

# City of Pomona

505 S. Garey Ave.  
Pomona, CA 91766



## Regular Meeting Agenda

Wednesday, February 12, 2020

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.

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

#### **1. Conditional Use Permit (CUP 13040-2019)**

Project Address: 9 Rancho Jurupa Place

Project Applicant: Timothy Pfutzenreuter

Project Planner: Alina Barron, Assistant Planner

Council District: CC District No. 5

A request for a Conditional Use Permit (CUP 13040-2019) to allow for the construction of a pool and spa on a residential property in the Single Family Residential District and Open Space District within the Phillips Ranch Specific Plan (PR-SP) located at 9 Rancho Jurupa Place. 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 (e).

#### **Recommendation:**

The Planning Division recommends the Planning Commission adopt the attached draft Resolution recommending approval of Conditional Use Permit (CUP 13040-2019), subject to conditions.

#### **Attachments:**

[Staff Report](#)

[Attachment 1 - Draft PC Resolution](#)

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

[Attachment 3 - Site Photographs, Single-Family Dwelling](#)

[Attachment 4 - Project Plan Reductions](#)

[Attachment 5 - Lot Line Adjustment Map, Lot 26 & 64](#)

[Attachment 6 - Public Hearing Notice, January 30, 2020](#)

#### **2. Specific Plan Amendment (SPA 11590-2019)**

Project Address: 101 W. Mission Blvd.

Project Applicant: John Pena

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 2

A request to amend the Pomona Corridor's Specific Plan (PSCP) to allow ground and monument signs in the Downtown Core Segment. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et.

seq.), the project meets the criteria for the General Rule CEQA exemption under Article 19, Section 15301, (Class 1-Existing Facilities) as the project involves a proposed text change to a specific plan to allow creative signage.

Recommendation:

The Planning Division recommends the Planning Commission adopt the attached draft Resolution recommending City Council approval of a Specific Plan Amendment (SPA 11590-2019).

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution](#)

[Attachment 1 - Exhibit A - Draft CC Reso](#)

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

[Attachment 3 - Downtown Core Segment Parcels](#)

[Attachment 4 - Proposed Plans](#)

[Attachment 5 - Public Hearing Notice](#)

3. Conditional Use Permit (CUP 013191-2019)

Project Address: 300 South Thomas Street/184 W. Third Street

Project Applicant: John Peña

Project Planner: Ata Khan, Senior Planner

Council District: CC District No. 2

A request for a modification to an existing Conditional Use Permit to permit the sale of alcohol in conjunction with a restaurant with live entertainment (Type 47 ABC License), including within designated outdoor dining areas and additional interior gross floor area.

The proposed project meets the guidelines for a Categorical Exemption in compliance with Article 19, Section 15301 (Class 1-Existing Facilities).

Recommendation:

The Planning Division recommends the Planning Commission adopt the attached draft Resolution recommending approval of modification of Conditional Use Permit (CUP 013191-2019), subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1: Draft PC Resolution](#)

[Attachment 2: Location Map and Aerial Photograph](#)

[Attachment 3: Administrative Review Modification of CUP 8-23-2018](#)

[Attachment 4 - PC Resolution No. 14-036](#)

[Attachment 5: Radius Map and Public Hearing Notice](#)

[Attachment 6: Project Plans](#)

4. Conditional Use Permit (CUP 013133-2019)

Project Address: 395 South Thomas Street

Project Applicant: John Peña

Project Planner: Ata Khan, Senior Planner

Council District: CC District No. 2

A request for a Conditional Use Permit to permit the sale of alcohol in conjunction with a proposed restaurant (Type 47 ABC License). The proposed project meets the guidelines for a Categorical Exemption in compliance with Article 19, Section 15301 (Class 1-Existing Facilities).

Recommendation:

The Planning Division recommends the Planning Commission adopt the attached draft Resolution recommending approval of modification of Conditional Use Permit (CUP 013133-2019), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1: Draft PC Resolution](#)

[Attachment 2: Location & Aerial Photograph](#)

[Attachment 3: Radius Map and Public Hearing Notice](#)

[Attachment 4: Project Plans](#)

**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 February 26, 2020 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 February 12, 2020 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 February 6, 2020. I declare under the penalty of perjury that the foregoing is true and correct.*

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