Public Hearing Notice](#)

G. PLANNING COMMISSION COMMUNICATION:

H. DEVELOPMENT SERVICES DIRECTOR/PLANNING MANAGER COMMUNICATION:

I. DISCUSSION:

ADJOURNMENT:

The City of Pomona Planning Commission is hereby adjourned to the next regularly scheduled meeting of December 11, 2019 starting at 7:00 p.m. in the City Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Gustavo N. Gonzalez, AICP, Planning Manager for the City of Pomona, hereby certify that the agenda for the November 13, 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 November 7, 2019. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Gustavo N. Gonzalez, AICP, Planning Manager