



## **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 September 9, 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 conference**

- Visit <https://zoom.us/join>.
- Type in Meeting ID 854 2153 0412 and click "Join".
- Enter Meeting Password 754997 and click "Join Meeting".
- You can also access the meeting by clicking on the following link:
- <https://us02web.zoom.us/j/85421530412?pwd=SU81NzN5SXFFU3ArZ0R6WEQzWW5Pd09>
- Public comment may be made using the "Raise Hand" button for audio comments (limited to three minutes per speaker), or the "Q/A" button for written comments (limited to 375 words).

### **To participate by phone**

- Dial (for higher quality, dial a number based on your current location):  
US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592
- Enter Meeting ID 854 2153 0412 followed by #
- For Participant ID, press #
- Enter Password 754997 followed by #
- International numbers available: <https://us02web.zoom.us/j/kcXfDcm6VF>

### **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, September 9 by 6:00 p.m.
- Please email your comments to [DevServicesComments@ci.pomona.ca.us](mailto:DevServicesComments@ci.pomona.ca.us).
- Comments must be limited to 200 words.
- Please title your email "Planning Commission Public Comment 9-9-2020" 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, September 9, 2020**

**7:00 PM**

**Via Video Conference**

### **Planning Commission**

*Chair Alfredo Camacho*  
*Vice-Chair Kristie Kercheval*  
*Commissioner Jorge Grajeda*  
*Commissioner Gwen Urey*  
*Commissioner Richard Bunce*  
*Commissioner Ron VanderMolen*  
*Commissioner Kyle Brown*

**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 Alfredo Camacho

**B. PLEDGE OF ALLEGIANCE:**

Chairperson Alfredo Camacho

**C. ROLL CALL:**

Chairperson Alfredo Camacho, Vice-Chairperson Kristie Kercheval, Commissioner Jorge Grajeda, Commissioner Gwen Urey, Commissioner Dick Bunce, Commissioner Ron VanderMolen and Commissioner Kyle Brown.

**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) 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.

**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 Action Minutes meeting of August 12, 2020.

**Attachments:**     [Draft PC Action Minutes 8-12-2020](#)

2. Time Extension (EXT 014350-2020)

Project Address: 737 & 763 Lewis Street

Project Applicant: Pomona Mission LLC

Project Planner: Eunice Im, AICP, Assistant Planner

Council District: District No. 1

A request for a second (six-month) time extension for Conditional Use Permit (CUP 5668-2016) and Tentative Tract Map No. 74049 (TRACTMAP 5669-2016) for the development of eleven condominium units and retention of one historical unit located at 737 & 763 Lewis Street within the R-2 Low Density Multiple Family Zone.

**Recommendation:**

Staff recommends that the Planning Commission approve Time Extension (EXT 014350-2020) granting a second (six-month) time extension for Conditional Use Permit (CUP 5668-2016) and Tentative Tract Map No. 74049 (TRACTMAP 5669-2016) subject to the conditions of PC Resolution No. 17-042 and PC Resolution No. 17-043 approved on September 13, 2017.

**Attachments:**     [Staff Report](#)

[Attachment 1 - Time Extension Application](#)

[Attachment 2 - Approved Project Plans](#)

[Attachment 3 - Progress Report and Construction Timeline](#)

[Attachment 4 - PC RES. 17-042](#)

[Attachment 5 - PC RES. 17-043](#)

3. Time Extension (EXT 14410-2020)

Project Address: 1476 S. San Antonio

Project Applicant: Aeron Zamora

Project Planner: Alex Jimenez, Assistant Planner

Council District: District No. 3

A request for a one-year time extension for Conditional Use Permit (CUP 10351-2018), which proposes the construction of four (4) new dwelling units on an approximately 0.41 acre property located at 1476 S. San Antonio Avenue in the R-2 (Low Density Multi-Family) Zone and Supplemental Overlay District.

**Recommendation:**

Staff recommends that the Planning Commission approve Time Extension (EXT

01440-2020) granting a one-year time extension for Conditional Use Permit (CUP 10351-2018).

**Attachments:**      [Staff Report](#)

[Attachment 1 - Applicant's Time Extension Application, Submitted on August 27](#)

[Attachment 2 - Approved Project Plans](#)

[Attachment 3 - PC Resolution No. 19-040](#)

4. Time Extension (EXT 14373-2020)

Project Address: 665 East Sixth Street

Project Applicant: Pengyu Zhu

Project Planner: Ata Khan

Council District: District No. 2

A request for a time extension for Conditional Use Permit (CUP 5344-2016) for the development of two condominium units located at 665 East Sixth Street within the Downtown Pomona Specific Plan.

Recommendation:

Staff recommends that the Planning Commission approve Time Extension (EXT 14373-2020) granting a 12-month time extension for Conditional Use Permit (CUP 5344-2016) subject to the conditions of PC Resolution No. 18-040 approved on October 10, 2018.

**Attachments:**      [Staff Report](#)

[Attachment 1 - Copy of Application/Justification](#)

[Attachment 2 - Approved Project Plans](#)

[Attachment 3 - PC Resolution No. 18-040](#)

**F. HEARING ITEMS:**

**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 September 23, 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 September 9, 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 September 3, 2020. I declare under the penalty of perjury that the foregoing is true and correct.*

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