



NOTICE OF THE PLANNING COMMISSION OF THE CITY OF POMONA

On March 16, 2020, the City Council declared a local emergency in response to the global COVID-19 outbreak. Preserving the health and safety of our employees and the public is our top priority.

In accordance with California Governor's Executive Order N-25-20 regarding the Brown Act and guidance from the California Department of Public Health on gatherings, please note the following:

On July 8, 2020, at 7:00 p.m., the Planning Commission meeting will occur via video conference. **There will be no in-person public meeting location.**

To watch and participate by video conferencing

- Visit <https://zoom.us/join>.
- Type in Meeting ID 841 7794 4083 and click "Join".
- Enter Meeting Password 342683 and click "Join Meeting".
- As an added security measure, upon joining, you will be placed in a "Waiting Room", and the Administrator will grant access to participate.
- You can also join the meeting by clicking on the following link:
<https://us02web.zoom.us/j/84177944083?pwd=NkxDUFZRU2RMY1BNTVSb09xdzZoUT09>

To participate by telephone

- Dial (669) 900-9128
- Enter Meeting ID 841 7794 4083 followed by #
- For Participant ID, press #
- Enter Password 342683 followed by #

To submit comments by email

- Comments for public participation or for a specific item on the agenda will be accepted by email.
- Comments will be read into the record by the Planning Commission Secretary.
- The deadline to submit your comments is Wednesday, July 8 by 6 p.m.
- Please email your comments to DevServicesComments@ci.pomona.ca.us.
- Comments must be limited to 200 words.
- Please title your email "PC Public Comment 7-8-2020" and indicate if you are commenting on a specific agenda item.

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, July 8, 2020

7:00 PM

Via Video Conference

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.*
- 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.*

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. 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) When called upon, the person shall 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.

b) 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. Time Extension (EXT 13811-2020)

Project Address: 2145 N. Garey Avenue

Project Applicant: Creative Design Associates

Project Planner: Vinny Tam, Senior Planner

Council District: District No. 6

A request for a one-year time extension for Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017). The project includes the construction of a three-story, multi-family residential development consisting of 20 condominium housing units on a vacant 0.45 acre parcel located within the Workplace Gateway Segment of the Pomona Corridor Specific Plan (PCSP).

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 13811-2020) granting a one-year time extension for Development Plan Review (DPR 5713-2016), Conditional Use Permit (CUP 9978-2018), and Tentative Tract Map (TRACTMAP 8416-2017) subject to the conditions of PC Resolution No. 18-023, 18-024, 18-025 approved on June 27, 2018.

Attachments: [Staff Report](#)

[Attachment 1 - PC Reso 18-023](#)

[Attachment 2 - PC Reso 18-024](#)

[Attachment 3 - PC Reso 18-025](#)

[Attachment 4 - Approved Project Plans](#)

[Attachment 5 - Application for Time Extension](#)

G. HEARING ITEMS:

1. Conditional Use Permit (CUP 013582-2020) (Continued from June 24, 2020)

Project Address: 961 E. Phillips Blvd.

Project Applicant: Qiuying Liu

Project Planner: Eunice Im, AICP, Assistant Planner

Council District: CC District No. 3

A request for a Conditional Use Permit (CUP 013582-2020) to permit the development of twelve (12) unit townhome on a .89 acre lot located at 961 E. Phillips Blvd., in the R-2

(Low Density Multiple Family) Zone. 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 32 (In-fill Development) Categorical Exemption pursuant to Article 19, 15332, since the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends that the Planning Commission adopt the attached draft Resolutions recommending approval of Conditional Use Permit (CUP 013582-2020), subject to conditions.

Attachments: [Staff Report](#)

[Attachment 1 - Draft PC Resolution for CUP 013582-2020](#)

[Attachment 2 - Planning Commission Staff Report dated June 24, 2020](#)

[Attachment 3 - Site Photographs of Clean-Up](#)

[Attachment 4 - Trespass Arrest Authorization](#)

2. Conditional Use Permit (CUP 013792-2020), Tentative Tract Map (TRACTMAP 013793-2020), and Revocation of Conditional Use Permit (REV 013883-2020)

Project Address: 952 E. Ninth Street

Project Applicant: Feng Xiao Architect, Inc.

Project Planner: Eunice Im, AICP, Assistant Planner

Council District: CC District No. 3

A request for a Conditional Use Permit (CUP 013792-2020) and Tentative Tract Map (Tract Map 013793-2020) to allow the development and condominium of eleven (11) unit townhome on a 36,954 square foot (0.85 acre lot), and revocation of an expired and unused Conditional Use Permit at 952 E. Ninth St., in the R-2-S (Low Density Multiple Family, S-Overlay) Zone. 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 32 (In-fill Development) Categorical Exemption pursuant to Article 19, 15332, since the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. In addition, staff has determined that the revocation of the CUP has no possibility of having a significant effect on the environment, and is therefore not a project as defined under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and not subject to environmental review. Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends that the Planning Commission adopt the attached draft Resolutions recommending approval of Conditional Use Permit (CUP 013792-2020), (TRACTMAP 013793-2020), and Revocation of Conditional Use Permit (REV 013883-2020), subject to conditions.

Attachments: [Staff Report](#)[Attachment 1 - Draft PC Resolution for CUP 013582-2020](#)[Attachment 2 - Draft PC Resolution for Tentative Tract Map 013793-2020](#)[Attachment 3 - Draft PC Resolution for Revocation 013883-2020](#)[Attachment 4 - Location Map & Aerial Photograph](#)[Attachment 5 - Site Photographs](#)[Attachment 6 - Project Plan Reductions](#)[Attachment 7 - Radius Map and Public Hearing Notice](#)**3. Conditional Use Permit (CUP 011203-2019), and Tentative Tract Map (TRACTMAP 011204-2019)**

Project Address: 1440 S. Huntington Street

Project Applicant: Feng Xiao Architect, Inc.

Project Planner: Eunice Im, AICP, Assistant Planner

Council District: CC District No. 2

A request for a Conditional Use Permit (CUP 011203-2019) and Tentative Tract Map (Tract Map 011204-2019) to allow the development and condominium of eight (8) unit townhome on a 36,941 square foot (0.85 acre lot) at 1440 S. Huntington Street., in the R-2-S (Low Density Multiple Family, S-Overlay) Zone. 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 32 (In-fill Development) Categorical Exemption pursuant to Article 19, 15332, since the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends that the Planning Commission adopt the attached draft Resolutions recommending approval of Conditional Use Permit (CUP 011203-2019), and (TRACTMAP 011204-2019), subject to conditions.

Attachments: [Staff Report](#)[Attachment 1 - Draft PC Resolution for CUP 011203-2019](#)[Attachment 2 - Draft PC Resolution for TRACTMAP 011204-2019](#)[Attachment 3 - Location Map and Aerial Photograph](#)[Attachment 4 - Site Photograph](#)[Attachment 5 - Project Plan Reductions](#)[Attachment 6 - 400' Radius Map and Public Hearing Notice](#)**4. Major Site Development Permit (MAJSDP 13631-2020)**

Project Address: 55-65 Rancho Camino Drive

Project Applicant: David Wang for YK America Inc.

Project Planner: Lynda Lara

Council District: CC District No. 5

A request for an amendment to a previously-approved Major Site Development Permit to redesign a proposed mixed-use project consisting of a hotel, health club, and multi-family residential units in the Transit Oriented District Neighborhood segment of the Phillips Ranch Specific Plan (PRSP). The applicant is requesting the following amendments: eliminate the subterranean parking levels from a proposed parking structure and replace with at-grade parking; reduce the size of the proposed health club from 38,469 to 34,908 square feet; increase the number of proposed dwelling units from 100 to 105; reduce the number of proposed parking stalls from 787 to 708; and minor revisions to the service facilities (trash/pump rooms, and pool restrooms) to accommodate a 15-foot storm water easement along the south property line. The City of Pomona, as lead agency, has conducted an environmental review on the proposed project per the California Environmental Quality Act (CEQA). Pursuant to the provisions of CEQA (Public Resources Code, Section 21084 et. seq.), and CEQA Guidelines Section 15162, the proposed modifications to the Project remain consistent with the Certified Pomona Hyatt Place Hotel Project Final Environmental Impact Report (FEIR) adopted in 2018 and will not create new significant impacts than those otherwise disclosed in FEIR. Therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Planning Commission adopt the attached PC Resolution approving Major Site Development Permit (MAJSDP 13631-2020);subject to conditions.

Attachments:

[Staff Report](#)

[Attachment 1 - Draft PC Resolution](#)

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

[Attachment 3 - Staff Report & Plans \(MAJSDP 9444-2018\)](#)

[Attachment 4 - Staff Report \(MAJSDP 5491-2016\)](#)

[Attachment 5 - Proposed Plans 11x17](#)

[Attachment 6 - Traffic Memo](#)

[Attachment 7 - Radius Map & Public 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 regularly scheduled meeting of July 22, 2020 starting at 7:00 p.m., which will occur via video conference.

CERTIFICATION OF POSTING AGENDA:

I, Gustavo N. Gonzalez, AICP, Planning Manager for the City of Pomona, hereby certify that the agenda for the

July 8, 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 on July 1, 2020. I declare under the penalty of perjury that the foregoing is true and correct.

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